Waterford Estates CDD - Priority Project List

The Project List below was developed by the CDD's management company, Governmental Management Services, with input from the Board. The purpose being to present the residents of Waterford Estates with a list of CDD-owned assets, their maintenance needs and cost for preserving the property value to the community. The list will also be used by the Board to set priorities for execution of the project and for development of the annual budget.

Priority	Name/Description	Projected FY Start Date	Status	Recurring?	Cost	Notes
High	Phase 1 of the 5 Year Stormwater Drain Cleaning Recommendations by the District Engineer	FY27	Planning	Yes, until completed	$ 26,781.00	- District Engineer recommends a 5 year plan to accomplish full stormwater system inspections, cleanings, and necessary repairs - 25% of the system will be completed yearly - Estimated yearly numbers are below * *subject to change* * - Phase 2: $23,133 - Phase 3: $23,708 - Phase 4: $24,305 - Phase 5: $24,655
Medium	Pond 2 Litorral Shelf - Replanting of required permitted aquatic plantings	FY27	Planning	No, one time expense	$ 5,426.00	- Goal is to consider this once the SWFWMD inspection is accepted - Current littoral shelf will be removed of all exotic plantings and then replanting of Spikerush will be done - After planting, EcoTech will monitor plantings and maintain them free of invasive and exotic plant material
Low	Pond 3 Litorral Shelf - Replanting of required permitted aquatic plantings	FY27	Planning	No, one time expense	$ 6,524.00	- Goal is to consider this once pond 2 work is completed and funds are available for project approval - Current littoral shelf will be removed of all exotic plantings and then replanting of Spikerush will be done - After planting, EcoTech will monitor plantings and maintain them free of invasive and exotic plant material
Low	Pond 1 Shoreline plantings	FY28	Planning	No, one time expense	$ 3,425.00	- Installation of spikerush around the shoreline. Ecosystem benefit and a natural shoreline erosion prevention tool.
Low	Inspect inlet riser and aprons	FY28	Planning	No, one time expense	TBD	The engineer will check and document condition of cement around the inlet grate for deteriation amd document the type of cracking and deteriation of the inlet aprons
	Last updated: 11/23/2026					