



Waterford Estates
Community Development District

<http://www.waterfordestatescdd.com>

David Bailey, Chair

Judith VanHaaren, Vice Chair

Linda Mazner, Assistant Secretary

Karen Kimball, Assistant Secretary

Mike Abair, Assistant Secretary

March 2, 2026



AGENDA

Waterford Estates Community Development District

Meeting Agenda

Seat 5: David Bailey - C	
Seat 1: Judith VanHaaren- VC	
Seat 3: Linda Mazner - AS	
Seat 2: Karen Kimball - AS	
Seat 4: Mike Abair - AS	

Monday
March 2, 2026
11:00 a.m.

Waterford Estates Clubhouse
7200 Waterford Parkway
Punta Gorda, FL 33950
Zoom Link: <https://us06web.zoom.us/j/9564962978>
Meeting ID: 956 496 2978
Passcode: 516708Gms
Phone: 305-224-1968

Board of Supervisors Meeting

- I. **Roll Call**
- II. **Pledge of Allegiance**
- III. **Approval of Minutes of the January 5, 2026 Meeting**
- IV. **Staff Reports**
 - A. District Counsel
 1. Consideration of Billing Cochran Adjustment to District Counsel Fee Structure
 - B. District Engineer
 - C. Field Manager
 1. Report
 2. Discussion of EcoTech Communication Regarding Recent Lake Concerns
 3. Discussion of Management of the Vegetation
 4. Discussion Regarding the Irrigation Repairs
- V. **Bussiness Matters**
 - A. Consideration of Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget & Setting a Public Hearing Date for Adoption
- VI. **Financial Reports**
 - A. Approval of Check Run Summary
 - B. Acceptance of Unaudited Financials

VII. Supervisor Requests and Audience Comments

VIII. Adjournment

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

MINUTES

**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, January 5, 2026, at 11:00 a.m. at 7200 Waterford Parkway, Punta Gorda, Florida 33950

Present and constituting a quorum were:

David Bailey	Chairman
Judith VanHaaren	Vice Chairman
Linda Mazner	Assistant Secretary
Karen Kimball	Assistant Secretary
Mike Abair	Assistant Secretary

Also present were:

Jason Greenwood	District Manager, GMS
Patrick Burgess <i>by Zoom</i>	GMS
Michael Pawelczyk <i>by Zoom</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Greenwood called the meeting to order at 11:00 a.m. and called the roll. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited by all who attended the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
November 12, 2025 Meeting**

Mr. Greenwood presented the minutes from the November 12, 2025 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Mr. Abair, seconded by Ms. VanHaaren, with all in favor, the Minutes of the November 12, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Pawelczyk had nothing to report and offered to answer any questions. There were no Board questions and the next item followed.

B. District Engineer

There being no comments, the next item followed.

C. Field Manager

1. Report

Mr. Burgess reviewed the Field Manager’s report for the Board which was included in the agenda package.

2. Consideration of Premier Landscape Management Proposal for Mulch Application & Clean Up

Mr. Burgess presented the mulch application clean-up which was included in that agenda package for review totaling \$13,800.36. This proposal comes with a lot of work and labor for removal. Board discussion followed. The Board allowed public comment on this item. The conversation of tree removal was discussed. After all audience comments were made and all Board questions were answered there was a motion of approval.

On MOTION by Ms. VanHaaren seconded by Ms. Kimball, with all in favor, the Premier Landscape Management Proposal for Mulch Application & Clean Up, was approved.

3. Consideration of Premier Landscape Management Proposal for Exotic Vegetation Removal of Tracts TF-4 & TF-13

Mr. Burgess reviewed the proposal for the Board and summarized its contents. Mr. Greenwood stated that the recommendation for this proposal would be to wait until later in the Fiscal Year to see where they are in the budget before moving forward with this proposal. Board direction is to table this item and review it again at the budget meeting and invite Premier Landscape to the meeting for proposal presentations.

4. Consideration of Premier Landscape Management Proposal for FPL Easement Tree Staking & Vine Removal

Board discussed this item. Direction was to table this item until the budget meeting and invite Premier Landscape to the meeting for proposal presentations.

5. Consideration of RMA GeoLogic Consultants, Inc. Proposal for Pumpage Monitoring & Reporting

Mr. Bailey led the discussion on items five and six. Monthly reporting costs \$350 per month billed quarterly at \$1,050 but the question is how much the CDD responsible for is and how much WECA responsible for. Discussion followed. The Board is looking for WECA to take total ownership of the well. Counsel noted that this is probably a question for the District Engineer. Mr. Pawelczyk will look into getting a license agreement with the WECA attorney and Mr. Greenwood will set up a Zoom call to figure this issue out.

6. Consideration of the RMA GeoLogic Consultants, Inc. Proposal for Staff Gauges for Lakes 2 & 5

After discussions of both items five and six, Mr. Pawelczyk thought it would be appropriate to take a motion authorizing the proper District officials to execute both of the RMA proposals provided that the District is not responsible for funding either proposal and that WECA will fund the proposals.

On MOTION by Mr. Abair, seconded by Ms. VanHaaren, with all in favor, Authorizing District Staff to Execute an Agreement to Allow WECA to Continue

Maintenance for Pumpage Monitoring & Reporting, and Staff Gauges for Lakes 2 & 5, was approved.

7. Discussion of Wildlife Concerns

Mr. Bailey led the discussion about concerns that residents have been feeding the wildlife. The resident has been sent a cease and desist but there has been no response. District Counsel’s advice is to gather evidence to provide to Fish and Wildlife to bring another enforcement act onto the resident. Board direction was for staff to follow up with code enforcement and gathering evidence in hopes to get the resident to stop feeding the alligators.

FIFTH ORDER OF BUSINESS

Financial Reports

- A. Approval of Check Run Summary**
- B. Acceptance of Unaudited Financials**

Mr. Greenwood asked for a motion to approve the check run summary. Mr. Bailey had some questions and Mr. Greenwood answered them. There were no other Board questions and there was a motion to approve both items A and B.

On MOTION by Mr. Abair, seconded by Ms. VanHaaren, with all in favor, the Check Run Summary, was approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Greenwood asked for any Supervisor’s request. Haring none, he moved onto audience comments. There being none the next item followed.

SEVENTH ORDER OF BUSINESS

Next Board Meeting is Scheduled for February 2, 2026 at 11:00 a.m.

Mr. Greenwood stated the next Board meeting is scheduled for February 2, 2026 at 11:00 a.m.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Greenwood asked for a motion to adjourn the meeting.

On MOTION by Ms. Kimball, seconded by Ms. Bailey, with all in favor, the meeting was adjourned at 12:35 p.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

SECTION 1

LAW OFFICES
BILLING & COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOLFE

February 3, 2026

VIA E-MAIL ONLY— jgreenwood@gms-tampa.com

Mr. Jason Greenwood
District Manager
Governmental Management Services
4530 Eagle Falls Place
Tampa, FL 33619

**Re: Adjustment to District Counsel Fee Structure
Waterford Estates Community Development District
Our File: 750.05412**

Dear Jason:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

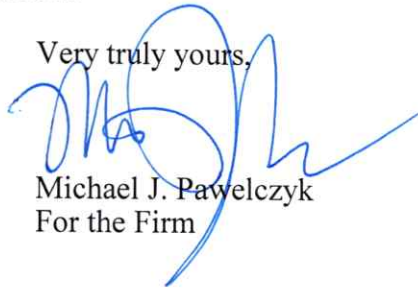
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Jason Greenwood
February 3, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Nicole Viverito, GMS (via email only)

SECTION C

SECTION 1

Waterford Estates CDD

Field Report – March 2026 Meeting

District Manager: Jason Greenwood
Field Manager: Patrick Burgess

Premier Landscaping

- Waterford Parkway mulch job completed early February



Premier Landscaping

- Waterford Parkway mulch job completed early February



Premier Landscaping

- Waterford Parkway mulch job completed early February

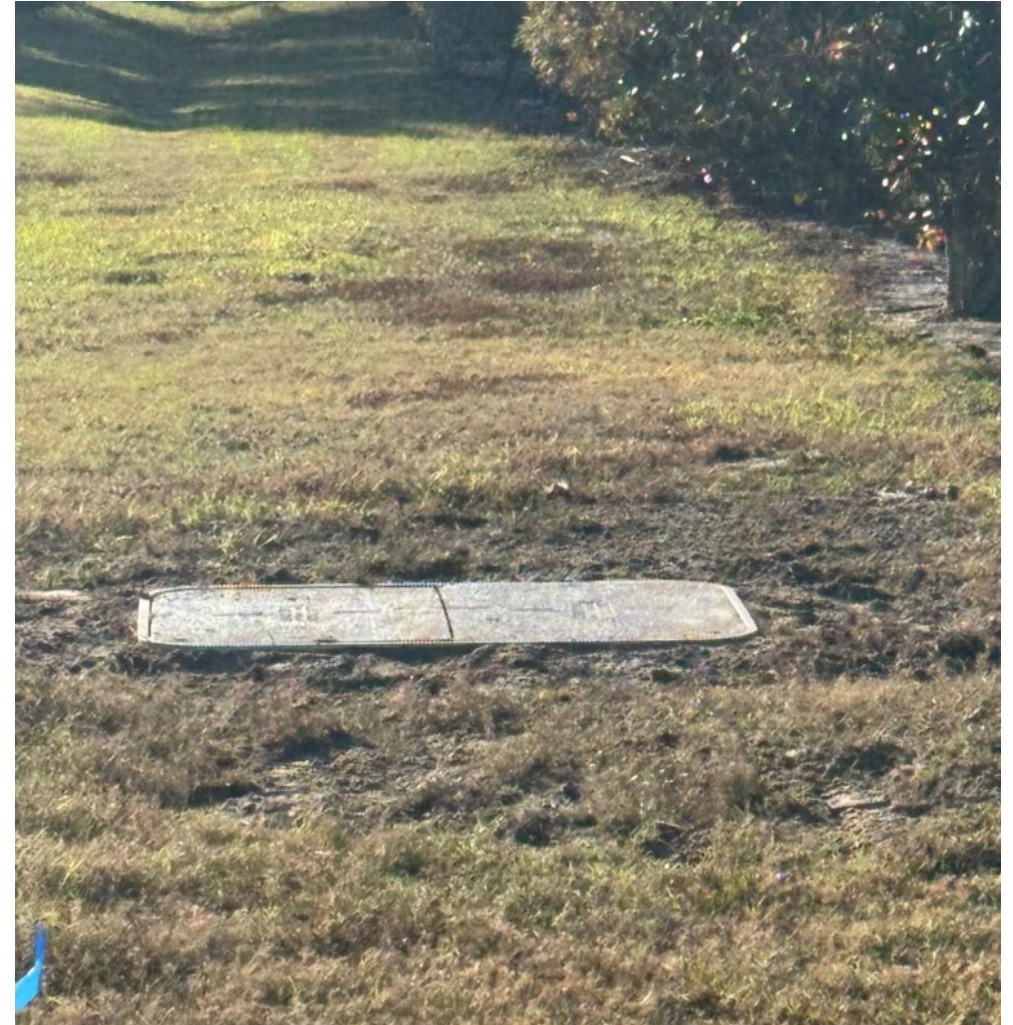


Premier Landscaping

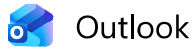
- Waterford Parkway mulch job completed early February



- FPL completed ground box lid replacement across from clubhouse



SECTION 2



RE: Waterford Lake 9

Date Tue 2/24/2026 6:55 AM

To Patrick Burgess <pburgess@gmssf.com>; dhba@earthlink.net <dhba@earthlink.net>; Jason Greenwood <jgreenwood@gms-tampa.com>

1 attachment (358 KB)

DOC022426.pdf;

Good morning Gentlemen:

Recent inspections and/or treatments at Waterford Estates included an inspection of the ponds on 01/14/26 and a treatment of shoreline grasses on 02/09/26.

During the January inspection, no anomalies or issues were observed. During the February treatment, approximately 3 tilapia (exotic/non-native) fish were observed floating in Pond 8.

Recent cold-weather events followed up with warmer weather has resulted in several stormwater ponds “flipping” or “turnovers” among several of my accounts.

The “flipping” of waterbodies after severe weather events is a natural occurrence. I have attached some information that could be shared with concerned residents.

I hope this helps,

David

David M. Bek, Principal
EcoTech Environmental, LLC

This e-mail and any attachments are intended only for the named recipient(s) and may contain information that is legally privileged, confidential, or exempt from disclosure under applicable law.

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Any such dissemination, distribution or copying of this e-mail or its attachments is strictly prohibited.

Please immediately notify the sender and permanently delete this e-mail and any attachment from your computer.

Prices provided above can be relied upon for 30-days. EcoTech reserves the right to revise costs after 30-days.

Notice of Online Permit Application and Online Payment Portal

[Dismiss](#)

(/permit-review-and-application)

Please use the online permit application for submitting all permit applications starting on 10/1/25. The Online Payment Portal is also now available for credit card payments.

(/permit-review-and-application)



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

(<https://www.npbcid.org/>)

THIS ITEM APPEARS ON

[NEWS ARTICLE ARCHIVE \(/NEWS-ARTICLE-ARCHIVE\)](#)

Fish Kills and Incredible Flipping Lakes



February 11, 2020 By Katie Roundtree

Fish Kills typically occur in South Florida when water temperatures drop as a result of cold weather. For exotic and non-native fish, initially the cold itself causes the fish to die. In addition, the protective mucus that coats each fish is weakened by the cold and may totally disappear. This could leave fish vulnerable to bacteria and other adverse elements in the environment causing further harm. The longer the cold temperatures remain, the greater the potential for mortality and secondary effects.

Another way fish are killed by cold occurs in stratified lakes that have a warm layer of water on top of a colder layer. Lakes are typically stratified into a warmer, less dense, oxygen rich layer on top and a cooler, denser, oxygen poor layer on the bottom. The difference in density does not allow these layers to mix. The point where you have the greatest temperature difference is called the “thermocline” and it marks the transition from warm, oxygen rich water to cooler, anaerobic water (lacking oxygen). In a stratified pond, the water close to the pond bottom and the associated sediment layer is devoid of oxygen and can only support anaerobic bacteria. These bacteria are inefficient at breaking down the organic material that settles on the pond bottom (leaves, grass, algae, aquatic vegetation, etc.). As a result, a thick layer of decaying “muck” accumulates over time. High levels of methane and sulfur gases concentrate in this layer. Due to this poor water quality, fish are not able to utilize that portion of the pond below the thermocline.

When the temperature drops or a sudden cooler rain happens, the oxygen rich water on the top becomes much cooler and dense and sinks to the bottom. The cooler denser, oxygen depleted (anaerobic) layer will then mix with the rest of the lake, causing the oxygen level to drop. This is a process called “flipping” or “turnover”. As a result, the upper layer now has the lower oxygen level versus the lower layer. The fish living in this upper layer now have less oxygen and may die as a result. In addition, the bottom sediments are stirred and anaerobic conditions are mixed throughout the entire pond. As this happens, it brings up mass quantities of sulfur and methane gas which is released into the atmosphere. This can also lead to fish kills.

Lake flipping is critical to lakes in colder regions since the oxygen rich layer flips to the bottom allowing for the fish to live in deeper water during the winter. When the lakes are a uniform temperature and density, it takes relatively little wind energy to mix water deep into the lake. Wind moves highly oxygenated surface water to the lake bottom, forcing low oxygen water from the lake bottom up to the surface where it becomes saturated with oxygen. This is critical for aquatic organisms, as once the lakes freeze over for the winter, no new oxygen gets mixed into the lake from the atmosphere, and what is in the lake must last until ice melts in the spring.

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359 Hiatt Drive, Palm Beach Gardens FL 33418

Telephone (561) 624-7830

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[District Transparency \(transparency.html\)](#)

[Website Accessibility Statement \(accessibility.html\)](#)

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SECTION 4







941-253-1111







SECTION V

SECTION A

RESOLUTION 2026-04

A RESOLUTION OF THE WATERFORD ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for the 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 2027 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: Monday, July 6, 2026

Hour: 11:00 a.m.

Place: The Waterford Estates Clubhouse

7200 Waterford Parkway

Punta Gorda, FL 33950

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

Adopted this 2nd day of March, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Waterford Estates
Community Development District

Proposed Budget
Fiscal Year 2027



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7	<u>Series 2006A Amortization Schedule</u>
8	<u>Assessments Schedule</u>

Waterford Estates

Community Development District

Proposed Budget General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 1/31/26	Projected Next 8 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
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REVENUES:

Special Assessments - On Roll	\$ 339,996	\$ 309,079	\$ 30,917	\$ 339,996	\$ 339,996
Interest Income	5,643	980	1,960	2,939	3,000

TOTAL REVENUES	\$ 345,639	\$ 310,059	\$ 32,876	\$ 342,935	\$ 342,996
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EXPENDITURES:

General and Administrative

Engineering	\$ 11,500	\$ -	\$ 7,667	\$ 7,667	\$ 8,000
Attorney	24,000	8,958	17,915	26,873	24,000
Annual Audit	3,900	-	3,900	3,900	4,000
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	4,000	1,333	2,667	4,000	4,000
Assessment Roll Administration	5,000	5,000	-	5,000	5,000
Trustee Fees	4,352	4,246	-	4,246	4,352
Management Fees	42,436	14,145	28,291	42,436	44,982
Information Technology	1,000	333	667	1,000	1,000
Website Maintenance	1,000	333	667	1,000	1,000
Postage and Delivery	500	118	333	451	500
Insurance General Liability	8,879	7,895	-	7,895	8,685
Printing and Binding	500	25	375	400	500
Legal Advertising	750	184	566	750	750
Other Current Charges	250	372	744	1,117	1,250
Office Supplies	50	-	50	50	50
Dues, Licenses and Subscriptions	175	175	-	175	175

TOTAL GENERAL AND ADMINISTRATIVE	\$ 108,892	\$ 43,118	\$ 64,441	\$ 107,559	\$ 108,844
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Waterford Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 1/31/26	Projected Next 8 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<u>Operations and Maintenance</u>					
Electric (for Streetlights)	\$ 38,000	\$ 14,140	\$ 28,280	\$ 42,420	\$ 43,000
Grounds Maintenance	84,560	28,923	57,846	86,769	91,108
Mulch	-	6,900	6,900	13,800	8,845
Irrigation Maintenance	-	2,880	5,759	8,639	9,000
Conveyance Ditch	6,600	1,650	4,950	6,600	6,600
Lake Maintenance	10,200	2,550	7,650	10,200	10,200
Mitigation Monitoring	6,500	1,625	4,875	6,500	6,500
Exotic Removal / Landscape Replacement	10,000	1,993	8,007	10,000	10,000
Field Management	24,000	8,000	16,000	24,000	25,440
1st Quarter Operating/Contingency	5,000	1,144	3,856	5,000	5,000
Reserves	51,886	-	21,447	21,447	18,459
TOTAL OPERATIONS AND MAINTENANCE	\$ 236,746	\$ 69,805	\$ 165,570	\$ 235,375	\$ 234,152
TOTAL EXPENDITURES	\$ 345,638	\$ 112,924	\$ 230,011	\$ 342,935	\$ 342,996
EXCESS REVENUES (EXPENDITURES)	\$ 0	\$ 197,135	\$ (197,135)	\$ -	\$ -

Note - Prior year surplus are being used for the unassigned fund balance.

Waterford Estates
Community Development District
Exhibit "A"
Allocation of Operating Reserve

OPERATING RESERVE

Beginning Fund Balance - 10/1/25	\$ 58,235
Estimated Net Change in Fund Balance - Fiscal Year 2026	21,447
Total Funds Available (Estimated) - 9/30/26	79,682

ALLOCATION OF AVAILABLE FUNDS

Funding for First Quarter Operating Expenditures	79,682
Total Allocation of Available Funds	79,682
Total Unassigned (Undesignated) Cash	\$ -

Waterford Estates
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - On Roll

The District will levy a non-ad valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the fiscal year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - General and Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's attorney will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus an anticipated increase.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation prepared for the Series 2006A, Special Assessment Bonds. The District has contracted with Grau & Associates to perform this calculation.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for unrated bond issues. Services are provided by Governmental Management Services - Tampa, LLC.

Assessment Roll Administration

Governmental Management Services - Tampa, LLC provides assessment services for closing lot sales, assessment roll services with the local tax collector and financial advisory services.

Trustee Fees

The District bonds will be held and administered by a trustee. This represents the trustee annual fee.

Management Fees

The District receives management, accounting, and administrative services as part of a management agreement with Governmental Management Services - Tampa, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Information Technology

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 - Tampa, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the District as well as links to useful websites regarding compliance issues. This website will be maintained by Governmental Management Services - Tampa, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar community development districts.

Waterford Estates
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - General and Administrative (Continued)

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses and Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity community affairs for \$175.

Expenditures - Operations and Maintenance

Electric (for Streetlights)

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

Grounds Maintenance

Landscape maintenance services include land bank trimming, mowing and lawn maintenance, palm & hardwood tree trimming, and shrub & bush trimming. Contract includes Left Side Airport Road shrub trimming.

Mulch

Mulching of all CDD areas along Waterford Parkway.

Irrigation Maintenance

Costs to maintain the irrigation system.

Conveyance Ditch

Represents the costs for maintenance of the swales.

Lake Maintenance

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

Mitigation Monitoring

Represents the costs for monitoring of the District's mitigation.

Exotic Removal / Landscape Replacement

Represents the costs for exotic removal and landscape replacement, as needed.

Field Management

Represents the costs for the supervision and on-site management of the district by GMS SF, LLC. Responsibilities will include reviewing contracts and other maintenance related items.

1st Quarter Operating/Contingency

These funds are the first quarter of the following fiscal year of expenses the District will incur before assessments are collected and/or unscheduled expenditures incurred throughout the year, as applicable.

Reserves

Funds set aside for a future use or to replace capital items.

Waterford Estates
Community Development District
Proposed Budget

Debt Service Series 2006A Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2026	Actuals Through 1/31/26	Projected Next 8 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
REVENUES:					
Special Assessments - On Roll	\$ 386,025	\$ 350,923	\$ 35,102	\$ 386,025	\$ 386,025
Interest Income	200	7,683	10,400	18,083	200
Carry Forward Surplus ⁽¹⁾	220,721	-	230,850	230,850	244,333
TOTAL REVENUES	\$ 606,946	\$ 358,606	\$ 276,352	\$ 634,958	\$ 630,558
EXPENDITURES:					
Interest - 11/1	\$ 92,813	\$ 92,813	\$ -	\$ 92,813	\$ 87,175
Interest - 5/1	92,813	-	92,813	92,813	87,175
Principal - 5/1	205,000	-	205,000	205,000	215,000
TOTAL EXPENDITURES	\$ 390,625	\$ 92,813	\$ 297,813	\$ 390,625	\$ 389,350
EXCESS REVENUES (EXPENDITURES)	\$ 216,321	\$ 265,793	\$ (21,461)	\$ 244,333	\$ 241,208

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$81,262.50

\$81,262.50

Waterford Estates
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2006A Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest
05/01/26	\$3,375,000	5.50%	\$205,000	\$92,812.50
11/01/26	3,170,000	5.50%	-	87,175.00
05/01/27	3,170,000	5.50%	215,000	87,175.00
11/01/27	2,955,000	5.50%	-	81,262.50
05/01/28	2,955,000	5.50%	225,000	81,262.50
11/01/28	2,730,000	5.50%	-	75,075.00
05/01/29	2,730,000	5.50%	240,000	75,075.00
11/01/29	2,490,000	5.50%	-	68,475.00
05/01/30	2,490,000	5.50%	255,000	68,475.00
11/01/30	2,235,000	5.50%	-	61,462.50
05/01/31	2,235,000	5.50%	270,000	61,462.50
11/01/31	1,965,000	5.50%	-	54,037.50
05/01/32	1,965,000	5.50%	285,000	54,037.50
11/01/32	1,680,000	5.50%	-	46,200.00
05/01/33	1,680,000	5.50%	300,000	46,200.00
11/01/33	1,380,000	5.50%	-	37,950.00
05/01/34	1,380,000	5.50%	315,000	37,950.00
11/01/34	1,065,000	5.50%	-	29,287.50
05/01/35	1,065,000	5.50%	335,000	29,287.50
11/01/35	730,000	5.50%	-	20,075.00
05/01/36	730,000	5.50%	355,000	20,075.00
11/01/36	375,000	5.50%	-	10,312.50
05/01/37	375,000	5.50%	375,000	10,312.50
Total			\$3,750,000	\$1,627,725

Waterford Estates
Community Development District
Non-Ad Valorem Assessments Comparison

Product	O&M Units	Bonds Units 2006A	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			Fiscal Year 2027	Fiscal Year 2026	Increase/ (decrease)	Fiscal Year 2027	Fiscal Year 2026	Increase/ (decrease)	Fiscal Year 2027	Fiscal Year 2026	Increase/ (decrease)
Single Family	12	12	\$599.83	\$599.83	\$0.00	\$745.00	\$745.00	\$0.00	\$1,344.83	\$1,344.83	\$0.00
Single Family	199	199	\$599.83	\$599.83	\$0.00	\$745.00	\$745.00	\$0.00	\$1,344.83	\$1,344.83	\$0.00
Twin Villas	266	266	\$599.83	\$599.83	\$0.00	\$600.00	\$600.00	\$0.00	\$1,199.83	\$1,199.83	\$0.00
Single Family - Phase 2	126	126	\$599.83	\$599.83	\$0.00	\$745.00	\$745.00	\$0.00	\$1,344.83	\$1,344.83	\$0.00
Total Assessment Units	603	603									

SECTION VI

SECTION A

Waterford Estates
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
Checks		
12/22/25	1234	\$28.54
1/6/26	1235-1238	\$10,240.77
1/27/26	1239-1241	\$19,383.20
2/3/26	1242-1245	\$13,653.14
02/11/26	1246-1247	\$6,273.31
TOTAL		\$49,578.96

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
ACH		
12/31/25	800003	\$3,434.38
1/31/26	800004	\$3,635.57
TOTAL		\$7,069.95

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/22/25	00012	12/16/25	251216Q	202512 310-51300-42000		POSTAGE FOR MAILING 2025	*	28.54		
CHARLOTTE COUNTY TAX COLLECTOR									28.54	001234
1/06/26	00034	12/25/25	4434	202512 320-53800-46800		LAKE MAINT 12/25	*	850.00		
ECOTECH ENVIRONMENTAL LLC									850.00	001235
1/06/26	00003	12/23/25	91145888	202512 310-51300-42000		DELIVERY THRU 12/16/25	*	41.09		
FEDEX									41.09	001236
1/06/26	00001	1/01/26	265	202601 320-53800-47000		FIELD SVCS 01/26	*	2,000.00		
		1/01/26	265	202601 310-51300-42000		POSTAGE&DELIVERY 01/26	*	2.96		
		1/01/26	265	202601 310-51300-42500		COPIES 01/26	*	3.00		
GOVERNMENTAL MANAGEMENT SERVICES									2,005.96	001237
1/06/26	00055	12/30/25	7917	202512 320-53800-35000		STUCK VALVE 12/25	*	112.94		
		1/01/26	7905	202601 320-53800-46002		SVCS AGREE/MAINT 01/26	*	6,792.02		
		1/01/26	7906	202601 320-53800-46002		SVCS AGREE/MAINT 01/26	*	438.76		
PREMIER LANDSCAPE MANAGEMENT									7,343.72	001238
1/27/26	00005	12/31/25	196727	202512 310-51300-31500		SVCS 12/25	*	1,117.50		
BILLING COCHRAN PA									1,117.50	001239
1/27/26	00058	1/05/26	13	202601 310-51300-34000		MGMT FEE 01/26	*	3,536.33		
		1/05/26	13	202601 310-51300-35101		WEBSITE ADMIN 01/26	*	83.33		
		1/05/26	13	202601 310-51300-35100		INFO TECH 01/26	*	83.33		
		1/05/26	13	202601 310-51300-31300		DISSEMINATION AGENT SVCS	*	333.33		
		1/05/26	13	202601 310-51300-42500		COPIES 11/25	*	6.90		
		1/05/26	13	202601 310-51300-42500		COPIES 12/25	*	2.10		
GOVERNMENTAL MANAGEMENT SERVICES									4,045.32	001240

WATE WATERFORD ESTS JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/27/26	00055	1/06/26 7939	202601 320-53800-35000	BROKEN HEAD ACROSS POOL	*	89.42		
		1/21/26 7977	202601 320-53800-46004	MULCH INSTALL 01/26	*	6,900.18		
		2/01/26 7998	202602 320-53800-46002	SVCS AGREE 02/26	*	6,792.02		
		2/01/26 7999	202602 320-53800-46002	SVCS AGREE 02/26	*	438.76		
							PREMIER LANDSCAPE MANAGEMENT	14,220.38 001241
2/03/26	00034	2/02/26 4463	202602 320-53800-46800	LAKE MAINT 02/26	*	850.00		
							ECOTECH ENVIRONMENTAL LLC	850.00 001242
2/03/26	00001	2/01/26 266	202602 320-53800-47000	FIELD SVCS 02/26	*	2,000.00		
		2/01/26 266	202602 310-51300-42000	POSTAGE&DELIVERY 02/26	*	2.96		
							GOVERNMENTAL MANAGEMENT SERVICES	2,002.96 001243
2/03/26	00010	2/02/26 28692	202602 310-51300-32200	AUDIT FYE 09/30/25	*	3,900.00		
							GRAU & ASSOCIATES	3,900.00 001244
2/03/26	00055	2/20/26 8061	202602 320-53800-46004	FURNISH AND INSTALL MULCH	*	6,900.18		
							PREMIER LANDSCAPE MANAGEMENT	6,900.18 001245
2/11/26	00005	1/31/26 197034	202601 310-51300-31500	SVCS 01/26	*	2,230.00		
							BILLING COCHRAN PA	2,230.00 001246
2/11/26	00058	2/01/26 14	202602 310-51300-34000	MGMT FEE 02/26	*	3,536.33		
		2/01/26 14	202602 310-51300-35101	WEBSITE MAINT 11/25	*	83.33		
		2/01/26 14	202602 310-51300-35100	INFO TECH 02/26	*	83.33		
		2/01/26 14	202602 310-51300-31300	DISSEMINATION AGENT 02/26	*	333.33		
		2/01/26 14	202602 310-51300-42000	PRINTING 02/26	*	6.99		
							GOVERNMENTAL MANAGEMENT SERVICES	4,043.31 001247
						TOTAL FOR BANK A	49,578.96	
WATE WATERFORD ESTS JWASSERMAN								

AP300R
*** CHECK NOS. 001234-001247

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

RUN 2/22/26

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						49,578.96	

WATE WATERFORD ESTS JWASSERMAN

AP300R
*** CHECK NOS. 800003-800004

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
WATERFORD ESTATE-GENERAL FUND
BANK Z WELLS FARGO AUTOPAY

RUN 2/22/26

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/31/25	00033	12/09/25 55463-11 SVCS 11/25	202511 320-53800-43000			*	3,434.38	
FPL (AUTO PAY)								3,434.38 800003
1/31/26	00033	1/09/26 55463-12 SVCS 12/25	202512 320-53800-43000			*	3,635.57	
FPL (AUTO PAY)								3,635.57 800004
TOTAL FOR BANK Z							7,069.95	
TOTAL FOR REGISTER							7,069.95	

WATE WATERFORD ESTS JWASSERMAN

SECTION B

Waterford Estates
Community Development District

Unaudited Financial Reporting
January 31, 2026



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Debt Service Fund Series 2006A</u>
4	<hr/>	<u>Month to Month</u>
5	<hr/>	<u>Long Term Debt Report</u>
6	<hr/>	<u>Assessment Receipt Schedule</u>

Waterford Estates
Community Development District
Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Operating Account	\$ 103,585	\$ -	\$ 103,585
Due from General Fund	-	57,882	57,882
Investments:			
State Board of Administration	205,586	-	205,586
Series 2006A			
Reserve A	-	385,988	385,988
Revenue A	-	438,761	438,761
Prepayment A	-	3	3
Deposits	2,715	-	2,715
Total Assets	\$ 311,886	\$ 882,634	\$ 1,194,520
Liabilities:			
Due to Debt Service	\$ 57,882	\$ -	\$ 57,882
Total Liabilities	\$ 57,882	\$ -	\$ 57,882
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,715	\$ -	\$ 2,715
Restricted for:			
Debt Service	-	882,634	882,634
Unassigned	251,289	-	251,289
Total Fund Balances	\$ 254,004	\$ 882,634	\$ 1,136,638
Total Liabilities & Fund Balance	\$ 311,886	\$ 882,634	\$ 1,194,520

Waterford Estates
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 339,996	\$ 203,997	\$ 309,079	\$ 105,081
Interest Income	5,643	1,881	980	(901)
Total Revenues	\$ 345,639	\$ 205,878	\$ 310,059	\$ 104,180
Expenditures:				
<u>General and Administrative:</u>				
Engineering	\$ 11,500	\$ 3,833	\$ -	\$ 3,833
Attorney	24,000	8,000	8,958	(958)
Annual Audit	3,900	1,300	-	1,300
Arbitrage Rebate	600	200	-	200
Dissemination Agent	4,000	1,333	1,333	0
Assessment Roll Administration	5,000	5,000	5,000	-
Trustee Fees	4,352	4,352	4,246	106
Management Fees	42,436	14,145	14,145	0
Information Technology	1,000	333	333	0
Website Maintenance	1,000	333	333	0
Postage and Delivery	500	167	118	49
Insurance General Liability	8,879	8,879	7,895	984
Printing and Binding	500	167	25	142
Legal Advertising	750	250	184	66
Other Current Charges	250	83	372	(289)
Office Supplies	50	17	-	17
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 108,892	\$ 48,568	\$ 43,118	\$ 5,450
<u>Operations and Maintenance</u>				
Electric (for Streetlights)	\$ 38,000	\$ 12,667	\$ 14,140	\$ (1,473)
Grounds Maintenance	84,560	28,187	28,923	(737)
Mulch	-	-	6,900	(6,900)
Irrigation Maintenance	-	-	2,880	(2,880)
Conveyance Ditch	6,600	2,200	1,650	550
Lake Maintenance	10,200	3,400	2,550	850
Mitigation Monitoring	6,500	2,167	1,625	542
Exotic Removal / Landscape Replacement	10,000	3,333	1,993	1,340
Field Management	24,000	8,000	8,000	-
1st Quarter Operating / Contingency	5,000	1,667	1,144	522
Reserves	51,886	17,295	-	17,295
Subtotal Field Expenditures	\$ 236,746	\$ 78,915	\$ 69,805	\$ 9,110
Total Operations and Maintenance	\$ 236,746	\$ 78,915	\$ 69,805	\$ 9,110
Total Expenditures	\$ 345,638	\$ 127,484	\$ 112,924	\$ 14,560
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ 78,395	\$ 197,135	\$ 118,740
Net Change in Fund Balance			\$ 197,135	
Fund Balance - Beginning			\$ 56,869	
Fund Balance - Ending			\$ 254,004	

Waterford Estates
Community Development District
Debt Service Fund Series 2006A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended January 31, 2026

	Adopted Budget	Prorated Budget Through 01/31/26	Actual Through 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 386,025	\$ 231,615	\$ 350,923	\$ 119,308
Interest Income	200	67	7,683	7,616
Total Revenues	\$ 386,225	\$ 231,682	\$ 358,606	\$ 126,924
Expenditures:				
Interest - 11/1	\$ 92,813	\$ 92,813	\$ 92,813	\$ -
Interest - 5/1	92,813	-	-	-
Principal - 5/1	205,000	-	-	-
Total Expenditures	\$ 390,625	\$ 92,813	\$ 92,813	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (4,400)	\$ 138,869	\$ 265,793	\$ 126,924
Net Change in Fund Balance	\$ (4,400)	\$ 138,869	\$ 265,793	\$ 126,924
Fund Balance - Beginning			\$ 616,840	
Fund Balance - Ending			\$ 882,634	

Waterford Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 34,200	\$ 241,836	\$ 33,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309,079
Interest Income	95	18	191	676	-	-	-	-	-	-	-	-	980
Total Revenues	\$ 95	\$ 34,218	\$ 242,027	\$ 33,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310,059
Expenditures:													
<u>General & Administrative:</u>													
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	3,823	1,788	1,118	2,230	-	-	-	-	-	-	-	-	8,958
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	333	333	333	333	-	-	-	-	-	-	-	-	1,333
Assessment Roll Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Trustee Fees	4,246	-	-	-	-	-	-	-	-	-	-	-	4,246
Management Fees	3,536	3,536	3,536	3,536	-	-	-	-	-	-	-	-	14,145
Information Technology	83	83	83	83	-	-	-	-	-	-	-	-	333
Website Maintenance	83	83	83	83	-	-	-	-	-	-	-	-	333
Postage and Delivery	5	34	76	3	-	-	-	-	-	-	-	-	118
Insurance General Liability	7,895	-	-	-	-	-	-	-	-	-	-	-	7,895
Printing and Binding	11	-	2	12	-	-	-	-	-	-	-	-	25
Legal Advertising	-	-	184	-	-	-	-	-	-	-	-	-	184
Other Current Charges	76	131	129	37	-	-	-	-	-	-	-	-	372
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 25,268	\$ 5,988	\$ 5,545	\$ 6,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,118
<u>Operations & Maintenance</u>													
Operations and Maintenance													
Electric (for Streetlights)	\$ 3,434	\$ 3,434	\$ 3,636	\$ 3,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,140
Grounds Maintenance	7,231	7,231	7,231	7,231	-	-	-	-	-	-	-	-	28,923
Mulch	-	-	-	6,900	-	-	-	-	-	-	-	-	6,900
Irrigation Maintenance	731	1,946	113	89	-	-	-	-	-	-	-	-	2,880
Conveyance Ditch	-	1,650	-	-	-	-	-	-	-	-	-	-	1,650
Lake Maintenance	850	850	850	-	-	-	-	-	-	-	-	-	2,550
Mitigation Monitoring	-	1,625	-	-	-	-	-	-	-	-	-	-	1,625
Exotic Removal / Landscape Replacement	344	219	1,430	-	-	-	-	-	-	-	-	-	1,993
Field Management	2,000	2,000	2,000	2,000	-	-	-	-	-	-	-	-	8,000
1st Quarter Operating / Contingency	1,144	-	-	-	-	-	-	-	-	-	-	-	1,144
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 15,735	\$ 18,955	\$ 15,259	\$ 19,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,805
Total Operations & Maintenance	\$ 15,735	\$ 18,955	\$ 15,259	\$ 19,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,805
Total Expenditures	\$ 41,003	\$ 24,944	\$ 20,804	\$ 26,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,924
Excess (Deficiency) of Revenues over Expenditures	\$ (40,908)	\$ 9,275	\$ 221,223	\$ 7,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,135
Net Change in Fund Balance	\$ (40,908)	\$ 9,275	\$ 221,223	\$ 7,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,135

Waterford Estates
Community Development District
Long Term Debt Report

Series 2006 A, Special Assessment Bonds		
Original Amount:	\$5,900,000	
Interest Rate:	5.5%	
Maturity Date:	5/1/2037	
Bonds Outstanding - 9/30/25		\$3,375,000
Less: Principal Payment - 5/1/26		-
Current Bonds Outstanding		\$3,375,000

Waterford Estates
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Charlotte County

Gross Assessments	\$	361,697.49	\$	410,665.00	\$	772,362.49
Net Assessments	\$	339,995.64	\$	386,025.10	\$	726,020.74

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Allocation in %			Total
						Net Receipts	46.83%	53.17%		100.00%
						O&M Portion	Debt Service		
11/06/25	06/01/25-10/31/25	\$ 13,428.94	\$ 537.16	\$ 257.84	\$ -	12,633.95	\$ 5,916.48	\$ 6,717.47	\$ 12,633.95
11/13/25	10/1/25-10/31/25	5,234.33	209.37	100.49	-	4,924.47	2,306.13	2,618.34	4,924.47
11/19/25	11/1/25-11/3/25	10,323.67	412.95	198.22	-	9,712.50	4,548.36	5,164.13	9,712.49
11/26/25	11/4/25-11/10/25	48,638.66	1,945.55	933.86	-	45,759.25	21,429.07	24,330.19	45,759.26
12/04/25	11/11/25-11/17/25	78,554.81	3,142.19	1,508.25	-	73,904.37	34,609.43	39,294.94	73,904.37
12/11/25	11/18/25-11/25/25	429,639.15	17,185.58	8,249.08	-	404,204.49	189,289.03	214,915.46	404,204.49
12/18/25	11/26/25-11/30/25	40,714.65	1,628.59	781.72	-	38,304.34	17,937.93	20,366.41	38,304.34
01/06/26	12/1/25-12/31/25	73,492.81	2,204.78	1,425.76	-	69,862.27	32,716.51	37,145.75	69,862.26
01/15/26	INTEREST	-	-	-	696.00	696.00	325.94	370.06	696.00
TOTAL		\$ 700,027.02	\$ 27,266.16	\$ 13,455.23	\$ 696.00	\$ 660,001.63	\$ 309,078.88	\$ 350,922.75	\$ 660,001.63

90.63%	Percent Collected
\$ 72,335.47	Balance Remaining to Collect