

***Waterford Estates  
Community Development District***

***May 4, 2020***

# **Waterford Estates**

## **Community Development District**

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April 24, 2020

**Board of Supervisors**  
**Waterford Estates**  
**Community Development District**

Dear Board members:

A **telephone conference meeting** of the Board of Supervisors of the **Waterford Estates Community Development District** will be held on **May 4, 2020** at **11:00 a.m.** In accordance with Office of the Governor, Executive Order 20-69 (Emergency Management - COVID-19 - Local Government Public Meetings), authorizing the use of communications media technology, such as telephonic conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes, the Board of Supervisors and members of the public may attend and participate in the meeting utilizing the following call-in information: **1 (872) 240-3311** and **Access Code: 420-097-125** and are further encouraged to submit comments or questions in advance of the meeting by email to [info@gmssf.com](mailto:info@gmssf.com) or by telephone by calling 954-721-8681. Following is the advance agenda for the meeting:

1. Roll Call
2. Approval of the Minutes of the December 2, 2019 Meeting
3. Consideration of **Resolution #2020-01** Approving the Proposed Fiscal Year 2021 Budget and Setting the Public Hearing
4. Discussion of Procedures for the Landowners Election - November 2, 2020
5. Discussion of Procedures for the General Election
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
7. Financial Reports
  - A. Approval of Check Run Summary
  - B. Approval of Combined Balance Sheet
8. Supervisors Requests and Audience Comments
9. Adjournment

**Meetings are open to the public and maybe continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.waterfordestatescdd.com>**

**MINUTES OF MEETING  
WATERFORD ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterford Estates Community Development District was held on Monday, December 2, 2019 at 11:00 a.m. at the First Presbyterian Church of Punta Gorda, 25250 Airport Road, Punta Gorda, Florida.

Present and constituting a quorum were:

Bob Bishop	Chairman
Rebecca Sarver	Vice Chairman
John Blakely	Assistant Secretary
Adam Lerner	Assistant Secretary
James Ratz	Chairman
Rebecca Sarver	Vice Chairman
Michael Beckta	Assistant Secretary
Ashley Koza	Assistant Secretary
Debra Thomas	Assistant Secretary

Also present were:

Gerry Knight	District Counsel (by phone)
Paul Winkeljohn	District Manager
Several residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Winkeljohn called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation(s)**

**B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office**

**C. Oath of Office for Newly Appointed Supervisor(s)**

Mr. Winkeljohn: We have some housekeeping items this morning, there's some Board rotation going on today so we're going to go through that which will take a little bit of time and then we have a few items on our agenda which we'll address, so there will be time to ask questions or talk later as the meeting progresses. The first item I have is

I have resignations from 3 Board members Adam Lerner, John Blakely and Bob Bishop. You guys like to do 2 and then appoint 1, and then do the third one, I believe that's how you want to do it, correct?

Mr. Blakely: Right because you always have to have at least 3 to maintain quorum.

Mr. Winkeljohn: The Statute allows the remaining Board members to act until they fill the Board.

Mr. Blakely: Ok, so however you want to do it.

Mr. Winkeljohn: It's a belts and suspenders to do it that way, so I'll do it that way. So, at this time I'd ask that the Board accept resignations from Adam Lerner, and John Blakely, is there a motion?

On MOTION by Ms. Sarver seconded by Ms. Thomas with all in favor, accepting the resignations of Adam Lerner and John Blakely was approved.

Mr. Winkeljohn: Ok, with those two vacancies, is there a motion to appoint to John's seat, which is seat #1, and Adam's seat, which is seat #2?

Ms. Sarver: Yes, I make a motion to appoint James Ratz to seat #1 and Ashley Koza to seat #2.

Mr. Winkeljohn: Ok, let's do one motion at a time.

Ms. Sarver: Ok.

Mr. Winkeljohn: So, James if you would spell your last name for me please.

Mr. Ratz: R-a-t-z.

On MOTION by Ms. Sarver seconded by Ms. Thomas with all in favor, appointing James Ratz to fill the unexpired term of office, seat #1 was approved.

Mr. Winkeljohn: Alright, so now we can take a second motion at this time.

Ms. Sarver: I make a motion for Ashley Koza to seat #2.

Mr. Winkeljohn: Ashley, if you could please spell your last name for me.

Ms. Koza: K-o-z-a.

Mr. Winkeljohn: Thank you.

On MOTION by Ms. Sarver seconded by Mr. Bishop with all in favor, appointing Ashely Koza to fill the unexpired term of office, seat #2 was approved.

Mr. Winkeljohn: So, for the two people that were just appointed, after I say the word "I" you would state your names for the record, and at the end you'll say "I do" if you agree with the statement.

Mr. Knight: Paul?

Mr. Winkeljohn: Yes sir.

Mr. Knight: Was there, and I'm having trouble hearing on this call, but anyway, there was a vote on each nominee separately?

Mr. Winkeljohn: Yes, and there was a quorum during that.

Mr. Knight: Ok.

Mr. Winkeljohn: So, we're going to swear those two people in and then handle the third resignation.

Mr. Knight: Ok.

Mr. Winkeljohn: So, "I"

Mr. Ratz: "James Ratz."

Ms. Koza: "Ashley Koza."

Mr. Winkeljohn: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Waterford Estates Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Waterford Estates Community Development District, Charlotte County, Florida.

Mr. Ratz: "I do."

Ms. Koza: "I do."

Mr. Winkeljohn: Great, so if you would sign those and fill them out, I will notarize them and enter them into the District's records. The next item we should take is the

third resignation of Bob Bishop, the longest tenured one on the Board, is there a motion to accept Bob's resignation?

On MOTION by Ms. Thomas seconded by Ms. Sarver with all in favor, accepting the resignation of Bob Bishop was approved.

Mr. Winkeljohn: Alright, now we have a vacancy in seat #3, is there a motion to appoint?

Ms. Sarver: Motion to appoint Michael Beckta.

Mr. Winkeljohn: If you would spell your last name for me Michael.

Mr. Beckta: B-e-c-k-t-a.

Mr. Winkeljohn: Alright.

On MOTION by Ms. Sarver seconded by Ms. Thomas with all in favor, appointing Michael Beckta to fill the unexpired term of office, seat #3 was approved.

Mr. Winkeljohn: Congratulations Michael and you get to do the drill by yourself, so Mike, I'll say "I", then you state your name for the record, and at the end you would just say, "I do", so "I".

Mr. Beckta: "Michael Beckta."

Mr. Winkeljohn: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Waterford Estates Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Waterford Estates Community Development District, Charlotte County, Florida.

Mr. Beckta: "I do."

Mr. Winkeljohn: Congratulations once again. All 3 of you have your new Board member packets, and I know 2 of you are already on other Community Development District Boards, so you're familiar with the State Statutes and the responsibilities of the

office. I had a minute before the meeting to talk to Michael a little bit about it, so you have 30 days from today to submit your Form 1, financial disclosure forms to the Supervisor of Elections where you live, where your residence is, and have that handled. You'll get a renewal every June, and you're responsible for doing that every year until you leave the Board. I also gave you a copy of Form 1F, and when you, or if you leave the Board by resignation, you would put in a Form 1 and a Form 1F, and that pulls you out of the financial disclosure process. We can help you with that in my office, or our District counsel can, and we have all your contact information so we'll circulate it and answer any questions you all have. The other thing that most of you are familiar with is the Sunshine Law, and in your packet is the handout which basically explains that business specific to the District that might come before the District for a decision is prohibited from being discussed outside of a public meeting. Items that affect the development are developer related in the Statutes and the rules accept that's a probability, but items like today we're engaging with our auditor, if we were doing an audit selection, you wouldn't want to have that discussion before the meeting, you would want to have your discussion in the public and Sunshine, just as an example. So, if there are any questions, I can take them, or we can refer to that later on and move on with today's agenda. Hearing none, we can move on.

Mr. Knight: Paul?

Mr. Winkeljohn: Yes sir.

Mr. Knight: We should remind the Board members who are leaving that they need to file their Form 1Fs.

Mr. Winkeljohn: Yes, and I've already talked to them about that and they're very familiar with the exit portion of the Board, because they do it a lot.

Mr. Knight: Ok.

Mr. Winkeljohn: So, that was nice of them to come all the way here to resign, they are allowed to resign by paper form, but they wanted to be here in person in case there was a quorum shortage or anything, so we appreciate that effort.

Mr. Knight: And you have written copies of their resignations?

Mr. Winkeljohn: Yes, they handed them to me.

Mr. Knight: Ok.

**D. Election of Officers**

Mr. Winkeljohn: Alright, so the first thing we have to do is fill out the officers of the Board. Anytime you have a change of Supervisors you need to have an election of officers. A District is required to have a chairman, a vice chairman and I ask that all other members be appointed as assistant secretaries. My firm provides you a secretary in the name of Rich Hans, and a treasurer in the name of Patti Powers, and I also serve as an assistant secretary because of many of the administrative functions that I do as District manager. So, a motion might sound something like, and right now Rebecca is serving as vice chairman, so a motion from any member of the Board would sound like, I move person A as chairman, person B as vice chairman, and you could just say all others as stated, and that will accomplish the mission. So, you would just need in that motion to name the chairman and vice chairman and we'll be set.

Mr. Ratz: You're vice chairman?

Ms. Sarver: Yes.

Mr. Winkeljohn: You want to make a motion?

Ms. Thomas: So, I nominate James Ratz as chairman.

Mr. Winkeljohn: So that's a motion from Debra for James as chairman.

Ms. Thomas: And Rebecca to remain as vice chairman.

Mr. Winkeljohn: Ok, and all others as stated?

Ms. Thomas: Yes, all others as stated.

On MOTION by Ms. Thomas seconded by Ms. Sarver with all in favor, Election of Officers, electing James Ratz as chairman, Rebecca Sarver as vice chairman and all others as stated on the record by Paul Winkeljohn was approved.
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Mr. Winkeljohn: Congratulations, and there are no particular duties or responsibilities of the chairman, other than signing paper work and our legal opinion has been historically that you let the other Board members introduce the motions for the Board, but you can entertain them as chairman.



**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the  
August 5, 2019 Meeting**

Mr. Winkeljohn: That brings us to the first business item on our agenda which are the minutes from your August 5th meeting, and those were circulated to the sitting Board members and they've been reviewed I believe, and are acceptable by motion.

On MOTION by Ms. Sarver seconded by Ms. Koza with all in favor, the Minutes of the August 5, 2019 Meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Ratification of Fourth  
Amendment to Temporary  
Construction and Access  
Easement Agreement**

Mr. Winkeljohn: Item No. 4 is the ratification of the temporary construction and access easement agreement. We adopted several of these in the last two meetings, and I believe this one is the last one we needed to allow the rest of the construction to take place. Gerry, are there any comments or additional information we need to discuss on that?

Mr. Knight: Well, essentially the Fourth Amendment, we entered into this temporary construction easement I think in 2012, but I'm not sure, but anyway it's been amended several times and this amendment extends the period for completion of the temporary construction of the project through and until November, 2021, that's the outside date but if they finish sooner, then the temporary construction easement goes away. It just allows the developer to come on District property to complete the construction if necessary of the project.

Mr. Winkeljohn: Right, so it's fairly routine but just required. Is there a motion to ratify this construction agreement?

On MOTION by Ms. Koza seconded by Mr. Katz with all in favor, ratifying the Fourth Amendment to Temporary Construction and Access Easement Agreement was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Road  
Ownership, HOA Parking  
Enforcement and Allowance  
of Golf Cart Usage**

Mr. Winkeljohn: Item No. 5 is a discussion of road ownership, HOA parking enforcement and allowance of golf cart usage. Currently it's a gated community, with the roads originally intended to be either owned by the CDD or a government of some form, which would make the community, one public access, but also the ideas of the HOA rules as they come into maturity often are more specific in detail for the needs of the community in terms of parking enforcement and activity and also the idea of allowing golf carts, which in some communities is what's expected to be used in the roads, so you would adopt or allow for those activities. One solution, and I don't know if it's a mature enough community yet to be able to do this, it sounds like the HOA in the first section is up and running and I think their Board is here, so they're probably capable and likely to being ready to establish sort of their own feel for how they want the parking and use of the roads to take place, and it is appropriate for the CDD to delegate away a lot of that activity. What you can do is, there's a lot of different ways, you can adopt rules that outline all these things, or you can basically issue an agreement of understanding with the HOA that their rules are acceptable on our roads as they see fit. Then, because CDDs have no enforcement capabilities for its roads, they're never in a position to give a parking violation or think about them, plus our rules are rather onerous, when we go to adopt them there's 60 days of a public advertising, there's a full public hearing, and so you can only do that once or twice a year and it's expensive, by the time you bring in the staff and legal, etc. So, you can probably guess what I recommend which is to say, HOA we trust your goals and leadership, etc. and issue that agreement of no objection.

Mr. Ratz: So, my question would be, are we giving authority to the neighborhood association, or the master because to me the neighborhood, it has to be consistent and to have one neighborhood that has different rules than the other.

Mr. Winkeljohn: I would assume the master would be the most appropriate entity, and obviously get input from the other entities but the overreaching should be the broadest Board you have.

Mr. Ratz: Right.

Mr. Knight: Paul?

Mr. Winkeljohn: Yes sir.

Mr. Knight: Now we're talking about, the District, as I understand it, the District owns title to the roadways.

Mr. Winkeljohn: Correct.

Mr. Knight: And there's a gate, but it's a soft gate, right?

Mr. Winkeljohn: Correct.

Mr. Knight: Ok. So, the District owns the roads but if the community wants to allow golf carts, or wants to have parking regulations that would be enforceable within the roadways, then the HOA needs to come up with those proposals.

Mr. Winkeljohn: Right.

Mr. Knight: So, the CDD on its own does not have the authority to adopt regulations relating to the use of the roads by the HOA.

Mr. Winkeljohn: Right, we usually enter into agreements with local law enforcement or a HOA.

Mr. Knight: Right, and in fact there is a state law having to do with the use of golf carts on public roads which would have to be complied with, obviously you know we can't be doing anything different than what the state law allows.

Mr. Winkeljohn: Right, so for today's action do you think we could just ask the HOA to come back with basic rules and operations and the CDD could say there's no objection, or we could just issue a statement.

Mr. Knight: Right, we could, now as you say, we've done agreements with HOAs in the past as other CDDs having to do with parking enforcement on public streets right?

Mr. Winkeljohn: Yes, so we probably have some drafts that we could circulate.

Mr. Knight: Now, we can send I guess an example of one of those agreements maybe to the HOA and have them look at what we've done in the past, and basically it designates the HOA the right to enforce their parking rules on CDD roads, and we'd

have to have that in place before that could happen, and on the golf cart side we'd have to have regulations proposed by the HOA, and then I agree with the comment that it should probably be the master HOA, not the neighborhood HOAs because they could have different regulations as far as golf carts are concerned because that wouldn't be a very good idea for the community. Anyway, that's my thoughts.

Mr. Winkeljohn: Ok, thank you. So, with no objection from the Board we can proceed on that path if you will, and I can circulate that to the master, and who runs the master, do you do it?

Ms. Sarver: Yes, we do.

Mr. Winkeljohn: Ok, so I can circulate a sample agreement, they're fairly boilerplate, and then we would gather and you can adopt the rules as you want once we adopt it.

Ms. Sarver: We have rules on the HOA side for golf cart operations that our corporate legal counsel has approved based upon Statutes and everything, so I can send those to you.

Mr. Ratz: My only concern is what the attorney said about it being on a public road, meaning it has to comply with what the standard rules and regulations are.

Mr. Winkeljohn: Right, so a typical CDD agreement would say exactly that, these are public roads and you can't violate any other state law or local laws.

Mr. Ratz: Ok, so can we make a motion to allow the CDD to enter into an agreement today so that it doesn't have to go before the CDD again?

Mr. Winkeljohn: Yes, a motion to authorize execution of said agreement in form.

Mr. Ratz: Right, so that we don't have to bring it back to the CDD again.

Mr. Knight: It would be an agreement as far as the parking regulations, enforcing of the parking rules, it would be an agreement and the HOA would have to do the enforcement because the CDD would not be enforcing those rules.

Mr. Ratz: Yes.

Mr. Knight: And on the golf cart side, the HOA adopting rules relating to the, if you have already done, fine, and then bring those back to the CDD Board for just an approval.

Mr. Winkeljohn: Subject to legal review, how's that?

Mr. Ratz: Ok.

Mr. Knight: And that would be it.

Mr. Winkeljohn: Is there a motion?

On MOTION by Ms. Sarver seconded by Mr. Beckta with all in favor, authorizing the CDD to enter into an agreement with the Master HOA of said agreement in form subject to District Counsel review was approved.

Mr. Winkeljohn: So, we'll act accordingly and that allows our friends in the community to start moving in that direction.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2019**

Mr. Winkeljohn: Item No. 6 is an annual procedure to engage with our auditing firm, we've already selected the auditor but each year they come back with a form of engagement. Is there a motion to authorize execution?

On MOTION by Ms. Sarver seconded by Ms. Thomas with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2019 was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

Mr. Winkeljohn: That brings us to staff reports, Gerry anything for us today?

#### **A. Attorney**

Mr. Knight: Nothing to report.

#### **B. Engineer**

Mr. Winkeljohn: I have nothing from the engineer.

**C. Manager**

Mr. Winkeljohn: And nothing from the manager.

**EIGHTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Run Summary**

**B. Approval of the Combined Balance Sheet**

Mr. Winkeljohn: Under financial reports, that includes the check run summary, balance sheet and income statement. It's the first set of financials for the year so there's no revenue but the routine contractual expenses were incurred, so they're not very alarming or interesting at this point, and nothing of interest to report. Is there a motion to accept the financials?

On MOTION by Ms. Sarver seconded by Ms. Koza with all in favor, the Check Run Summary and the Combined Balance Sheet were approved.
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**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Winkeljohn: With that, we can open the meeting up to any other requests that are not on the agenda, or any audience comments or questions. Anything from our Supervisors? Yes?

A resident: On the road with the infrastructure, and the road system, and those carts that you were talking about, and going to the HOA, is that we're understanding phase 1 has their own HOA, phase 2 and whatever, if there's a 3rd, will eventually take place, but is the master over all those HOAs?

Ms. Sarver: Yes.

A resident: Ok, so technically I would think the master would decide what the usage of that is instead of each HOA.

Mr. Winkeljohn: Yes, that's what we just agreed to.

Ms. Sarver: Correct.

A resident: Ok, that's what I thought.

Mr. Winkeljohn: And internally if there's a specific need of either of the HOAs, the sub HOAs, if you will, they would have to harmonize somehow.

A resident: Well, that's what I would think.

Mr. Winkeljohn: And it's pretty standard usually, parking is the only one where one area may have different kinds of parking issues than another because of geography or layout but that's about the only variance I can think of. Yes ma'am?

A resident: I have 2 questions. We still have construction going on in phase 2 and phase 3 of Waterford, and the heavy construction trucks are still coming in on the main gates, so that's going to put wear and tear onto the roads that are now no longer CDD but under control of the master, so will we be able to, other than there's a sign out there that tells them not to go in that way, is there some other way that we can enforce that? Then my second question is, that there's more than a mile from the front gate to the first stop sign and the speed limits in there are in excess of the 20 to 25 mph and our own residents are doing it and the trucks do it, so we're concerned about children and people getting hit, so I had one of the residents work up putting in stop signs at several of the streets to slow people down rather than using a speed bump, is that a possibility that we can number one, ensure that the trucks don't come in the front and how do we get multiple stop signs on that mile of roadway there on Waterford Parkway?

Mr. Winkeljohn: The developer and construction folks would probably be able to address the truck routing better than anyone I would assume, that won't preclude a resident who has a moving vehicle or some work at their house, and the gates, are they staffed, are there people there?

Mr. Ratz: No, they're not, and as the developer we will maintain that, our construction vehicles can use either gate.

A resident: And then what happens about with the wear and tear and the excessive noise?

Mr. Ratz: It's a public road, and it's not the HOA's road, it's a CDD road.

A resident: Right, I understand that, it's under the CDD which is being turned over to the master.

Mr. Ratz: No, it's not being turned over to the master, the CDD will always own the road.

A resident: Ok.

Mr. Winkeljohn: Yes, they'll own the road, all we talked about earlier was some of the enforcement options.

Mr. Ratz: Yes, the road is a public road and it's available for use for anybody.

***At this point several people were talking at one time, and no one conversation could be heard)***

Mr. Ratz: So, we're trying to direct traffic that way but, we all know that people are going to take the shortest route, the GPS doesn't take them there, there's a school zone and everything else with the other one, so we're going to encourage them to do it but we're not saying you must do this.

A resident: And what about stop signs, are you going to do anything about that?

Mr. Ratz: We added stop signs or speed limit signs on Waterford Parkway.

Mr. Winkeljohn: Speed limit.

A resident: Speed limit, but they're going in excess of 25 mph up to 40 and 50 mph.

Mr. Ratz: We've taken some steps to try and slow that down, but again, people are people, they're going to do what they do, and we're trying to do more to make them slow down.

A resident: So, can we provide a possible plan for stop signs?

Mr. Ratz: I actually had one and then if we did that, we'd have to stripe the road, and there's things about that we can't necessarily do because it's not part of the county approved site development plan.

A resident: Ok.

Mr. Ratz: So, if it continues to be a problem, we'll look at it again.

A resident: Ok.

Mr. Winkeljohn: Yes sir?

A resident: Just to add to that, it's a public road, it's a gated community, so it's a private community.

Mr. Winkeljohn: Well, there's such a thing as a soft gate, which is in the middle of what you just described, which means you're allowed to have a gate, the gate operates, but it cannot deny access to the public access road.



A resident: So, you're saying that at no time we can request of the HOA that the front gate and that rear gate be locked during the day?

Mr. Winkeljohn: No.

A resident: Well, I wish they would have explained all that stuff when we bought our home there a few months ago because we thought this was a private community.

Mr. Winkeljohn: Right, and in Florida that's not unusual.

A resident: But I've seen other private communities in the front install a barrier where they have security people going through a gate and nobody is in there doing 20 mph, and I can actually tell you that they do 30 to 40 mph, so I can visually estimate the speed of a vehicle to a certain degree, so there is a lot of speeding in that area, there are a lot of kids running around, and riding bikes and kids are kids, they're going to come out of nowhere.

Mr. Winkeljohn: Ok. Yes sir?

A resident: On another issue, I sent you an email a couple of weeks ago that the grass is growing overtaking the lakes and ponds, and after emailing you, a couple of days I saw men in waders in one of the lake areas and I see that it appears the grass is dying, and I'm wondering if there is a mitigation or something you're working on?

Mr. Winkeljohn: There's a couple of things in play, the first one was, it's a little bit of the timing of the year, the chemicals start to get ahead of the growth rates as the sun angle changes, so that's one, because the lakes are treated to the regulatory level of chemicals, that's the most effective, least costly way to do that. Then, the other side, the developer hired a contractor to do some of the mitigation work, or it's really restoration if you will, Bob Bishop who just left took care of that, so now going forward the lakes will be maintained at the permitted levels. Now, I think I mentioned to you, what a lot of people think a lake should look like, is not what a lake is supposed to look like in Florida, and so there's always a bit of a learning curve, what it can look like. Their other problem, because we have to have certain percentages of native material around what they call the littoral shelf, that prevents erosion but it also is part of the natural look of the lake. A lot of people think the lake is like a TV commercial where there's perfectly manicured grass all the way to the edge and then it's just a lake, like what you would see on a golf course, similar to that, but that's actually what a lake is

supposed to look like, or should look like. It should have a gradual slope, with native grasses starting at the average high water line, and those grasses are the last part of my little lake commercial is, they're not maintained by a landscaper, they have to be maintained by a licensed lake professional, and the landscaper often have insurance limits on how close they can cut to a lake, especially with a mower because I've had many of them fall into the lakes which is very dangerous with their mower on top of them. So, all that said, as we have Juniper working and a lake contractor working we'll get better and better and it will get tighter and tighter, but both things are still true, there's limits of maintenance, there's limits of what we want to do, and what the lake should look like is as close as natural as Florida lakes should look.

A resident: Ok.

Mr. Winkeljohn: So, some of them have gotten too far one way, and we'll work to bring them back.

A resident: Just to follow up on Caroline's issue, because she's not the only one with those kind of chairs and those kinds of issues, is are we looking to address any of that because all I hear is, oh it's public roads, you can't control this, and you can't control the trucks, and we can't do this, and we can't do that, so what can we do?

Mr. Winkeljohn: Well, the actual responsibility for enforcement of the roads is actually the Sheriff's office, unless you have the police, I know you're incorporated now, but it's still the sheriff, so that's really the responsible party for some of those activities, and often what communities do is they enter into enforcement agreements with local law enforcement to do some speed control on occasion to have officer presence, to start the deterrent of bad driving, that's one thing. There's a laundry list of things you can do and while you're still being built, the developer is responsible for what it says in the construction allowances, their permit, and so you can't go too far away from what's in that, you can't go at all away from what's in the permit until the job is done. What most communities do is when the developer is finished and says thank you, see you all later, and you all take over the Board, and you have the HOA Boards, you have your engineer do a study to see what would be allowed upstream or above all of that. You can't do it easily during construction because as I just stated they're under a permit and a development order that says you can do A, B and C, but the roads can possibly be

striped differently, and speed tables. I have a big history in different types of traffic calming with landscaping that's been extremely successful for situations like that. It's a whole physiological versus physical driving habit that has to be dealt with in every community.

A resident: Ok, so primarily the developer needs to really address the construction vehicles because I see it, they blow that stop sign down all the time with their trailers and everything else, and they don't care about any of the signage that's out there.

Mr. Winkeljohn: And I can't answer that any further than we already have, but it's totally understood.

A resident: Well, I would think the superintendent should have some clout you would think to control some of their contractors, you would think.

Mr. Winkeljohn: You hope, whatever is possible. Are there any other questions for the District? Yes ma'am?

A resident: Two weeks ago I sent an email into Paul regarding lake signs, cautioning people that there are critters that are dangerous in our lakes, and they need to be careful because we've had children playing on the edge of the lakes, and they're putting their feet in them and not knowing that because they're coming from all over the country, they don't understand Florida wildlife, so, I was wondering if that has been addressed or discussed at all?

Mr. Winkeljohn: Typically, the lakes will often have a sign or two when they're finished with construction, the District could easily add a few signs to each of the lakes at usually a fairly nominal cost. I have sample signs that I used in hundreds of communities for those exact reasons. The signs can vary on how you word them and what you put on them, I often recommend something like, caution native environment, something along those lines, but it's up to the Board to direct it but we have some funds available this year to do that. We don't have a lot of funds, because they had to raise the assessment last year, and we don't get that money until January so it's a kind of thing I could put on our next agenda.

Mr. Ratz: Yes, and if there's areas along the lake that are on the main roads that makes sense, and obviously behind the homes.

Mr. Winkeljohn: Right, wherever common area and lakes meet, that's a great place for one or two. I'm not a promoter of sign pollution but also not saying anything is bad too, so somewhere in the middle. Yes ma'am?

A resident: A question in regards to the lights, is the CDD responsible for the street lights?

Mr. Winkeljohn: The streetlights, they're FPL lights?

A resident: Yes, and who orders the lights to be put there because they put them set back?

Mr. Winkeljohn: I heard this comment the other day and I think I circulated it to our Board, I don't have an answer and I don't know if anybody on the Board does as of today but, that has been passed on to me, and it sounds like a classic example of a plan but a lot of time went by and they have to go by plan, I'm guessing, I don't know. Do you know the issue?

Ms. Sarver: I asked a FPL gentleman that emailed me to see if I was happy with the LED issue, and I said well, I can't answer the LED issue but, we have another big issue and you all just installed light poles and they're literally in the middle of trees, he never responded.

Mr. Winkeljohn: Well that's something that can be pursued with FPL, I'm guessing that was what was on the plan and the trees were put in and they weren't compatible.

A resident: Can you keep us posted please?

Mr. Winkeljohn: Yes, we can keep you in the loop, so it's an interesting challenge to figure out when either trees change or lights change or something.

A resident: There's also one that's kind of leaning, and pretty obviously leaning, who should I send the number to get it straightened out so that the next wind doesn't blow it down?

Mr. Winkeljohn: FPL.

A resident: Ok.

Mr. Winkeljohn: On their website you can get the number off the pole and just keep putting it in there, that's the fastest most effective way.

A resident: Ok.

Mr. Winkeljohn: Yes sir?

A resident: I have a question, the CDD is responsible for the open grass areas?

Mr. Winkeljohn: Some of them, yes.

A resident: Most of them?

Mr. Winkeljohn: Yes, the common areas.

A resident: Alright, how about the ditch that goes from house to house?

Mr. Winkeljohn: There's a drainage swale, what's the issue with it?

A resident: There are trees growing in it, wild trees and bushes are growing out of it, I call it the ditch.

Mr. Winkeljohn: What were the streets?

Ms. Sarver: Micasa, it runs in a circle.

A resident: And they're also wild growth of wild ponds and bushes, a mess of stuff that the developer didn't plant, and they should be taken care of so they don't get big and then cost 4 times as much to cut down.

Mr. Winkeljohn: Off the top of my head I'm not familiar with how it's designed and what it's for, but we can look at it. I have a note to look into it.

A resident: Ok.

Mr. Winkeljohn: Any other questions? Yes sir?

A resident: I have a question. Being new to the community, you had 3 resignations, and you appointed 3 people, how does that process work?

Mr. Winkeljohn: The way the Statutes deal with vacancies on the Board is the Board is responsible for appointing to the vacancies, until such time as there's an election and then the natural end of term would create an election. As your community has built out and you'll be on general elections for certain seats, and then those seats would be filled that way, but at this point just the Board appoints them.

A resident: Ok, and what are the terms of the seats?

Mr. Winkeljohn: They're either 2 or 4 years terms, and if you give me one second I'll look at that.

A resident: And these new ones just fulfill that term?

Mr. Winkeljohn: Yes, they just finish the term. So, Bob's term, seat #3 expires next November, Adam's seat is 2022, and John's seat is 2020, so two of them are up in November, and one of them is in 2022.

A resident: Ok and where do you vote, at the regular elections for this?

Mr. Winkeljohn: For the ones that go on the ballot, yes it would be in your county election.

A resident: But is that by district?

Mr. Winkeljohn: If you're registered to vote, your ballot will have that seat on it if it's eligible.

A resident: Ok.

Ms. Sarver: And that's when you have somebody from the community that submits to the county to run for that office because you have to do it just like you're running for any public office.

Mr. Winkeljohn: Right. Are there any other questions?

## **TENTH ORDER OF BUSINESS**

## **Adjournment**

Mr. Winkeljohn: If not, there's no other business for the District, I can take a motion to adjourn.

On MOTION by Ms. Sarver seconded by Mr. Beckta with all in favor, the Meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## RESOLUTION 2020-01

### A RESOLUTION OF THE WATERFORD ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2021; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes; and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERFORD ESTATES COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for Fiscal Year 2021 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: \_\_\_\_\_

Hour: \_\_\_\_\_

Place: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary/Assistant Secretary

***Proposed Budget  
Fiscal Year 2021***

***Waterford Estates  
Community Development District***

***May 4, 2020***





# **Waterford Estates**

## **Community Development District**

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# Waterford Estates

## Community Development District

## General Fund

Description	Adopted Budget 2020	Actual Thru 3/31/2020	Projected Next 6 Months	Total Projected 9/30/2020	Proposed Budget FY 2021
<b>Revenues</b>					
Assessments- On Roll (Net)	\$243,637	\$173,571	\$5,030	\$178,602	\$243,637
Assessments- Direct	\$0	\$82,026	\$0	\$82,026	\$0
Interest Income	\$0	\$22	\$22	\$44	\$0
<b>TOTAL REVENUES</b>	<b>\$243,637</b>	<b>\$255,620</b>	<b>\$5,052</b>	<b>\$260,672</b>	<b>\$243,637</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Supervisors	\$6,000	\$400	\$2,000	\$2,400	\$6,000
FICA Expense	\$459	\$31	\$153	\$184	\$459
Engineering	\$12,000	\$3,100	\$6,500	\$9,600	\$10,000
Arbitrage	\$1,200	\$600	\$0	\$600	\$600
Dissemination	\$4,000	\$4,000	\$0	\$4,000	\$4,000
Attorney	\$30,000	\$3,346	\$4,685	\$8,032	\$20,000
Attorney-Default	\$15,000	\$0	\$0	\$0	\$15,000
Annual Audit	\$4,950	\$4,400	\$0	\$4,400	\$4,500
Trustee Fees	\$6,500	\$0	\$6,500	\$6,500	\$6,500
Management Fees	\$41,200	\$20,600	\$20,600	\$41,200	\$41,200
Computer Time	\$1,000	\$500	\$500	\$1,000	\$1,000
Telephone	\$500	\$0	\$25	\$25	\$500
Postage	\$500	\$108	\$223	\$331	\$500
Printing & Binding	\$1,000	\$82	\$436	\$518	\$1,000
Meeting Room Rental	\$375	\$50	\$100	\$150	\$375
Insurance	\$6,003	\$5,894	\$0	\$5,894	\$6,483
Legal Advertising	\$750	\$79	\$888	\$967	\$1,000
Other Current Charges	\$1,000	\$345	\$345	\$690	\$720
Office Supplies	\$225	\$20	\$38	\$57	\$225
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Compliance	\$1,000	\$500	\$500	\$1,000	\$1,000
<b>TOTAL ADMINISTRATIVE</b>	<b>\$133,837</b>	<b>\$44,229</b>	<b>\$43,493</b>	<b>\$87,722</b>	<b>\$121,237</b>
<u>Field</u>					
Electric	\$18,100	\$12,445	\$12,445	\$24,891	\$25,000
Grounds Maintenance-Phase 1	\$31,200	\$15,600	\$15,600	\$31,200	\$31,200
Grounds Maintenance-Phase 2	\$31,200	\$0	\$31,200	\$31,200	\$31,200
Irrigation Maintenance	\$2,000	\$3,372	\$0	\$3,372	\$3,500
Lake Bank Mowing	\$7,000	\$0	\$7,000	\$7,000	\$7,000
Swale Maintenance	\$5,000	\$675	\$4,325	\$5,000	\$5,000
Lake Maintenance	\$6,000	\$8,900	\$5,100	\$14,000	\$10,200
Mitigation Monitoring	\$6,500	\$0	\$6,500	\$6,500	\$6,500
Exotic Removal	\$2,800	\$1,625	\$0	\$1,625	\$2,800
<b>TOTAL FIELD</b>	<b>\$109,800</b>	<b>\$42,618</b>	<b>\$82,170</b>	<b>\$124,788</b>	<b>\$122,400</b>
<b>TOTAL EXPENDITURES</b>	<b>\$243,637</b>	<b>\$86,847</b>	<b>\$125,664</b>	<b>\$212,510</b>	<b>\$243,637</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$168,773</b>	<b>(\$120,611)</b>	<b>\$48,162</b>	<b>\$0</b>

Net Assessment	\$243,637
Discounts/Collection Fees	\$15,551
Gross Assessment	\$259,188
# of Units	603
Gross per Unit Assessment	\$429.83

WATERFORD ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
Exhibit "A"  
Allocation of Operating Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2019)	\$72,827
Estimated Excess Revenues over Expenditures	\$48,162
Less:	
Funding for First Quarter Operating Expenses	(\$30,600)
Reserved for Capital Projects / Renewal and Replacement	<u>\$0</u> (\$30,600)
Total Undesignated Cash as of 09/30/2020	\$90,389

**WATERFORD ESTATES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
FISCAL YEAR 2021  
PROPOSED GENERAL FUND BUDGET

**REVENUES:**

Special Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

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**EXPENDITURES:**

**Administrative:**

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, resolutions etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Per Section 218.39 of the Florida Statutes, each special district with total revenues or expenditures in excess of \$100,000 OR any special district with revenue or expenses between \$50,000 and \$100,000 that has not been subject to a financial audit in the 2 preceding fiscal years must perform an independent annual audit.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District will bind General Liability & Public Officials Liability Insurance with a firm that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**WATERFORD ESTATES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
FISCAL YEAR 2021  
PROPOSED GENERAL FUND BUDGET

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Website Compliance

Per Section 189.069 F.S., all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

**Field:**

Electric

*Electric service provided by Florida Power and Light for the streetlights and lift station.*

Grounds Maintenance

Landscape maintenance services for Phase 1 and Phase 2.

Culvert/Storm Drain Maintenance

*Annual Storm Drain cleaning and maintenance for all Storm Drains throughout the District.*

Lake Bank Mowing

*Landscape Maintenance around all lake banks throughout the District.*

Swale Maintenance

Maintenance of the Swales.

**WATERFORD ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**  
FISCAL YEAR 2021  
PROPOSED GENERAL FUND BUDGET

Lake Maintenance

Monthly water management services to all the lakes throughout the District.

Mitigation Monitoring

Monitoring of the District's Mitigation.

Exotic Removal

Removal of exotic plant and vegetation throughout the District.

# Waterford Estates

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

Series 2006A

Description	Adopted Budget 2020	Proposed Budget FY 2021
<b><u>Revenues</u></b>		
Special Assessments - Direct <sup>(1)</sup>	\$128,531	\$0
Special Assessments - On Roll (Net)	\$275,194	\$386,082
Interest Income	\$0	\$2,000
Carry Forward Surplus	\$3,175	\$0
<b>TOTAL REVENUES</b>	<b>\$406,900</b>	<b>\$388,082</b>
<b><u>Expenditures</u></b>		
<b>Series 2006A</b>		
Interest - 11/1	\$129,800	\$125,538
Interest - 05/1	\$129,800	\$125,538
Principal - 05/01	\$155,000	\$155,000
<b>TOTAL EXPENDITURES</b>	<b>\$414,600</b>	<b>\$406,075</b>
<b>EXCESS REVENUES</b>	<b>(\$7,700)</b>	<b>(\$17,994)</b>

Interest Expense 11/1/21 \$125,538

	Planned No. of Units	On Roll No. of Units	Gross Per Unit	Gross Assessment
Single Family	12	12	\$750	\$9,000
Single Family	199	199	\$745	\$148,255
Twin Villas	266	266	\$600	\$159,600
Single Family-Ph 2	126	126	\$745	\$93,870
	603	603		\$410,725
Less Discounts and Collection Fees				(\$24,644)
Net Assessment				\$386,082

<sup>(1)</sup> Held in abeyance per settlement agreement dated November 12, 2010.

**WATERFORD ESTATES**  
COMMUNITY DEVELOPMENT DISTRICT

**AMORTIZATION SCHEDULE**  
SERIES 2006A, SPECIAL ASSESSMENT BONDS

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/06	\$ 5,900,000	5.50%	\$ -	\$ 81,125.00	\$ 81,125.00
05/01/07	\$ 5,900,000	5.50%	\$ -	\$ 162,250.00	\$ -
11/01/07	\$ 5,900,000	5.50%	\$ -	\$ 162,250.00	\$ 324,500.00
05/01/08	\$ 5,900,000	5.50%	\$ 80,000.00	\$ 162,250.00	\$ -
11/01/08	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ 402,300.00
05/01/09	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ -
11/01/09	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ 320,100.00
05/01/10	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ -
11/01/10	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ 320,100.00
05/01/11	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ -
11/01/11	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ 320,100.00
05/01/12	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ -
11/01/12	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ 320,100.00
05/01/13	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ -
11/01/13	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ 320,100.00
05/01/14	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ -
11/01/14	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ 320,100.00
05/01/15	\$ 5,820,000	5.50%	\$ -	\$ 160,050.00	\$ -
05/01/15	\$ 5,820,000	5.50%	\$ 30,000.00	\$ 825.00	\$ -
11/10/15	\$ 5,790,000	5.50%	\$ 35,000.00	\$ 962.50	\$ -
11/01/15	\$ 5,755,000	5.50%	\$ -	\$ 159,225.00	\$ 386,062.50
05/01/16	\$ 5,755,000	5.50%	\$ -	\$ 158,262.50	\$ -
11/01/16	\$ 5,755,000	5.50%	\$ -	\$ 158,262.50	\$ 316,525.00
05/01/17	\$ 5,755,000	5.50%	\$ -	\$ 158,262.50	\$ -
11/01/17	\$ 5,755,000	5.50%	\$ -	\$ 158,262.50	\$ 316,525.00
04/16/18	\$ 5,755,000	5.50%	\$ 890,000.00	\$ 22,435.42	\$ -
04/16/18	\$ 4,865,000	5.50%	\$ -	\$ 440,550.00	\$ -
04/16/18	\$ 4,865,000	5.50%	\$ -	\$ 902,326.16	\$ -
05/01/18	\$ 4,865,000	5.50%	\$ -	\$ 133,787.50	\$ -
11/01/18	\$ 4,865,000	5.50%	\$ -	\$ 133,787.50	\$ 267,575.00
05/01/19	\$ 4,865,000	5.50%	\$ 145,000.00	\$ 133,787.50	\$ -
11/01/19	\$ 4,720,000	5.50%	\$ -	\$ 129,800.00	\$ 408,587.50
05/01/20	\$ 4,720,000	5.50%	\$ 155,000.00	\$ 129,800.00	\$ -
11/01/20	\$ 4,565,000	5.50%	\$ -	\$ 125,537.50	\$ 410,337.50
05/01/21	\$ 4,565,000	5.50%	\$ 160,000.00	\$ 125,537.50	\$ -
11/01/21	\$ 4,405,000	5.50%	\$ -	\$ 121,137.50	\$ 406,675.00
05/01/22	\$ 4,405,000	5.50%	\$ 170,000.00	\$ 121,137.50	\$ -
11/01/22	\$ 4,235,000	5.50%	\$ -	\$ 116,462.50	\$ 407,600.00
05/01/23	\$ 4,235,000	5.50%	\$ 180,000.00	\$ 116,462.50	\$ -
11/01/23	\$ 4,055,000	5.50%	\$ -	\$ 111,512.50	\$ 407,975.00
05/01/24	\$ 4,055,000	5.50%	\$ 190,000.00	\$ 111,512.50	\$ -
11/01/24	\$ 3,865,000	5.50%	\$ -	\$ 106,287.50	\$ 407,800.00
05/01/25	\$ 3,865,000	5.50%	\$ 200,000.00	\$ 106,287.50	\$ -
11/01/25	\$ 3,665,000	5.50%	\$ -	\$ 100,787.50	\$ 407,075.00
05/01/26	\$ 3,665,000	5.50%	\$ 215,000.00	\$ 100,787.50	\$ -
11/01/26	\$ 3,450,000	5.50%	\$ -	\$ 94,875.00	\$ 410,662.50
05/01/27	\$ 3,450,000	5.50%	\$ 225,000.00	\$ 94,875.00	\$ -
11/01/27	\$ 3,225,000	5.50%	\$ -	\$ 88,687.50	\$ 408,562.50
05/01/28	\$ 3,225,000	5.50%	\$ 240,000.00	\$ 88,687.50	\$ -
11/01/28	\$ 2,985,000	5.50%	\$ -	\$ 82,087.50	\$ 410,775.00
05/01/29	\$ 2,985,000	5.50%	\$ 250,000.00	\$ 82,087.50	\$ -
11/01/29	\$ 2,735,000	5.50%	\$ -	\$ 75,212.50	\$ 407,300.00
05/01/30	\$ 2,735,000	5.50%	\$ 265,000.00	\$ 75,212.50	\$ -
11/01/30	\$ 2,470,000	5.50%	\$ -	\$ 67,925.00	\$ 408,137.50
05/01/31	\$ 2,470,000	5.50%	\$ 280,000.00	\$ 67,925.00	\$ -
11/01/31	\$ 2,190,000	5.50%	\$ -	\$ 60,225.00	\$ 408,150.00
05/01/32	\$ 2,190,000	5.50%	\$ 295,000.00	\$ 60,225.00	\$ -
11/01/32	\$ 1,895,000	5.50%	\$ -	\$ 52,112.50	\$ 407,337.50
05/01/33	\$ 1,895,000	5.50%	\$ 315,000.00	\$ 52,112.50	\$ -
11/01/33	\$ 1,580,000	5.50%	\$ -	\$ 43,450.00	\$ 410,562.50
05/01/34	\$ 1,580,000	5.50%	\$ 330,000.00	\$ 43,450.00	\$ -
11/01/34	\$ 1,250,000	5.50%	\$ -	\$ 34,375.00	\$ 407,825.00
05/01/35	\$ 1,250,000	5.50%	\$ 350,000.00	\$ 34,375.00	\$ -
11/01/35	\$ 900,000	5.50%	\$ -	\$ 24,750.00	\$ 409,125.00
05/01/36	\$ 900,000	5.50%	\$ 370,000.00	\$ 24,750.00	\$ -
11/01/36	\$ 530,000	5.50%	\$ -	\$ 14,575.00	\$ 409,325.00
05/01/37	\$ 530,000	5.50%	\$ 390,000.00	\$ 14,575.00	\$ 404,575.00
Total			\$ 5,760,000	\$ 8,268,911.58	\$ 11,773,600.00



# Waterford Estates

## COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

*Series 2006B*

<u>Description</u>	<u>Adopted Budget 2020</u>	<u>Proposed Budget FY 2021</u>
<b><u>Revenues</u></b>		
Assessments	\$256,250	\$256,250
<b><u>TOTAL REVENUES</u></b>	<b><u>\$256,250</u></b>	<b><u>\$256,250</u></b>
<b><u>Expenditures</u></b>		
<b><u>Series 2006B</u></b>		
Interest - 11/1	\$128,125	\$128,125
Interest - 05/1	\$128,125	\$128,125
<b><u>TOTAL EXPENDITURES</u></b>	<b><u>\$256,250</u></b>	<b><u>\$256,250</u></b>
<b><u>EXCESS REVENUES</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>

# WATERFORD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

## AMORTIZATION SCHEDULE

SERIES 2006B, SPECIAL ASSESSMENT BONDS

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/06	\$ 6,895,000	5.125%	\$ -	\$ 88,342.19	\$ 88,342.19
05/01/07	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	
11/01/07	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	\$ 353,368.75
05/01/08	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	
11/01/08	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	\$ 353,368.75
05/01/09	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	
11/01/09	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	\$ 353,368.75
05/01/10	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	
11/01/10	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	\$ 353,368.75
05/01/11	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	
11/01/11	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	\$ 353,368.75
05/01/12	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	
11/01/12	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	\$ 353,368.75
05/01/13	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	
11/01/13	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	\$ 353,368.75
05/01/14	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	
11/01/14	\$ 6,895,000	5.125%	\$ -	\$ 176,684.38	\$ 353,368.75
05/01/15	\$ 6,895,000	5.125%	\$ 375,000	\$ 176,684.38	
11/01/15	\$ 6,520,000	5.125%	\$ 320,000	\$ 167,075.00	\$ 1,038,759.38
05/01/16	\$ 6,200,000	5.125%	\$ -	\$ 158,875.00	
11/01/16	\$ 6,200,000	5.125%	\$ -	\$ 158,875.00	\$ 317,750.00
05/01/17	\$ 6,200,000	5.125%	\$ -	\$ 158,875.00	
11/01/17	\$ 6,200,000	5.125%	\$ -	\$ 158,875.00	\$ 317,750.00
04/16/18	\$ 6,200,000	5.125%	\$ 1,200,000	\$ 28,187.50	\$ -
05/01/18	\$ 5,000,000	5.125%	\$ -	\$ 128,125.00	\$ -
11/01/18	\$ 5,000,000	5.125%	\$ -	\$ 128,125.00	\$ 1,484,437.50
05/01/19	\$ 5,000,000	5.125%	\$ -	\$ 128,125.00	\$ 128,125.00
11/01/19	\$ 5,000,000	5.125%	\$ -	\$ 128,125.00	\$ 384,375.00
05/01/20	\$ 5,000,000	5.125%	\$ -	\$ 128,125.00	\$ 128,125.00
11/01/19	\$ 5,000,000	5.125%	\$ -	\$ 128,125.00	\$ 384,375.00
05/01/20	\$ 5,000,000	5.125%	\$ 5,000,000	\$ 128,125.00	\$ 5,128,125.00
Total			\$ 6,895,000	\$ 4,819,614.06	\$ 12,227,114.06

**Sample**  
***Waterford Estates***  
***Community Development District***  
***Landowners Meeting Agenda***

**Monday**  
**November 2, 2020**  
**11:00 a.m.**

**First Presbyterian Church of Punta Gorda**  
**25250 Airport Road**  
**Punta Gorda, Florida 33950**

1. Call to Order
2. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
3. Determination of Number of Voting Units Represented
4. Nominations for the Position of Supervisors
5. Casting of Ballots
6. Tabulation of Ballots and Announcement of Results
7. Adjournment

# **Sample**

## OFFICIAL BALLOT

### WATERFORD ESTATES

### COMMUNITY DEVELOPMENT DISTRICT

### CHARLOTTE, FLORIDA

### LANDOWNERS MEETING FRIDAY NOVEMBER 2, 2020

**For Interval Elections (3 Supervisors):** The two candidates receiving the most votes will each receive a four (4) year term; the recipient of the next highest vote count will receive a two (2) year term.

The undersigned certifies that they are the fee simple owner or proxy holder of the landowner (proxy form attached) of the land described in the attachment hereto, which land lies within the boundaries of the **Waterford Estates Community Development District**;

**\*\*\*LEGAL DESCRIPTION OF PROPERTY ATTACHED\*\*\***

and cast their vote(s) for the following:

**NAME OF CANDIDATE**

**NUMBER OF VOTES**

1. \_\_\_\_\_ (Seat 1)  
2. \_\_\_\_\_ (Seat 3)  
3. \_\_\_\_\_ (Seat 5)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_  
Name: \_\_\_\_\_

**Sample**  
**LANDOWNER PROXY**  
**LANDOWNERS MEETING – November 2, 2020**

**WATERFORD ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**CHARLOTTE COUNTY, FLORIDA**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

\_\_\_\_\_  
Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Waterford Estates Community Development District to be held **at the First Presbyterian Church of Punta Gorda, 25250 Airport Rd., Punta Gorda, FL 33950 on November 2, 2020 at 11:00 a.m.**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Print or type name of Landowner

\_\_\_\_\_  
Date

(or, if applicable, authorized representative of Landowner)

\_\_\_\_\_  
Signature of Landowner, or Landowner Representative

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes*</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

(must be street address, tax parcel ID number, or legal description attached)

**Total Number of Authorized Votes:**

\* Pursuant to section 190.006(2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.**



**INSTRUCTIONS RELATING TO LANDOWNERS MEETING  
OF WATERFORD ESTATES COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS  
DATE OF LANDOWNERS MEETING: NOVEMBER 2, 2020  
TIME: 11:00 A.M.  
LOCATION: FIRST PRESBYTERIAN CHURCH OF PUNTA GORDA  
25250 AIRPORT RD., PUNTA GORDA, FL 33950**

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes, as amended by Chapter 2004-353, Laws of Florida.

A landowner may vote in person at the Landowner's Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (three (3) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. **Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the Landowners' Meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners' shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidate elected shall serve for a two (2) year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF  
SUPERVISORS OF THE  
WATERFORD ESTATES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Waterford Estates Community Development District will commence at noon on June 8, 2020 and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the Charlotte County Supervisor of Elections located at the Historic Courthouse, 226 Taylor Street, Punta Gorda, Florida 33950 and the telephone number is 941-833-5400. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Charlotte County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Waterford Estates Community Development District has two seats up for election, specifically seat #3, and seat #5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, in the manner prescribed by law for general elections.

For additional information, please contact the Charlotte County Supervisor of Elections.

**Waterford Estates**  
Community Development District

Check Run Summary

May 4, 2020

<i><b>Date</b></i>	<i><b>Check Numbers</b></i>	<i><b>Amount</b></i>
12/11/19	683-688	\$51,023.45
12/24/19	689-691	\$93,879.33
01/14/20	692-697	\$17,058.83
02/18/20	698-703	\$151,257.31
03/11/20	704-706	\$5,038.92
03/24/20	707-711	\$2,762.39
04/21/20	712-718	\$26,187.79
<i><b>Total</b></i>		<u><u><b>\$347,208.02</b></u></u>



AP300R  
\*\*\* CHECK NOS. 000683-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
WATERFORD ESTATE-GENERAL FUND  
BANK A GENERAL FUND

RUN 4/23/20

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/11/19	00005	10/31/19 159340	201910 310-51300-31500	SVCS 10/19	*	630.00	
							BILLING, COCHRAN, LYLES, MAURO & RAMSE
							630.00 000683
12/11/19	00012	11/25/19 191125P	201911 310-51300-42000	POSTAGE2019 NOTICE OF TAX	*	19.98	
							CHARLOTTE COUNTY TAX COLLECTOR
							19.98 000684
12/11/19	00003	12/03/19 6-856-46	201911 310-51300-42000	DELIVERIES THRU 11/22/19	*	29.71	
							FEDEX
							29.71 000685
12/11/19	00001	12/01/19 177	201912 310-51300-34000	MANAGEMENT FEES 12/19	*	3,433.33	
12/01/19	177	201912 310-51300-35100	COMPUTER TIME		*	83.33	
12/01/19	177	201912 310-51300-31300	DISSEMINATION AGENT SVCS		*	333.33	
12/01/19	177	201912 310-51300-35101	WEBSITE ADMINISTRATION		*	83.33	
12/01/19	177	201912 310-51300-51000	OFFICE SUPPLIES		*	15.00	
12/01/19	177	201912 310-51300-42000	POSTAGE		*	5.52	
12/01/19	177	201912 310-51300-42500	COPIES		*	68.55	
							GMS - SF, LLC
							4,022.39 000686
12/11/19	00037	11/30/19 74779	201911 320-53800-35000	WET CHECK REPAIRS	*	114.81	
12/02/19	74569	201912 320-53800-46200	MAINT 12/19		*	2,600.00	
							JUNIPER LANDSCAPING OF FL LLC
							2,714.81 000687
12/11/19	00018	12/20/19 122019	201912 300-20700-10200	TXFER OF TAX RCPTS FY20	*	43,606.56	
							WATERFORD ESTATES CDD
							43,606.56 000688
12/24/19	00008	12/09/19 5344	201911 310-51300-31100	SVCS 11/09-12/06/19	*	2,547.39	
							ALVAREZ ENGINEERS, INC.
							2,547.39 000689
12/24/19	00033	12/10/19 55463-11	201911 320-53800-43000	ELECTRIC 11/08-12/10/19	*	2,129.30	
							FPL
							2,129.30 000690
WATE WATERFORD ESTS SROSINA							

AP300R  
\*\*\* CHECK NOS. 000683-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
WATERFORD ESTATE-GENERAL FUND  
BANK A GENERAL FUND

RUN 4/23/20

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/24/19	00018	12/24/19 122019	201912 300-20700-10200	TXFER OF TX RECPTS	*	89,202.64	
							89,202.64 000691
						WATERFORD ESTATES CDD	
1/14/20	00005	11/30/19 159809	201911 310-51300-31500	SVCS THRU 11/2019	*	1,192.50	
							1,192.50 000692
						BILLING, COCHRAN, LYLES, MAURO & RAMSE	
1/14/20	00034	8/28/19 1843	201908 320-53800-46800	LAKE MAINT 08/19	*	475.00	
		8/28/19 1843	201908 320-53800-46000	SWALE MAINT	*	675.00	
		8/28/19 1843	201908 320-53800-46801	MITIGATION AREA MAINT	*	1,625.00	
		10/29/19 1905	201910 320-53800-46800	LAKE MAINT 10/19	*	850.00	
		12/02/19 1937	201911 320-53800-46800	LAKE MAINT 11/19	*	850.00	
		12/02/19 1937	201911 320-53800-46000	SWALE MAINT	*	675.00	
		12/02/19 1937	201911 320-53800-46801	MITIGATION AREA MAINT	*	1,625.00	
							6,775.00 000693
						ECOTECH ENVIRONMENTAL LLC	
1/14/20	00003	12/24/19 6-877-24	201912 310-51300-42000	DELIVERIES THRU 12/16/19	*	16.43	
							16.43 000694
						FEDEX	
1/14/20	00033	1/10/20 55463-12	201912 320-53800-43000	SVCS 12/10-01/10/20	*	2,119.54	
							2,119.54 000695
						FPL	
1/14/20	00001	1/01/20 178	202001 310-51300-34000	MGMT FEES 01/2020	*	3,433.33	
		1/01/20 178	202001 310-51300-35100	COMPUTER TIME	*	83.33	
		1/01/20 178	202001 310-51300-31300	DISSEMINATION AGENT SVCS	*	333.33	
		1/01/20 178	202001 310-51300-35101	WEBSITE ADMINISTRATION	*	83.33	
		1/01/20 178	202001 310-51300-42000	POSTAGE	*	2.50	
		1/01/20 178	202001 310-51300-42500	COPIES	*	2.10	
							3,937.92 000696
						GMS - SF, LLC	
						WATE WATERFORD ESTS SROSINA	

AP300R  
\*\*\* CHECK NOS. 000683-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
WATERFORD ESTATE-GENERAL FUND  
BANK A GENERAL FUND

RUN 4/23/20

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/14/20	00037	1/01/20 76469	202001 320-53800-46200		*	2,600.00	
		2020 MAINT CONTRACT					
		1/03/20 76799	201912 320-53800-35000		*	417.44	
		WET CHECK REPAIRS 12/19					
				JUNIPER LANDSCAPING OF FL LLC			3,017.44 000697
2/18/20	00005	12/31/19 160225	201912 310-51300-31500		*	523.99	
		SVCS THRU 12/2019					
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			523.99 000698
2/18/20	00033	2/10/20 55463-01	202001 320-53800-43000		*	2,119.54	
		SVCS 01/10-02/10/2020					
				FPL			2,119.54 000699
2/18/20	00001	2/01/20 179	202002 310-51300-34000		*	3,433.33	
		MGMT FEES 02/2020					
		2/01/20 179	202002 310-51300-35100		*	83.33	
		COMPUTER TIME					
		2/01/20 179	202002 310-51300-31300		*	333.33	
		DISSEMINATION AGENT SVCS					
		2/01/20 179	202002 310-51300-35101		*	83.33	
		WEBSITE ADMINISTRATION					
		2/01/20 179	202002 310-51300-42000		*	6.00	
		POSTAGE AND DELIVERY					
		2/01/20 179	202002 310-51300-42500		*	3.45	
		COPIES					
				GMS - SF, LLC			3,942.77 000700
2/18/20	00037	2/03/20 79298	202002 320-53800-35000		*	2,600.00	
		MAINT 02/2020					
				JUNIPER LANDSCAPING OF FL LLC			2,600.00 000701
2/18/20	00035	10/14/19 208	201910 310-51300-31300		*	4,000.00	
		ANNUAL DISCLOSURE FY19/20					
				LERNER REPORTING SERVICES INC			4,000.00 000702
2/18/20	00018	2/18/20 022020	202002 300-20700-10200		*	138,071.01	
		TXFER OF TAX RCPTS					
				WATERFORD ESTATES CDD			138,071.01 000703
3/11/20	00005	1/31/20 160716	202001 310-51300-31500		*	500.00	
		SVCS THRU 01/2020					
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00 000704
3/11/20	00001	3/01/20 180	202003 310-51300-34000		*	3,433.33	
		MGMT FEES 03/2020					

WATE WATERFORD ESTS SROSINA

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 \*\*\* CHECK NOS. 000683-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 WATERFORD ESTATE-GENERAL FUND  
 BANK A GENERAL FUND

RUN 4/23/20

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		3/01/20 180	202003 310-51300-35100	COMPUTER TIME	*	83.33	
		3/01/20 180	202003 310-51300-31300	DISSEMINATION AGT-REFUND	*	1,666.67-	
		3/01/20 180	202003 310-51300-35101	WEBSITE ADMINISTRATION	*	83.33	
		3/01/20 180	202003 310-51300-51000	OFFICE SUPPLIES	*	.15	
		3/01/20 180	202003 310-51300-42000	POSTAGE AND DELIVERY	*	5.00	
		3/01/20 180	202003 310-51300-42500	COPIES	*	.45	
				GMS - SF, LLC			1,938.92 000705
3/11/20 00037		3/02/20 81782	202003 320-53800-46200	MAINT - 03/2020	*	2,600.00	
				JUNIPER LANDSCAPING OF FL LLC			2,600.00 000706
3/24/20 00005		2/29/20 161104	202002 310-51300-31500	SVCS THRU 02/29/2020	*	500.00	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00 000707
3/24/20 00003		3/10/20 6-952-86	202003 310-51300-42000	DELIVERIES THRU 03/03/20	*	17.23	
				FEDEX			17.23 000708
3/24/20 00033		3/10/20 55463-02	202002 320-53800-43000	SVCS 02/10-03/10/2020	*	2,119.54	
				FPL			2,119.54 000709
3/24/20 00037		3/10/20 83115	202002 320-53800-35000	IRRIGATION REPAIRS 2/29	*	46.97	
				JUNIPER LANDSCAPING OF FL LLC			46.97 000710
3/24/20 00004		3/12/20 3743237	202002 310-51300-48000	NOTICE OF MEETING	*	78.65	
				SUN NEWSPAPERS			78.65 000711
4/21/20 00033		4/09/20 55463-03	202003 320-53800-43000	SVCS 03/10-04/09/20	*	2,119.54	
				FPL			2,119.54 000712
4/21/20 00001		4/01/20 181	202004 310-51300-34000	MGMT FEES 04/2020	*	3,433.33	
		4/01/20 181	202004 310-51300-35100	COMPUTER TIME	*	83.33	

WATE WATERFORD ESTS SROSINA

AP300R  
 \*\*\* CHECK NOS. 000683-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 WATERFORD ESTATE-GENERAL FUND  
 BANK A GENERAL FUND

RUN 4/23/20

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/01/20 181	202004 310-51300-35101	WEBSITE ADMINISTRATION	*	83.33	
		4/01/20 181	202004 310-51300-42000	POSTAGE AND DELIVERY	*	2.50	
				GMS - SF, LLC			3,602.49 000713
4/21/20 00010		4/02/20 19475	202003 310-51300-32200	AUDIT FYE 09/30/2019	*	4,400.00	
				GRAU & ASSOCIATES			4,400.00 000714
4/21/20 00037		3/31/20 85594	202003 320-53800-35000	IRRIGATION REPAIRS	*	130.71	
		4/01/20 84943	202004 320-53800-46200	MAINT 04/2020	*	2,600.00	
				JUNIPER LANDSCAPING OF FL LLC			2,730.71 000715
4/21/20 00044		1/31/20 PI-A0035	202001 320-53800-46800	SVCS 01/2020	*	7,200.00	
				SOLITUDE LAKE MANAGEMENT			7,200.00 000716
4/21/20 00004		4/24/20 3747981	202004 310-51300-48000	COVID-9 MTG	*	127.27	
				SUN NEWSPAPERS			127.27 000717
4/21/20 00018		4/21/20 04212020	202004 300-20700-10200	TXFER OF TAX RCPTS	*	6,007.78	
				WATERFORD ESTATES CDD			6,007.78 000718
				TOTAL FOR BANK A		347,208.02	
				TOTAL FOR REGISTER		347,208.02	

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**Waterford Estates**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2020**

TOTAL ASSESSMENT LEVY							\$189,125.20	\$301,700.00	\$490,825.20
							38.53%	61.47%	100.00%
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/PENALTIES	COLLECTION FEES	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/8/2019	06/01/19-10/31/19	\$1,666.71	\$66.67	\$32.00	\$0.00	\$1,568.04	\$604.20	\$963.84	\$1,568.04
11/22/2019	11/01/19-11/07/19	\$14,982.82	\$599.31	\$287.67	\$0.00	\$14,095.84	\$5,431.42	\$8,664.42	\$14,095.84
11/27/2019	11/08/19-11/14/19	\$13,518.00	\$540.72	\$259.55	\$0.00	\$12,717.73	\$4,900.41	\$7,817.33	\$12,717.73
12/5/2019	11/15/19-11/20/19	\$45,238.49	\$1,809.54	\$868.58	\$0.00	\$42,560.37	\$16,399.40	\$26,160.97	\$42,560.37
12/12/2019	11/21/19-11/26/19	\$154,252.40	\$6,170.10	\$2,961.65	\$0.00	\$145,120.66	\$55,918.02	\$89,202.64	\$145,120.66
12/27/2019	11/27/19-11/30/19	\$154,211.30	\$6,168.45	\$2,960.86	\$0.00	\$145,081.99	\$55,903.12	\$89,178.87	\$145,081.99
1/9/2020	12/01/19-12/31/19	\$78,926.67	\$2,367.80	\$1,531.17	\$0.00	\$75,027.70	\$28,909.74	\$46,117.96	\$75,027.70
2/10/2020	01/01/20-01/31/20	\$4,699.32	\$93.99	\$92.11	\$0.00	\$4,513.23	\$1,739.04	\$2,774.19	\$4,513.23
3/12/2020	02/01/20-02/29/20	\$3,524.48	\$35.23	\$69.78	\$0.00	\$3,419.46	\$1,317.59	\$2,101.87	\$3,419.46
4/9/2020	03/01/20-03/31/20	\$4,675.82	\$0.00	\$93.53	\$0.00	\$4,582.29	\$1,765.65	\$2,816.64	\$4,582.29
4/23/2020	11/01/19-03/31/20	\$1,808.25	\$0.00	\$36.17	\$0.00	\$1,772.09	\$682.82	\$1,089.26	\$1,772.09
TOTAL		\$477,504.26	\$17,851.81	\$9,193.05	\$0.00	\$450,459.40	\$173,571.42	\$276,887.99	\$450,459.40

Assessed on Roll:

97.29%

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$35,915.36	27.9943%	\$173,571.42	(\$173,571.42)	\$0.00
DSF	\$92,380.00	72.0057%	\$276,887.99	(\$270,880.21)	\$6,007.78
TOTAL	\$128,295.36	100.00%	\$450,459.40	(\$444,451.63)	\$6,007.78

**TRANSFERS TO DEBT SERVICE:**

DATE	CHECK #	AMOUNT
12/11/2019	688	\$43,606.56
12/24/2019	691	\$89,202.64
2/18/2020	703	\$138,071.01
TOTAL		\$270,880.21
Amount due:		\$6,007.78

# Waterford Estates

## Community Development District

### COMBINED BALANCE SHEET

March 31, 2020

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS:</b>				
Cash	\$251,254	---	---	\$251,254
Assessments Receivable	\$2,448	\$3,906	---	\$6,354
Due from Other Funds	---	\$2,102	---	\$2,102
Investment - Default Expenditure	\$3,735	---	---	\$3,735
Investments:				
Reserve A	---	\$165,020	---	\$165,020
Reserve B	---	\$214,246	---	\$214,246
Revenue A	---	\$527,850	---	\$527,850
Revenue B	---	\$77	---	\$77
Interest A	---	\$1,332,878	---	\$1,332,878
Interest B	---	\$1,336,192	---	\$1,336,192
Prepayment A	---	\$294,706	---	\$294,706
Prepayment B	---	\$534,487	---	\$534,487
Construction	---	---	\$91,869	\$91,869
Deposits-Electric	\$2,715	---	---	\$2,715
<b>TOTAL ASSETS</b>	<b>\$260,153</b>	<b>\$4,411,464</b>	<b>\$91,869</b>	<b>\$4,763,486</b>
<b>LIABILITIES:</b>				
Accounts Payable	\$16,450	---	---	\$16,450
Due to Other Funds	\$2,102	---	---	\$2,102
Matured Interest Payable 2006A <sup>(1)</sup>	---	\$1,976,087	---	\$1,976,087
Matured Interest Payable 2006B <sup>(2)</sup>	---	\$1,896,686	---	\$1,896,686
Matured Bonds Payable - Series 2006A <sup>(3)</sup>	---	\$140,000	---	\$140,000
Matured Bonds Payable - Series 2006B <sup>(4)</sup>	---	\$4,555,000	---	\$4,555,000
<b>TOTAL LIABILITIES</b>	<b>\$18,552</b>	<b>\$8,567,774</b>	<b>\$0</b>	<b>\$8,586,326</b>
<b>FUND BALANCES:</b>				
Nonspendable	\$2,715	---	---	\$2,715
Restricted for Capital Projects	---	---	\$91,869	\$91,869
Unassigned	\$238,885	(\$4,156,309)	---	(\$3,917,424)
<b>TOTAL FUND BALANCES</b>	<b>\$241,600</b>	<b>(\$4,156,309)</b>	<b>\$91,869</b>	<b>(\$3,822,840)</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$260,153</b>	<b>\$4,411,464</b>	<b>\$91,869</b>	<b>\$4,763,486</b>

<sup>(1)</sup> Includes 2006A Interest Expense Payments not made on 5/1/08, 11/1/08, 5/1/09, 11/1/09, 05/1/10, 11/1/10, 5/1/11, 11/1/11, 5/1/12, 11/1/12, 5/1/13, 11/1/13, 5/1/14, 11/1/14, 5/1/15, 11/1/15, 5/1/16, 11/1/16, 5/1/17, 11/1/17, 5/1/18, 11/1/18, 5/1/19, and 11/1/19.

<sup>(2)</sup> Includes 2006B Interest Expense Payments not made on 5/1/08, 11/1/08, 5/1/09, 11/1/09, 05/1/10, 11/1/10, 5/1/11, 11/1/11, 5/1/12, 11/1/12, 5/1/13, 11/1/13, 5/1/14, 11/1/14, 5/1/15, 11/1/15, 5/1/16, 11/1/16, 5/1/17, 11/1/17, 5/1/18, 11/1/18, 5/1/19, and 11/1/19.

<sup>(3)</sup> Includes 2006A Principal Expense Payment not made on 5/1/19.

<sup>(4)</sup> Includes 2006B Principal Expense Payment not made on 5/1/13.

**Waterford Estates**  
**Community Development District**  
**GENERAL FUND**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended March 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<b>REVENUES:</b>				
Assessments	\$243,637	\$243,637	\$173,571	(\$70,066)
Assessments- Direct	\$0	\$0	\$82,026	\$82,026
Interest Income	\$0	\$0	\$22	\$22
<b>TOTAL REVENUES</b>	<b>\$243,637</b>	<b>\$243,637</b>	<b>\$255,620</b>	<b>\$11,983</b>
<b>EXPENDITURES:</b>				
<u>Administrative</u>				
Supervisors	\$6,000	\$3,000	\$400	\$2,600
FICA Expense	\$459	\$230	\$31	\$199
Engineering	\$12,000	\$6,000	\$3,100	\$2,900
Arbitrage	\$1,200	\$600	\$600	\$0
Dissemination	\$4,000	\$4,000	\$4,000	\$0
Attorney	\$30,000	\$15,000	\$3,346	\$11,654
Attorney-Default	\$15,000	\$7,500	\$0	\$7,500
Annual Audit	\$4,950	\$4,400	\$4,400	\$0
Trustee Fees	\$6,500	\$3,250	\$0	\$3,250
Management Fees	\$41,200	\$20,600	\$20,600	\$0
Computer Time	\$1,000	\$500	\$500	\$0
Telephone	\$500	\$250	\$0	\$250
Postage	\$500	\$250	\$108	\$142
Printing & Binding	\$1,000	\$500	\$82	\$418
Meeting Room Rental	\$375	\$188	\$50	\$138
Insurance	\$6,003	\$6,003	\$5,894	\$109
Legal Advertising	\$750	\$375	\$79	\$296
Other Current Charges	\$1,000	\$500	\$345	\$155
Office Supplies	\$225	\$113	\$20	\$93
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$1,000	\$500	\$500	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$133,837</b>	<b>\$73,933</b>	<b>\$44,229</b>	<b>\$29,704</b>
<u>Field</u>				
Electric	\$18,100	\$9,050	\$12,445	(\$3,395)
Grounds Maintenance-Phase 1	\$31,200	\$15,600	\$15,600	\$0
Grounds Maintenance-Phase 2	\$31,200	\$15,600	\$0	\$15,600
Irrigation Maintenance	\$2,000	\$1,000	\$3,372	(\$2,372)
Lake Bank Mowing	\$7,000	\$3,500	\$8,900	(\$5,400)
Swale Maintenance	\$5,000	\$2,500	\$0	\$2,500
Lake Maintenance	\$6,000	\$3,000	\$675	\$2,325
Mitigation Monitoring	\$6,500	\$3,250	\$1,625	\$1,625
Exotic Removal	\$2,800	\$1,400	\$0	\$1,400
<b>TOTAL FIELD</b>	<b>\$109,800</b>	<b>\$54,900</b>	<b>\$42,618</b>	<b>\$12,282</b>
<b>TOTAL EXPENDITURES</b>	<b>\$243,637</b>	<b>\$128,833</b>	<b>\$86,847</b>	<b>\$41,986</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	\$114,805	\$168,773	\$53,969
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$72,827</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$241,600</b>	



**Waterford Estates**  
**Community Development District**  
**DEBT SERVICE FUND**  
**SERIES 2006A**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended March 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$9,480	\$9,480
Special Assessments--Direct	\$128,531	\$102,951	\$102,951	\$0
Special Assessments--On Roll	\$275,194	\$275,194	\$276,888	\$1,694
Special Assessments--Lot Closings	\$0	\$0	\$1,226,741	\$1,226,741
Prepayments	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$403,725</b>	<b>\$378,146</b>	<b>\$1,616,060</b>	<b>\$1,237,914</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2006A</u></b>				
Interest - 11/01	\$125,813	\$125,813	\$129,800	(\$3,988)
Interest - 5/01	\$125,813	\$0	\$0	\$0
Principal - 5/01	\$155,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$406,625</b>	<b>\$125,813</b>	<b>\$129,800</b>	<b>(\$3,988)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$2,900)</b>	<b>\$252,333</b>	<b>\$1,486,260</b>	<b>\$1,233,927</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Other Debt Service Costs	\$0	\$0	(\$31,304)	(\$31,304)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$31,304)</b>	<b>(\$31,304)</b>
Net change in fund balance	<b>(\$2,900)</b>	<b>\$252,333</b>	<b>\$1,454,956</b>	<b>\$1,202,623</b>
<b>FUND BALANCE - Beginning</b>	<b>\$3,175</b>		<b>(\$1,244,582)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$275</b>		<b>\$210,375</b>	

**Waterford Estates**  
**Community Development District**  
**DEBT SERVICE FUND**  
**SERIES 2006B**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended March 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$8,871	\$8,871
Special Assessments	\$256,250	\$0	\$0	\$0
Special Assessments-Lot Closings	\$0	\$0	\$1,549,551	\$1,549,551
Prepayments	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$256,250</u></b>	<b><u>\$0</u></b>	<b><u>\$1,558,423</u></b>	<b><u>\$1,558,423</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2006B</u></b>				
Interest - 11/01	\$128,125	\$128,125	\$128,125	\$0
Interest - 05/01	\$128,125	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$256,250</u></b>	<b><u>\$128,125</u></b>	<b><u>\$128,125</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>(\$128,125)</u>	<u>\$1,430,298</u>	<u>\$1,558,423</u>
Net change in fund balance	<u>\$0</u>	<u>(\$128,125)</u>	<u>\$1,430,298</u>	<u>\$1,558,423</u>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$5,796,982)</b>	
<b>FUND BALANCE - Ending</b>	<b><u>\$0</u></b>		<b><u>(\$4,366,684)</u></b>	

## Waterford Estates

### Community Development District

#### CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended March 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$546	\$546
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$546</u></b>	<b><u>\$546</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$546</u>	<u>\$546</u>
Net change in fund balance	<u>\$0</u>	<u><u>\$0</u></u>	<u>\$546</u>	<u><u>\$546</u></u>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$91,323</b>	
<b>FUND BALANCE - Ending</b>	<b><u><u>\$0</u></u></b>		<b><u><u>\$91,869</u></u></b>	

**Waterford Estates**  
**Community Development District**  
**Series 2006AB Special Assessment Bonds**

**1. Recap of Capital Project Fund Activity Through March 31, 2020**

Opening Balance in Construction Account	\$11,461,103.33
Source of Funds: Interest Income Earned	\$223,116.94
Interfund Transfers	(\$140,426.96)
Use of Funds:	
Disbursements: Roadway Improvements	(\$1,007,071.08)
Stormwater Management System	(\$2,675,521.44)
Water Distribution System	(\$1,064,064.42)
Sanitary Sewer System	(\$1,549,786.38)
Acquisition of Improvements	(\$3,900,878.06)
FPL	(\$121,508.37)
Program Management Fees	(\$294,913.33)
Professional Fees	(\$471,696.15)
COI	(\$366,484.80)
<b>Adjusted Balance in Construction Account at March 31, 2020</b>	<b><u><u>\$91,869.28</u></u></b>

**2. Funds Available For Construction at March 31, 2020**

Book Balance of Construction Fund at March 31, 2020	\$91,869.28
Construction Funds available at March 31, 2020	<b><u><u>\$91,869.28</u></u></b>

**3. Investments - US Bank**

March 31, 2020	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$91,869.28	\$91,869.28

ADJ: Outstanding Requisitions	<u>\$0.00</u>
Balance at 3/31/2020	<b><u><u>\$91,869.28</u></u></b>