



***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**

**January 5, 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  
January 5, 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 November 12, 2025 Meeting**
- IV. **Staff Reports**
  - A. District Counsel
  - B. District Engineer
  - C. Field Manager
    1. Report
    2. Consideration of Premier Landscape Management Proposal for Mulch Application & Clean Up
    3. Consideration of Premier Landscape Management Proposal for Exotic Vegetation Removal of Tracts TF-4 & TF-13
    4. Consideration of Premier Landscape Management Proposal for FPL Easement Tree Staking & Vine Removal
    5. Consideration of the RMA GeoLogic Consultants, Inc. Proposal for Pumpage Monitoring & Reporting
    6. Consideration of the RMA GeoLogic Consultants, Inc. Proposal for Staff Gauges for Lakes 2 & 5
    7. Discussion of Wildlife Concerns
- V. **Financial Reports**
  - A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

VI. Supervisor Requests and Audience Comments

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

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 Wednesday, November 12, 2025, at 11:30 a.m. at 7200 Waterford Parkway, Punta Gorda, Florida 33950

Present and constituting a quorum were:

David Bailey  
Judith VanHaaren  
Karen Kimball  
Mike Abair

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jason Greenwood  
Patrick Burgess  
Michael Pawelczyk

District Manager, GMS  
GMS  
District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Burgess called the meeting to order at 11:30 a.m. and called the roll. Four 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  
October 6, 2025 Meeting**

Mr. Burgess presented the minutes from the October 6, 2025 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Bailey seconded by Ms. VanHaaren, with all in favor, the Minutes of the October 6, 2025 Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Counsel**

Mr. Pawelczyk had nothing to report but offered to take questions.

##### **B. District Engineer**

There being no report from the engineer, the next item followed.

##### **C. Field Manager**

Mr. Burgess reviewed the Field Managers Report. He stated there was not much movement since their last meeting. He noted that the Pond 2 plantings were made by EcoTech. He explained that he revisited and did some supplemental plantings. He noted that there should be no issues with their growth, and it should be in compliance now with the permit for that Pond Two. He concluded his report offering to answer any questions. Hearing none, the next item followed.

#### **FIFTH ORDER OF BUSINESS**

#### **Business Items**

##### **A. Consideration of Resolution 2026-01 Amending the Fiscal Year 2025 Budget**

Mr. Greenwood stated this resolution is more of a housekeeping item. He explained that they overspent. He noted that the biggest item was the exotic plant removal, which got increased. He also noted that the landscape contract increased as well. He further explained that for these said items, typically because of their audit, they have to provide a budget amendment by the end of November, November 30, so they don't get wrote up in their audit.

On MOTION by Ms. VanHaaren seconded by Mr. Bailey, with all in favor, Resolution 2026-01 Amending the Fiscal Year 2025 Budget, was approved.

**B. Consideration of Resolution 2026-02 Announcing the Board Seats Up for the November General Election**

Mr. Greenwood stated this item is an administrative item that they are required to do. He noted Seat #2 that is Karen Kimball and Seat #4 that is Mike Abair will be up for general election November 26.

On MOTION by Ms. Kimball seconded by Mr. Abair, with all in favor, Resolution 2026-02 Announcing the Board Seats Up for the November General Election, was approved.

Mr. Pawelczyk explained that the exhibit to that resolution is a notice of qualifying period, which Mr. Greenwood's office will advertise in advance of that qualifying period. The qualifying period is June 8 through June 12. He stated that the incumbent Board members do need to qualify to run for that seat if they are going to do so again.

**C. Consideration of Resolution 2026-03 Authorizing the District Manager with Discretionary Spending Authority**

Mr. Greenwood stated this resolution was brought up during the last meeting. He explained that this item is for emergency case situations. Mr. Pawelczyk stated Mr. Greenwood's office and himself worked on this resolution, and it gives Mr. Greenwood the authority and he can designate Mr. Burgess to make an expenditure to a particular service provider up to a certain amount, provided that amount is covered in the budget. He added that it would be up to the Board to determine. He also explained that the other thing this resolution does is it allows the Chairman to make an expenditure. He noted that the Chairman would still need to get the approval of the District manager to make an expenditure. He further explained that one of the reasons they put that in there is to protect and have checks and balances on their spending, but it requires the chair to at least contact the District manager to make sure it's budgeted. He added that it is really the District manager that has that authority, which they have under their contract. He noted that the final thing is if there's an emergency. After discussion, the Board decided to approve Resolution 2026-03 subject to \$1,000 and \$2,500 for Emergency Expenditures and Ratification of the Expenditures.

On MOTION by Mr. Bailey seconded by Ms. Kimball, with all in favor, Resolution 2026-03 Authorizing the District Manager with Discretionary Spending Authority Subject to \$1,000 and \$2,500 for Emergency Expenditures and Ratification of the Expenditures, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Financial Reports**

#### **D. Approval of Check Run Summary**

#### **E. Acceptance of Unaudited Financials**

Mr. Greenwood asked for a motion to approve the check run summary.

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

## **SEVENTH ORDER OF BUSINESS**

### **Supervisors Requests and Audience Comments**

Resident (Wayne) commented that it was his understanding that the responsibilities of the CDD were going to be shrinking, and the HOA was going to be taking over roads and certain responsibilities, which as a result, the fees for CDD would go down and the HOA fees would go up. He explained, however, that he got his tax quote and the CDD went up \$200 to \$300 for next year. He questioned why. The response was that the reason there was never a decrease in CDD funds or requirements is because they did not fund any reserves for repair of the roads. It was also explained that the reason they see it going up in their HOA fees is because the HOA is required to have a reserve fund for repairing the roads. It was also clarified that they never discussed decreasing, they just did not want to increase it. Resident Wayne stated that it was discussed at an HOA meeting, and they were told that it would be decreasing. It was also noted that the increase they are seeing is for all the maintenance that the CDD has to do within this property and it's not the CDD overall. It was explained that the maintenance part of it is not part of their bond that they pay for the infrastructure.

A Supervisor reminded the Board of the ethics training that is required to be completed by December 31.

**EIGHTH ORDER OF BUSINESS**

**Next Board Meeting is  
Scheduled for January 5, 2025  
at 11:00 a.m.**

Mr. Burgess stated the next Board meeting is scheduled for January 5, 2025 at 11:00 a.m.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Burgess asked for a motion to adjourn this meeting.

On MOTION by Ms. VanHaaren seconded by Ms. Kimball, with all in favor, the meeting was adjourned at 12:06 p.m.
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\_\_\_\_\_  
Secretary / Assistant Secretary

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

# SECTION IV

# SECTION C



# SECTION 2



## Proposal #5907

Date: 10/28/2025

PO #

### Customer:

Waterford Estates CDD  
Waterford Parkway  
Punta Gorda, FL 33950

### Property:

Waterford Estates CDD  
Waterford Parkway  
Punta Gorda, FL 33950

## Mulch Installation Waterford Parkway

### Services Billed Upon Completion

Description of Services	Cost per Occ.
Tree Mulch Install	\$8,907.38
Entrance Mulch Install	\$4,892.98
<b>Total</b>	<b>\$13,800.36</b>

## Services

### Tree Mulch Install

- Bed Preparation
  - Clean all mulch beds and remove debris, weeds, and excess soil buildup.
  - Hard-edge the perimeter of all defined mulch beds for a crisp appearance.
  - Remove all existing Muhly Grass plants from tree rings.
  - Spray area with Ranger Pro and Diquat.
- Tree Rings and Bed Areas
  - Includes 60 Oak Trees, 6 Royal Poinciana Trees, and 9 Coconut Palm Trees.
  - Mulch to be installed in all tree rings after preparation.
  - A total of 5 long mulch beds will be cleaned, edged, and mulched.
- Mulch Installation
  - Furnish and install 500 bags (2 CF each) of Coco Brown Mulch.
  - Apply mulch to a uniform depth of approximately 2 inches across all designated

areas.

- Ensure mulch is pulled back slightly from tree trunks and plant bases to prevent rot.
- Cleanup
  - Remove and dispose of all debris, old mulch, and removed Muhly Grass from site.
  - Leave all areas neat and free of debris upon completion.

Notes:

- Refer to project maps/drawings for exact bed and tree ring locations.
- All materials and workmanship shall meet industry standards.

### **Entrance Mulch Install**

- - Bed Preparation

    - Clean all mulch beds and remove debris, weeds, and excess soil buildup.
    - Hard-edge the perimeter of all defined mulch beds for a crisp appearance.
    - Spray area with Ranger Pro and Diquat.
  - Mulch Installation
    - Furnish and install 396 bags (2 CF each) of Coco Brown Mulch.
    - Apply mulch to a uniform depth of approximately 2 inches across all designated areas.
    - Ensure mulch is pulled back slightly from tree trunks and plant bases to prevent rot.
  - Cleanup
    - Remove and dispose of all debris, old mulch from site.
    - Leave all areas neat and free of debris upon completion.

Notes:

- Refer to project maps/drawings for exact bed locations.
- All materials and workmanship shall meet industry standards.

## Terms & Conditions

1. It is agreed by both parties that all work performed under the terms of this service agreement shall be performed on a routine schedule sensitive to the overall needs of the property. It is further understood that all work shall be performed in a professional manner in accordance with generally accepted horticulture principles.
2. *Florida Landscape Management Companies, Inc. dba Premier Landscape Management* (the "**Contractor**") shall furnish, upon request, evidence of general liability insurance in the amount of \$ 2,000,000, property damage insurance and Workman's Compensation insurance. The contractor shall maintain all licenses and permits pursuant to requirements established by applicable governing authorities.
3. The **Contractor** shall comply with all applicable provisions of the Equal Employment Opportunity Act, Executive Order 11246 of 9-24-65, the Americans with Disabilities Act and all other equal opportunity employment legislation.
4. It is expressly understood that the **Contractor** shall assume no responsibility nor liability for personal injury or property damage resulting from an accumulation of water, falling limbs, leaves or other debris on walkways, sidewalks, curbs and all other paved or grassy surfaces between scheduled visits by maintenance crews. Further, the **Contractor** shall not be liable for any consequential or incidental damages which may be sustained by the owner arising out of or from the **Contractor's** services.
5. The **Contractor** shall reimburse Owner for damages to personal or real property occurring as a direct result of negligent contractor activity. Reimbursement shall occur only if the Owner had previously taken the necessary steps to reasonably protect such damage. Notification of damage must be made to the **Contractor** in a timely manner and the **Contractor** shall be provided an opportunity to inspect and, if possible, repair the damage.
6. This agreement may be cancelled by either party by giving no less than thirty (30) days prior written notice. If notice is not given thirty (30) days prior to the first of the month contractor shall be entitled to the total monthly installment.
7. All amounts billed by the **Contractor** shall be payable on receipt and shall accrue interest at the rate of eighteen percent (18%) per annum beginning fifteen (15) days FROM THE DATE ON THE BILL FOR SERVICE. **All sums due the Contractor shall be due and payable in Charlotte County Florida at its address set forth below.**
8. *Attorneys' Fees and Costs.* In the event that it is necessary for either party to this Agreement to bring suit to enforce any provision hereof or for damages on account of any breach of this Agreement or of any warranty, covenant, condition, requirement, or obligation contained herein, the prevailing party in any such litigation, including appeals, will be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and reasonable attorneys' fees costs due to it.
9. *Recoverable Costs.* The reasonable costs that the **Contractor** shall be entitled to recover pursuant to this Agreement shall include any costs that are taxable pursuant to any applicable statute, rule, or guideline (including, but not limited to, the Statewide Uniform Guidelines for Taxation of Costs), as well as costs not taxable thereunder. Such recoverable costs shall specifically include, but not be limited to, 1) costs of investigation; 2) costs of copying documents and other materials, whether for discovery, filing with the court, internal review, or any other purpose; 3) costs for electronic discovery; 4) Westlaw, Lexis Nexis, or other electronic research service charges; 5) telephone charges; 6) mailing, commercial delivery service, and courier charges; 7) travel expenses, whether for investigation, depositions, hearings, trial, or any other purpose; 8) information technology support charges; 9) any and all consultant or expert witness fees, whether or not such fees are incurred in connection with a court-ordered report or testimony at a deposition, hearing, or trial; court reporter and transcript fees, whether for deposition, trial, or an evidentiary or non-evidentiary hearing; 11) mediator fees; and 12) any other reasonable cost incurred in connection with the dispute.
10. Service agreements shall remain in-effect for Two Years, (24-months).
11. THESE GENERAL CONDITIONS SHALL BE INCORPORATED BY REFERENCE INTO ANY INVOICE FOR SERVICES SUBMITTED BY THE **CONTRACTOR**.
12. This agreement shall be cancelable for cause. In the event contractor becomes deficient in Service's based on acceptable industry standards and this agreement. Client agrees to notify contractor in writing by certified mail, this agreement shall be terminated thirty (30) days from that date.
13. Client Agrees to reimburse **Contractor** for services provided during the contract period and **not** fully paid for with the monthly installment plan.
14. The **Contractor** is not responsible for unmarked utilities of any kind.
15. The **Contractor** installed plant material, workmanship and hardscapes are guaranteed for 60 days. Palms & trees are guaranteed for 180 days. All guarantees/warranties are void if not properly cared for, irrigated, or damaged by weather, vandalism, or acts of God. The **Contractor** does not warranty transplanted material.
16. If required, homeowners must provide the **Contractor** written approval from their association and or local city/municipality before any work is to begin.
17. *Tree Removal:* Homeowner/association must apply for and post any required permits from the requiring municipalities. For the City of Punta Gorda, <https://www.ci.punta-gorda.fl.us/i-want-to/apply-for/tree-removal-permit>. For Charlotte County, <https://www.charlottecountyfl.gov/core/fileparse.php/363/urlt/Tree-Permit-Application.pdf>. For Sarasota County,

<https://www.scgov.net/home/showpublisheddocument/34284/636843751802330000>. For the City of North Port,  
<https://www.northportfl.gov/home/showpublisheddocument/25208/637963240765900000>. For Lee County,  
<https://www.leegov.com/dcd/Documents/ES/Apps/VEG.pdf>.

18. *Construction/Project Payment Terms: A deposit may be required. Payment is required upon completion of project.*

By  \_\_\_\_\_

**Jordon Babbie**

Date 10/28/2025 \_\_\_\_\_

**Premier Landscape Management**

By \_\_\_\_\_

Date \_\_\_\_\_

**Waterford Estates CDD**

# SECTION 3

**Customer:**

Waterford Estates CDD  
Waterford Parkway  
Punta Gorda, FL 33950

**Property:**

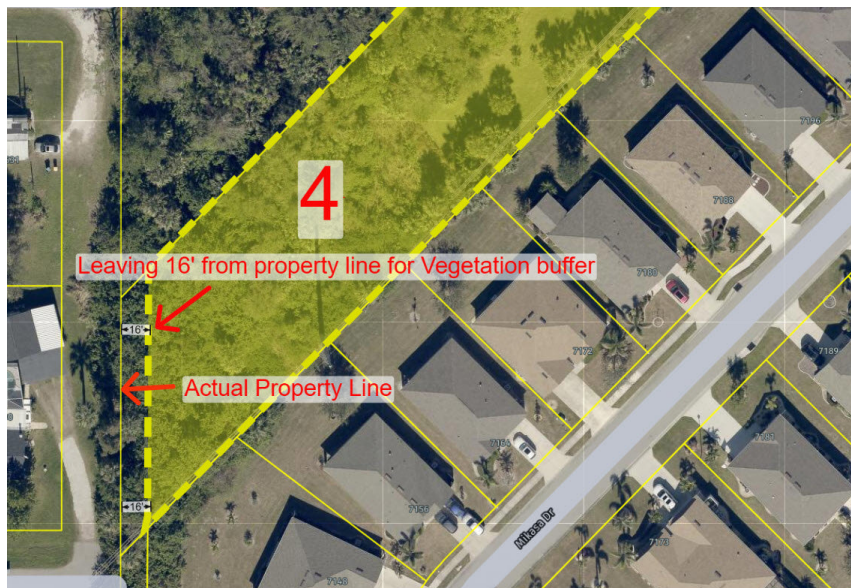
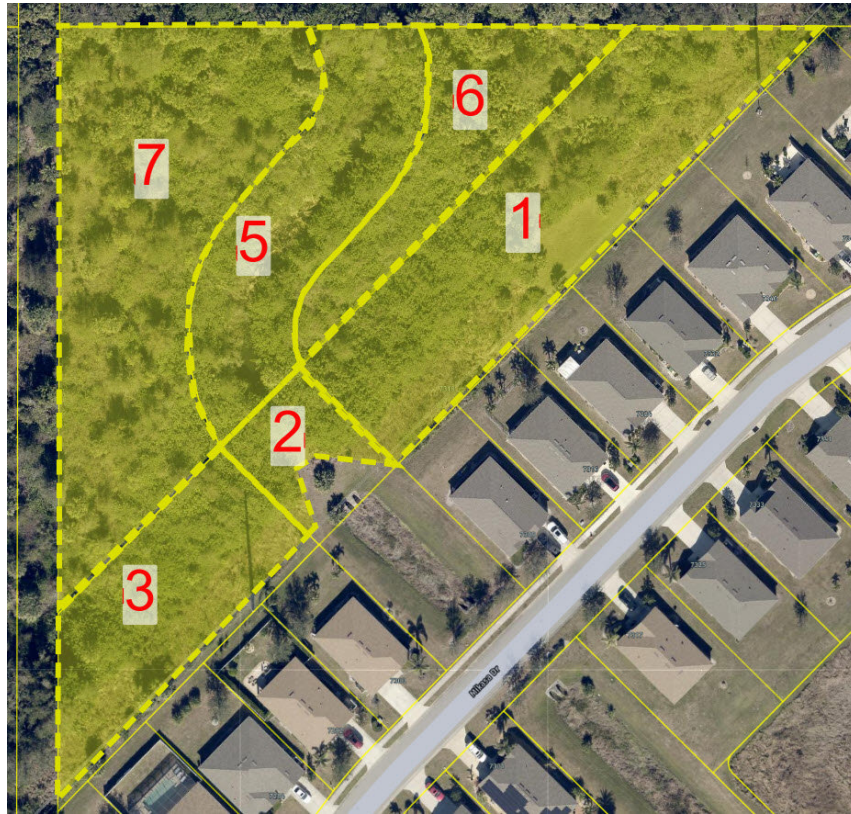
Waterford Estates CDD  
Waterford Parkway  
Punta Gorda, FL 33950

**Vegetation Removal 2026 TF-4 & TF-13**

The project shall be performed in a single, continuous mobilization and may not be phased or divided. The pricing provided is based on completion of the work in one mobilization, and any division or separation of the project scope may result in revised pricing.







#### Services Billed Upon Completion

Description of Services	Cost per Occ.
Vegetation Removal 1-2-3 (TF-4)	\$4,318.20
Vegetation Removal 4 (TF-4)	\$3,518.20
Vegetation Removal 5-6-7 (TF-13)	\$4,750.02
<b>Total</b>	<b>\$12,586.42</b>



### **Vegetation Removal 1-2-3 (TF-4)**

- The proposed work area, as delineated on the provided plans and maps, will be cleared utilizing a skid-steer loader equipped with a forestry mulching attachment. Mechanical mulching will be conducted within the limits of work to reduce existing vegetation to ground level.
- Protected vegetation, including Sabal palmetto (sabal palm) and oak species (*Quercus* spp.), will be clearly identified in the field prior to commencement of work and will be excluded from mulching activities. Care will be taken to avoid damage to preserved vegetation during all operations. All other non-protected vegetation within the designated area will be mulched in place.
- In conjunction with mechanical clearing operations, a trained applicator will perform selective herbicide treatment using a backpack sprayer. Triclopyr will be applied using a cut-stump application method to Brazilian pepper (*Schinus terebinthifolius*) immediately following cutting. Herbicide application will occur within five (5) minutes of stump exposure to maximize absorption and effectively limit resprouting and regrowth.
- All herbicide applications will be conducted by personnel in accordance with the EPA-approved product label, Florida Department of Agriculture and Consumer Services (FDACS) regulations, and applicable Best Management Practices (BMPs). Herbicide use will be limited to target species only, and application will be performed in a manner that minimizes off-target impacts.

### **Vegetation Removal 4 (TF-4)**

- The proposed work area, as delineated on the provided plans and maps, will be cleared utilizing a skid-steer loader equipped with a forestry mulching attachment. Mechanical mulching will be conducted within the limits of work to reduce existing vegetation to ground level.
- Protected vegetation, including Sabal palmetto (sabal palm) and oak species (*Quercus* spp.), will be clearly identified in the field prior to commencement of work and will be excluded from mulching activities. Care will be taken to avoid damage to preserved vegetation during all operations. All other non-protected vegetation within the designated area will be mulched in place.
- In conjunction with mechanical clearing operations, a trained applicator will perform selective herbicide treatment using a backpack sprayer. Triclopyr will be applied using a cut-stump application method to Brazilian pepper (*Schinus terebinthifolius*) immediately following cutting. Herbicide application will occur within five (5) minutes of stump exposure to maximize absorption and effectively limit resprouting and regrowth.
- All herbicide applications will be conducted by personnel in accordance with the EPA-approved product label, Florida Department of Agriculture and Consumer Services (FDACS) regulations, and applicable Best Management Practices (BMPs). Herbicide use will be limited to target species only, and application will be performed in a manner that minimizes off-target impacts.

#### **Vegetation Removal 5-6-7 (TF-13)**

- The proposed work area, as delineated on the provided plans and maps, will be cleared utilizing a skid-steer loader equipped with a forestry mulching attachment. Mechanical mulching will be conducted within the limits of work to reduce existing vegetation to ground level.
- Protected vegetation, including Sabal palmetto (sabal palm) and oak species (*Quercus* spp.), will be clearly identified in the field prior to commencement of work and will be excluded from mulching activities. Care will be taken to avoid damage to preserved vegetation during all operations. All other non-protected vegetation within the designated area will be mulched in place.
- In conjunction with mechanical clearing operations, a trained applicator will perform selective herbicide treatment using a backpack sprayer. Triclopyr will be applied using a cut-stump application method to Brazilian pepper (*Schinus terebinthifolius*) immediately following cutting. Herbicide application will occur within five (5) minutes of stump exposure to maximize absorption and effectively limit resprouting and regrowth.
- All herbicide applications will be conducted by personnel in accordance with the EPA-approved product label, Florida Department of Agriculture and Consumer Services (FDACS) regulations, and applicable Best Management Practices (BMPs). Herbicide use will be limited to target species only, and application will be performed in a manner that minimizes off-target impacts.

## Terms & Conditions

1. It is agreed by both parties that all work performed under the terms of this service agreement shall be performed on a routine schedule sensitive to the overall needs of the property. It is further understood that all work shall be performed in a professional manner in accordance with generally accepted horticulture principles.
2. *Florida Landscape Management Companies, Inc. dba Premier Landscape Management* (the “**Contractor**”) shall furnish, upon request, evidence of general liability insurance in the amount of \$ 2,000,000, property damage insurance and Workman’s Compensation insurance. The contractor shall maintain all licenses and permits pursuant to requirements established by applicable governing authorities.
3. The **Contractor** shall comply with all applicable provisions of the Equal Employment Opportunity Act, Executive Order 11246 of 9-24-65, the Americans with Disabilities Act and all other equal opportunity employment legislation.
4. It is expressly understood that the **Contractor** shall assume no responsibility nor liability for personal injury or property damage resulting from an accumulation of water, falling limbs, leaves or other debris on walkways, sidewalks, curbs and all other paved or grassy surfaces between scheduled visits by maintenance crews. Further, the **Contractor** shall not be liable for any consequential or incidental damages which may be sustained by the owner arising out of or from the **Contractor’s** services.
5. The **Contractor** shall reimburse Owner for damages to personal or real property occurring as a direct result of negligent contractor activity. Reimbursement shall occur only if the Owner had previously taken the necessary steps to reasonably protect such damage. Notification of damage must be made to the **Contractor** in a timely manner and the **Contractor** shall be provided an opportunity to inspect and, if possible, repair the damage.
6. This agreement may be cancelled by either party by giving no less than thirty (30) days prior written notice. If notice is not given thirty (30) days prior to the first of the month contractor shall be entitled to the total monthly installment.
7. All amounts billed by the **Contractor** shall be payable on receipt and shall accrue interest at the rate of eighteen percent (18%) per annum beginning fifteen (15) days FROM THE DATE ON THE BILL FOR SERVICE. **All sums due the Contractor shall be due and payable in Charlotte County Florida at its address set forth below.**
8. *Attorneys’ Fees and Costs.* In the event that it is necessary for either party to this Agreement to bring suit to enforce any provision hereof or for damages on account of any breach of this Agreement or of any warranty, covenant, condition, requirement, or obligation contained herein, the prevailing party in any such litigation, including appeals, will be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and reasonable attorneys’ fees costs due to it.
9. *Recoverable Costs.* The reasonable costs that the **Contractor** shall be entitled to recover pursuant to this Agreement shall include any costs that are taxable pursuant to any applicable statute, rule, or guideline (including, but not limited to, the Statewide Uniform Guidelines for Taxation of Costs), as well as costs not taxable thereunder. Such recoverable costs shall specifically include, but not be limited to, 1) costs of investigation; 2) costs of copying documents and other materials, whether for discovery, filing with the court, internal review, or any other purpose; 3) costs for electronic discovery; 4) Westlaw, Lexis Nexis, or other electronic research service charges; 5) telephone charges; 6) mailing, commercial delivery service, and courier charges; 7) travel expenses, whether for investigation, depositions, hearings, trial, or any other purpose; 8) information technology support charges; 9) any and all consultant or expert witness fees, whether or not such fees are incurred in connection with a court-ordered report or testimony at a deposition, hearing, or trial; court reporter and transcript fees, whether for deposition, trial, or an evidentiary or non- evidentiary hearing; 11) mediator fees; and 12) any other reasonable cost incurred in connection with the dispute.
10. Service agreements shall remain in-effect for Two Years, (24-months).
11. THESE GENERAL CONDITIONS SHALL BE INCORPORATED BY REFERENCE INTO ANY INVOICE FOR SERVICES SUBMITTED BY THE **CONTRACTOR**.
12. This agreement shall be cancelable for cause. In the event contractor becomes deficient in Service’s based on acceptable industry standards and this agreement. Client agrees to notify contractor in writing by certified mail, this agreement shall be terminated thirty (30) days from that date.
13. Client Agrees to reimburse **Contractor** for services provided during the contract period and **not** fully paid for with the monthly installment plan.
14. The **Contractor** is not responsible for unmarked utilities of any kind.
15. The **Contractor** installed plant material, workmanship and hardscapes are guaranteed for 60 days. Palms & trees are guaranteed for 180 days. All guarantees/warranties are void if not properly cared for, irrigated, or damaged by weather, vandalism, or acts of God. The **Contractor** does not warranty transplanted material.
16. If required, homeowners must provide the **Contractor** written approval from their association and or local city/municipality before any work is to begin.
17. *Tree Removal:* Homeowner/association must apply for and post any required permits from the requiring municipalities. For the City of Punta Gorda, <https://www.ci.punta-gorda.fl.us/i-want-to/apply-for/tree-removal-permit>. For Charlotte County, <https://www.charlottecountyfl.gov/core/fileparse.php/363/urlt/Tree-Permit-Application.pdf>. For Sarasota County,

<https://www.scgov.net/home/showpublisheddocument/34284/636843751802330000>. For the City of North Port,  
<https://www.northportfl.gov/home/showpublisheddocument/25208/637963240765900000>. For Lee County,  
<https://www.leegov.com/dcd/Documents/ES/Apps/VEG.pdf>.

18. *Construction/Project Payment Terms: A deposit may be required. Payment is required upon completion of project.*

By  \_\_\_\_\_

**Jordon Babbie**

Date 12/16/2025 \_\_\_\_\_

**Premier Landscape Management**

By \_\_\_\_\_

Date \_\_\_\_\_

**Waterford Estates CDD**

# SECTION 4



## Proposal #6227

Date: 12/16/2025

PO #

### Customer:

Waterford Estates CDD  
Waterford Parkway  
Punta Gorda, FL 33950

### Property:

Waterford Estates CDD  
Waterford Parkway  
Punta Gorda, FL 33950

## Stake & Straighten Red Cedars

### Services Billed Upon Completion

Description of Services	Cost per Occ.
Stake Vegetation/Tree East Side Waterford Parkway	\$3,736.85
<b>Total</b>	<b>\$3,736.85</b>

## Services

### Stake Vegetation/Tree East Side Waterford Parkway

#### Scope of Work – Stake & Straighten Red Cedars

##### Description:

Straighten and brace specified Red Cedar trees with support framing and remove invasive vine material and roots where noted. Remove and treat Brazilian pepper clumps west of Waterford Parkway.

#### 1. Red Cedar Straightening & Support

Each Red Cedar that has been identified in the field will be straightened and secured using three (3) 2x4 support braces to maintain vertical alignment.

#### 2. Vine Removal

Where indicated, vine material will be completely removed from the base and trunk of Red Cedars. Root material associated with the vines will be pulled from the ground to minimize regrowth.

#### East of Waterford Parkway

- 4 - Red Cedars to be straightened and staked.
- 2 - Red Cedars to have vine material removed and roots extracted.

#### West of Waterford Parkway

- 7 - Red Cedars to be straightened and staked.
- 7 - Red Cedars to have vine material removed and roots extracted.

#### Mikasa Side of Easement

- 3 - Red Cedars to be straightened and staked.
- 3 - Red Cedars to have vine material removed and roots extracted.

### **3. Brazilian Pepper Removal & Treatment (West of Waterford Parkway)**

- 5 - Brazilian pepper clumps to be removed.
- After cutting, apply triclopyr herbicide immediately to the cut surface to enhance absorption and minimize regrowth.

### **4. Vine Removal Sable Palm's (West of Waterford Parkway)**

- 2- Sable Palm Clumps to have the vine material removed and roots extracted.
- 2- Sable Palm Clumps to have Boots removed and cleaned only of Sable Palms facing East Lenox homes.

## Terms & Conditions

1. It is agreed by both parties that all work performed under the terms of this service agreement shall be performed on a routine schedule sensitive to the overall needs of the property. It is further understood that all work shall be performed in a professional manner in accordance with generally accepted horticulture principles.
2. *Florida Landscape Management Companies, Inc. dba Premier Landscape Management* (the "**Contractor**") shall furnish, upon request, evidence of general liability insurance in the amount of \$ 2,000,000, property damage insurance and Workman's Compensation insurance. The contractor shall maintain all licenses and permits pursuant to requirements established by applicable governing authorities.
3. The **Contractor** shall comply with all applicable provisions of the Equal Employment Opportunity Act, Executive Order 11246 of 9-24-65, the Americans with Disabilities Act and all other equal opportunity employment legislation.
4. It is expressly understood that the **Contractor** shall assume no responsibility nor liability for personal injury or property damage resulting from an accumulation of water, falling limbs, leaves or other debris on walkways, sidewalks, curbs and all other paved or grassy surfaces between scheduled visits by maintenance crews. Further, the **Contractor** shall not be liable for any consequential or incidental damages which may be sustained by the owner arising out of or from the **Contractor's** services.
5. The **Contractor** shall reimburse Owner for damages to personal or real property occurring as a direct result of negligent contractor activity. Reimbursement shall occur only if the Owner had previously taken the necessary steps to reasonably protect such damage. Notification of damage must be made to the **Contractor** in a timely manner and the **Contractor** shall be provided an opportunity to inspect and, if possible, repair the damage.
6. This agreement may be cancelled by either party by giving no less than thirty (30) days prior written notice. If notice is not given thirty (30) days prior to the first of the month contractor shall be entitled to the total monthly installment.
7. All amounts billed by the **Contractor** shall be payable on receipt and shall accrue interest at the rate of eighteen percent (18%) per annum beginning fifteen (15) days FROM THE DATE ON THE BILL FOR SERVICE. **All sums due the Contractor shall be due and payable in Charlotte County Florida at its address set forth below.**
8. *Attorneys' Fees and Costs.* In the event that it is necessary for either party to this Agreement to bring suit to enforce any provision hereof or for damages on account of any breach of this Agreement or of any warranty, covenant, condition, requirement, or obligation contained herein, the prevailing party in any such litigation, including appeals, will be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and reasonable attorneys' fees costs due to it.
9. *Recoverable Costs.* The reasonable costs that the **Contractor** shall be entitled to recover pursuant to this Agreement shall include any costs that are taxable pursuant to any applicable statute, rule, or guideline (including, but not limited to, the Statewide Uniform Guidelines for Taxation of Costs), as well as costs not taxable thereunder. Such recoverable costs shall specifically include, but not be limited to, 1) costs of investigation; 2) costs of copying documents and other materials, whether for discovery, filing with the court, internal review, or any other purpose; 3) costs for electronic discovery; 4) Westlaw, Lexis Nexis, or other electronic research service charges; 5) telephone charges; 6) mailing, commercial delivery service, and courier charges; 7) travel expenses, whether for investigation, depositions, hearings, trial, or any other purpose; 8) information technology support charges; 9) any and all consultant or expert witness fees, whether or not such fees are incurred in connection with a court-ordered report or testimony at a deposition, hearing, or trial; court reporter and transcript fees, whether for deposition, trial, or an evidentiary or non-evidentiary hearing; 11) mediator fees; and 12) any other reasonable cost incurred in connection with the dispute.
10. Service agreements shall remain in-effect for Two Years, (24-months).
11. THESE GENERAL CONDITIONS SHALL BE INCORPORATED BY REFERENCE INTO ANY INVOICE FOR SERVICES SUBMITTED BY THE **CONTRACTOR**.
12. This agreement shall be cancelable for cause. In the event contractor becomes deficient in Service's based on acceptable industry standards and this agreement. Client agrees to notify contractor in writing by certified mail, this agreement shall be terminated thirty (30) days from that date.
13. Client Agrees to reimburse **Contractor** for services provided during the contract period and **not** fully paid for with the monthly installment plan.
14. The **Contractor** is not responsible for unmarked utilities of any kind.
15. The **Contractor** installed plant material, workmanship and hardscapes are guaranteed for 60 days. Palms & trees are guaranteed for 180 days. All guarantees/warranties are void if not properly cared for, irrigated, or damaged by weather, vandalism, or acts of God. The **Contractor** does not warranty transplanted material.
16. If required, homeowners must provide the **Contractor** written approval from their association and or local city/municipality before any work is to begin.
17. *Tree Removal:* Homeowner/association must apply for and post any required permits from the requiring municipalities. For the City of Punta Gorda, <https://www.ci.punta-gorda.fl.us/i-want-to/apply-for/tree-removal-permit>. For Charlotte County, <https://www.charlottecountyfl.gov/core/fileparse.php/363/urlt/Tree-Permit-Application.pdf>. For Sarasota County,



<https://www.scgov.net/home/showpublisheddocument/34284/636843751802330000>. For the City of North Port,  
<https://www.northportfl.gov/home/showpublisheddocument/25208/637963240765900000>. For Lee County,  
<https://www.leegov.com/dcd/Documents/ES/Apps/VEG.pdf>.

18. *Construction/Project Payment Terms: A deposit may be required. Payment is required upon completion of project.*

By  \_\_\_\_\_

**Jordon Babbie**

Date 12/16/2025 \_\_\_\_\_

**Premier Landscape Management**

By \_\_\_\_\_

Date \_\_\_\_\_

**Waterford Estates CDD**

# SECTION 5

September 11, 2025

Jason Greenwood  
Waterford Estates Community Development District  
4530 Eagle Falls Pl  
Tampa, FL 33619

and

Ana Shapiro, CAM  
Waterford Estates Community Association  
7200 Waterford Parkway  
Punta Gorda, FL 33950

Re: SWFWMD Water Use Permit — Pumpage Monitoring and Reporting  
Waterford Estates Community Development District

Dear Mr. Greenwood & Ms. Shapiro:

RMA GeoLogic Consultants, Inc. (RMA) is pleased to provide this proposal for hydrogeological consulting services to Waterford Estates Community Development District for conducting the monthly pumpage and surface water level collection and reporting for Waterford Estates. This reporting is required by Limiting Condition #23 of the Southwest Florida Water Management District (SWFWMD) irrigation water use permit (permit # 20020378).

The monitoring program currently consists of monthly readings of totalizer flowmeters for two surface water pumps, two augmentation wells, and water levels in the two supply lakes. The totalizer readings will be recorded by RMA personnel monthly and submitted to the SWFWMD through its web portal.

The proposed cost for the monthly pumpage collection and reporting is \$350 per month to be billed quarterly at \$1,050. This new rate shall be effective October 1, 2025. This contract may be terminated by either party in writing (via email) with 30 days notice.

Do not hesitate to call me at 239-699-1303 or email ([dwayne@rma-geologic.com](mailto:dwayne@rma-geologic.com)) should you have any questions or comments regarding any aspect of this matter. If this proposal is acceptable, please sign the attached Authorization form, scan, email it back to us, and retain the original for your records.

Sincerely,

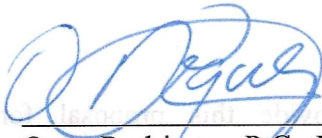
Donald W. Mayne  
Vice President

**PROJECT AUTHORIZATION FOR  
WATERFORD  
WATER USE PERMIT #20020378  
MONTHLY MONITORING AND REPORTING**

This Agreement authorizes RMA GeoLogic Consultants, Inc. to provide hydrogeologic consulting services as described in the attached letter proposal dated September 11, 2025. Billings will be made on a monthly basis. Payment is to be made within 30 days of the invoice date and late invoices may be charged at a rate of 1.5% per month beyond 30 days. In the event it becomes necessary to retain attorneys to collect any amounts owed under this contract, RMA GeoLogic Consultants, Inc. shall be entitled to all costs plus a reasonable attorney's fee.

This authorization constitutes a legal contract under the laws of the State of Florida. The undersigned parties have reviewed this document and agree to the scope of services to be provided and all terms of the contract. Please sign, scan, and email it back to RMA as our authorization to continue with the monitoring program.

RMA GeoLogic Consultants, Inc.



Omar Rodriguez, P.G., P.E.  
President

September 11, 2025

Date

Waterford Estates Community Development District  
Waterford Estates Community Association

Kathy Jacobson, President WECA

Date

# SECTION 6



**RMA**  
GeoLogic Consultants, Inc.

3401 SE 15th Place  
Cape Coral, FL 33904

Office: (239) 415-1818 Fax: (239) 415-1919

[www.rma-geologic.com](http://www.rma-geologic.com) [info@rma-geologic.com](mailto:info@rma-geologic.com)

September 12, 2025

Jason Greenwood  
Waterford Estates Community Development District  
4530 Eagle Falls Pl  
Tampa, FL 33619

and

Ana Shapiro, CAM  
Waterford Estates Community Association  
7200 Waterford Parkway  
Punta Gorda, FL 33950

Re: Staff Gauges for Lakes 2 and 5

Dear Mr. Greenwood & Ms. Shapiro:

RMA GeoLogic Consultants, Inc. (RMA) has been performing hydrogeological consulting services to Waterford Estates Community Development District since 2021. As part of this monthly monitoring, we collect lake levels in Lakes 2 and 5 that are used for irrigating the community. The markings from the staff gauges were initially somewhat readable during the beginning of our data collection and have essentially worn off since. We are requesting the community replace the staff gauges. If the community desires RMA to perform the task, we can perform the requested staff gauge replacement for a one-time fee of \$800.

Do not hesitate to call me at 239-699-1303 or email ([dmayne@rma-geologic.com](mailto:dmayne@rma-geologic.com)) should you have any questions or comments regarding any aspect of this matter.

If the Waterford Community desires RMA's assistance with the staff gauge replacement, please sign the attached Authorization form, scan, email it back to us, and retain the original for your records.

Sincerely,

Donald W. Mayne  
Vice President

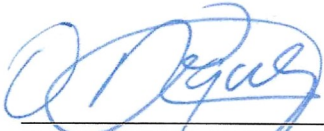


**PROJECT AUTHORIZATION FOR  
WATERFORD STAFF GAUGE REPLACEMENTS**

This Agreement authorizes RMA GeoLogic Consultants, Inc. to provide hydrogeologic consulting services as described in the attached letter proposal dated September 12, 2025. Billings will be made on a monthly basis. Payment is to be made within 30 days of the invoice date and late invoices may be charged at a rate of 1.5% per month beyond 30 days. In the event it becomes necessary to retain attorneys to collect any amounts owed under this contract, RMA GeoLogic Consultants, Inc. shall be entitled to all costs plus a reasonable attorney's fee.

This authorization constitutes a legal contract under the laws of the State of Florida. The undersigned parties have reviewed this document and agree to the scope of services to be provided and all terms of the contract. Please sign, scan, and email it back to RMA as our authorization to continue with the monitoring program.

RMA GeoLogic Consultants, Inc.



Omar Rodriguez, P.G., P.E.  
President

September 12, 2025

Date

Waterford Estates Community Development District  
Waterford Estates Community Association

Kathy Jacobson, President WECA

Date

---

**RE: Waterford Staff Guage Replacements**

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**From** dmayne@rma-geologic.com <dmayne@rma-geologic.com>

**Date** Wed 9/17/2025 1:07 PM

**To** 'Kathy Jacobsen' <wecapg.pres@gmail.com>

The gauge I am looking at is 7" wide fiberglass recording from 1' to 5'. There are some models that are ceramic plated steel but I would worry about them cracking and rusting out. The least expensive was on Amazon with no specifications page or warranty. I found the same thing for double the price in the Forestry Resources catalog with only 1 year warranty. I could find no gauges with any kind of official specs pages.

Donald W. Mayne

Vice President

**RMA GeoLogic Consultants, Inc.**

3401 SE 15<sup>th</sup> Place

Cape Coral, FL 33904

(239) 699-1303

---

**From:** Kathy Jacobsen <wecapg.pres@gmail.com>

**Sent:** Tuesday, September 16, 2025 7:27 AM

**To:** dmayne@rma-geologic.com

**Subject:** Re: Waterford Staff Guage Replacements

Don

I have shared the estimate for the replacement of the guage with the CDD. They would like to see a specification sheet(s) manufacturers warranty, if any, for the proposed gauges.

Thank you

Kathy Jacobsen

WECA

---

**From:** [dmayne@rma-geologic.com](mailto:dmayne@rma-geologic.com) <[dmayne@rma-geologic.com](mailto:dmayne@rma-geologic.com)>

**Sent:** Friday, September 12, 2025 1:21 PM

**To:** 'Kathy Jacobsen' <[wecapg.pres@gmail.com](mailto:wecapg.pres@gmail.com)>

**Subject:** RE: Waterford Staff Guage Replacements

Revised agreements attached - Don

Donald W. Mayne

Vice President

**RMA GeoLogic Consultants, Inc.**

3401 SE 15<sup>th</sup> Place



# SECTION 7

# *Waterford Estates*

## *Community Development District*

---

4530 Eagle Falls Place, Tampa, FL 33619

Phone: 813-344-4844

December 10, 2025

**VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED**

Kristin Lea Karius  
David D. Twombly  
7493 Mikasa Drive  
Punta Gorda, Florida 33950

**Re: Waterford Estates Community Development District  
Unlawful Feeding of Wildlife / Cease and Desist Demand**

Dear Ms. Karius and Mr. Twombly:

The Waterford Estates Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and is authorized to plan, acquire, operate, and maintain water management and control facilities, including lakes, and stormwater systems, within the District’s boundaries. The District is obligated to protect, preserve, and manage its stormwater and natural systems in compliance with state and local regulatory requirements. In addition to violating state and local law, the feeding of wildlife on District property constitutes interference with District operations and maintenance of its stormwater system, and poses environmental harm to District-managed ecosystems.

It has come to the District’s attention that you or someone residing at your home within the District has been feeding wildlife, including alligators and fish, from the rear portion of your property and/or from District-owned property located directly behind the residence at 7493 Mikasa Drive. The District has been made aware that this conduct has resulted in violations and fines issued by the appropriate state and local authorities for the unlawful feeding of such wildlife. Despite these prior violations and official direction to discontinue the activity, the District continues to receive reports that wildlife, including alligators, is still being fed from or across District-owned property behind your residence.

This correspondence shall serve as your formal notice to immediately cease and desist from feeding any alligators, fish, ducks or other wildlife, directly or indirectly, from your property or from any District-owned property or waterbody. Any continued violation will result in the District pursuing all remedies available in law or equity, including but not limited to, pursuit of injunctive relief, and recovery of damages, costs, and attorney’s fees associated with enforcement. Further, feeding alligators can lead to the animal losing its natural fear of humans, which may result in dangerous alligator behavior or encounters, and the removal of the alligators under the Statewide

December 10, 2025

Page 2

Nuisance Alligator Program (SNAP). Alligators removed under SNAP are euthanized.

If you wish to discuss this matter further, please contact Jason Greenwood, District Manager, at (561) 789-8729, [jgreenwood@gms-tampa.com](mailto:jgreenwood@gms-tampa.com) or the undersigned.

Please govern yourself accordingly.

Regards,

Signed by:  
  
4BCB48BAB3EB405...

JASON GREENWOOD  
District Manager

# SECTION V

# SECTION A

**Waterford Estates**  
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
11/04/25	1217-1221	\$15,732.49
11/13/25	1222-1224	\$8,287.89
11/18/25	1225	\$566.25
12/4/25	1226-1228	\$13,364.09
12/16/25	1229-1233	\$506,348.41
<b>TOTAL</b>		<b>\$544,299.13</b>

AP300R  
\*\*\* CHECK NOS. 001217-001233

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

RUN 12/19/25

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/04/25	00034	10/30/25 4375	202510 320-53800-46800	LAKE MAINT 10/25	*	850.00	
							850.00 001217
-----							
11/04/25	00003	10/21/25 9-705-55	202510 320-53800-46800	SVCS 09/16/25	*	2.02	
							2.02 001218
-----							
11/04/25	00001	11/01/25 263	202511 320-53800-47000	FIELD SVCS 11/25	*	2,000.00	
		11/01/25 263	202511 310-51300-42000	POSTAGE&DELIVERY 11/25	*	8.14	
							2,008.14 001219
-----							
11/04/25	00058	11/01/25 11	202511 310-51300-34000	MGMT FEE 11/25	*	3,536.33	
		11/01/25 11	202511 310-51300-35101	WEBSITE MAINT 11/25	*	83.33	
		11/01/25 11	202511 310-51300-35100	INFO TECH 11/25	*	83.33	
		11/01/25 11	202511 310-51300-31300	DISSEMINATION AGENT SVCS	*	333.33	
		11/01/25 11	202511 310-51300-42000	PRINTING 11/25	*	25.60	
							4,061.92 001220
-----							
11/04/25	00055	10/29/25 7560	202511 320-53800-35000	DECODER REPLACED 10/25	*	1,379.63	
		10/31/25 7568	202510 320-53800-46003	OAK TRIM 10/25	*	200.00	
		11/01/25 7518	202511 320-53800-46002	SVCS AGREE/MAINT 11/25	*	6,792.02	
		11/01/25 7538	202511 320-53800-46002	SVCS SHRUB TRIM 11/25	*	438.76	
							8,810.41 001221
-----							
11/13/25	00005	10/31/25 195860	202510 310-51300-31500	SVCS 10/25	*	3,822.50	
							3,822.50 001222
-----							
11/13/25	00055	11/04/25 7577	202511 320-53800-46003	STAKE/STRAIGHTEN 11/25	*	219.14	
							219.14 001223
-----							
11/13/25	00011	10/24/25 7944531	202510 310-51300-32300	ADMIN 10/01/25-09/30/25	*	4,246.25	
							4,246.25 001224
-----							
WATE WATERFORD ESTS JWASSERMAN							

AP300R  
\*\*\* CHECK NOS. 001217-001233

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

RUN 12/19/25

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/18/25	00055	11/14/25 7597	202511 320-53800-35000	IRRIGATION REPAIRS 11/25	*	566.25	
				PREMIER LANDSCAPE MANAGEMENT			566.25 001225
12/04/25	00034	11/27/25 4393	202511 320-53800-46000	SWALE MAINT SOUTH 11/25	*	675.00	
		11/27/25 4393	202511 320-53800-46801	MITIGATION AREA MAINT	*	1,625.00	
		11/27/25 4393	202511 320-53800-46000	SWALE MAINT NORTH 11/25	*	975.00	
		11/27/25 4402	202511 320-53800-46800	LAKE MAINT 11/25	*	850.00	
				ECOTECH ENVIRONMENTAL LLC			4,125.00 001226
12/04/25	00001	12/01/25 264	202512 320-53800-47000	FIELD SVCS 12/25	*	2,000.00	
		12/01/25 264	202512 310-51300-42000	POSTAGE&DELIVERY 12/25	*	6.66	
		12/01/25 264	202512 310-51300-42500	COPIES 12/25	*	1.65	
				GOVERNMENTAL MANAGEMENT SERVICES			2,008.31 001227
12/04/25	00055	12/01/25 7641	202512 320-53800-46002	SVCS AGREE/MAINT 12/25	*	6,792.02	
		12/01/25 7642	202512 320-53800-46002	SVCS AGREE/MAINT 12/25	*	438.76	
				PREMIER LANDSCAPE MANAGEMENT			7,230.78 001228
12/16/25	00005	11/30/25 196372	202511 310-51300-31500	SVCS 11/25	*	1,787.50	
				BILLING COCHRAN PA			1,787.50 001229
12/16/25	00034	12/03/25 4415	202512 320-53800-46001	LAKE LITTORAL PLANTING	*	1,430.00	
				ECOTECH ENVIRONMENTAL LLC			1,430.00 001230
12/16/25	00058	12/01/25 12	202512 310-51300-34000	MGMT FEE 12/25	*	3,536.33	
		12/01/25 12	202512 310-51300-35101	WEBSITE ADMIN 12/25	*	83.33	
		12/01/25 12	202512 310-51300-35100	INFO TECH 12/25	*	83.33	
		12/01/25 12	202512 310-51300-31300	DISSEMINATION AGENT SVCS	*	333.33	
		12/01/25 12	202512 310-51300-48000	SUNCOAST NEWS MEETING	*	184.18	
				GOVERNMENTAL MANAGEMENT SERVICES			4,220.50 001231
				WATE WATERFORD ESTS JWASSERMAN			



YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER    RUN 12/19/25  
WATERFORD ESTATE-GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
12/16/25	00018	12/16/25	12162025 202512 300-20700-10200		*	5,869.89		
			TRANSFER OF TAX RECEIPTS					
		12/16/25	121625 202512 300-20700-10200		*	293,040.52		
			TRANSFER OF TAX RECEIPTS					
				WATERFORD ESTATES CDD			298,910.41	001232
12/16/25	00050	12/16/25	12162025 202512 300-15100-10000		*	200,000.00		
			TXFR SURPLUS					
				STATE BOARD OF ADMINISTRATION			200,000.00	001233
				TOTAL FOR BANK A		544,299.13		
				TOTAL FOR REGISTER		544,299.13		

WATE WATERFORD ESTS JWASSERMAN

# SECTION B

***Waterford Estates***  
***Community Development District***

***Unaudited Financial Reporting***  
***November 30, 2025***



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

**Waterford Estates**  
**Community Development District**  
**Balance Sheet**  
**November 30, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Operating Account	\$ 68,179	\$ -	\$ 68,179
Due from General Fund	-	44,700	44,700
Assessments Receivable	34	-	34
Due from Other	5,000	-	5,000
<u>Investments:</u>			
State Board of Administration	4,720	-	4,720
<u>Series 2006A</u>			
Reserve A	-	385,988	385,988
Revenue A	-	136,261	136,261
Prepayment A	-	3	3
Deposits	2,715	-	2,715
<b>Total Assets</b>	<b>\$ 80,648</b>	<b>\$ 566,951</b>	<b>\$ 647,599</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 9,347	\$ -	\$ 9,347
Due to Debt Service	44,700	-	44,700
<b>Total Liabilities</b>	<b>\$ 54,047</b>	<b>\$ -</b>	<b>\$ 54,047</b>
<b>Fund Balance:</b>			
Nonspendable:			
Deposits	\$ 2,715	\$ -	\$ 2,715
Restricted for:			
Debt Service	-	566,951	566,951
Unassigned	23,886	-	23,886
<b>Total Fund Balances</b>	<b>\$ 26,601</b>	<b>\$ 566,951</b>	<b>\$ 593,552</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 80,648</b>	<b>\$ 566,951</b>	<b>\$ 647,599</b>

**Waterford Estates**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended November 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Through 11/30/25	Through 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 339,996	\$ 67,999	\$ 34,200	\$ (33,799)
Interest Income	5,643	941	113	(827)
Unassigned Fund Balance	-	-	-	-
<b>Total Revenues</b>	<b>\$ 345,639</b>	<b>\$ 68,940</b>	<b>\$ 34,313</b>	<b>\$ (34,626)</b>
<b>Expenditures:</b>				
<b><u>General and Administrative:</u></b>				
Engineering	\$ 11,500	\$ 1,917	\$ -	\$ 1,917
Attorney	24,000	4,000	5,610	(1,610)
Annual Audit	3,900	650	-	650
Arbitrage Rebate	600	100	-	100
Dissemination Agent	4,000	667	667	0
Assessment Roll Administration	5,000	5,000	5,000	-
Trustee Fees	4,352	4,352	4,246	106
Management Fees	42,436	7,073	7,073	0
Information Technology	1,000	167	167	0
Website Maintenance	1,000	167	167	0
Postage and Delivery	500	83	39	45
Insurance General Liability	8,879	8,879	7,895	984
Printing and Binding	500	83	11	72
Legal Advertising	750	125	-	125
Other Current Charges	250	42	207	(165)
Office Supplies	50	8	-	8
Dues, Licenses and Subscriptions	175	175	175	-
<b>Total General and Administrative</b>	<b>\$ 108,892</b>	<b>\$ 33,487</b>	<b>\$ 31,256</b>	<b>\$ 2,231</b>
<b><u>Operations and Maintenance</u></b>				
Electric (for Streetlights)	\$ 38,000	\$ 6,333	\$ 6,869	\$ (535)
Grounds Maintenance	84,560	14,093	14,462	(368)
Irrigation Maintenance	-	-	2,677	(2,677)
Conveyance Ditch	6,600	1,100	1,650	(550)
Lake Maintenance	10,200	1,700	1,700	-
Mitigation Monitoring	6,500	1,083	1,625	(542)
Exotic Removal / Landscape Replacement	10,000	1,667	563	1,104
Field Management	24,000	4,000	4,000	-
1st Quarter Operating / Contingency	5,000	833	1,144	(311)
Reserves	51,886	8,648	-	8,648
<b>Subtotal Field Expenditures</b>	<b>\$ 236,746</b>	<b>\$ 39,458</b>	<b>\$ 34,690</b>	<b>\$ 4,768</b>
<b>Total Operations and Maintenance</b>	<b>\$ 236,746</b>	<b>\$ 39,458</b>	<b>\$ 34,690</b>	<b>\$ 4,768</b>
<b>Total Expenditures</b>	<b>\$ 345,638</b>	<b>\$ 72,945</b>	<b>\$ 65,946</b>	<b>\$ 6,999</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 0</b>	<b>\$ (4,005)</b>	<b>\$ (31,633)</b>	<b>\$ (27,627)</b>
<b>Net Change in Fund Balance</b>			<b>\$ (31,633)</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 58,234</b>	
<b>Fund Balance - Ending</b>			<b>\$ 26,601</b>	

**Waterford Estates**  
**Community Development District**  
**Debt Service Fund Series 2006A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended November 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Through 11/30/25	Through 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 386,025	\$ 77,205	\$ 38,830	\$ (38,375)
Interest Income	200	33	4,093	4,060
<b>Total Revenues</b>	<b>\$ 386,225</b>	<b>\$ 77,238</b>	<b>\$ 42,923</b>	<b>\$ (34,315)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 92,813	\$ 92,813	\$ 92,813	\$ -
Interest - 5/1	92,813	-	-	-
Principal - 5/1	205,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 390,625</b>	<b>\$ 92,813</b>	<b>\$ 92,813</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (4,400)</b>	<b>\$ (15,574)</b>	<b>\$ (49,889)</b>	<b>\$ (34,315)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (4,400)</b>	<b>\$ (15,574)</b>	<b>\$ (49,889)</b>	<b>\$ (34,315)</b>
<b>Fund Balance - Beginning</b>			<b>\$ 616,840</b>	
<b>Fund Balance - Ending</b>			<b>\$ 566,951</b>	

**Waterford Estates**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 34,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,200
Interest Income	95	18	-	-	-	-	-	-	-	-	-	-	113
<b>Total Revenues</b>	<b>\$ 95</b>	<b>\$ 34,218</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,313</b>
<b>Expenditures:</b>													
<b><u>General and Administrative:</u></b>													
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	3,823	1,788	-	-	-	-	-	-	-	-	-	-	5,610
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	333	333	-	-	-	-	-	-	-	-	-	-	667
Assessment Roll Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Trustee Fees	4,246	-	-	-	-	-	-	-	-	-	-	-	4,246
Management Fees	3,536	3,536	-	-	-	-	-	-	-	-	-	-	7,073
Information Technology	83	83	-	-	-	-	-	-	-	-	-	-	167
Website Maintenance	83	83	-	-	-	-	-	-	-	-	-	-	167
Postage and Delivery	5	34	-	-	-	-	-	-	-	-	-	-	39
Insurance General Liability	7,895	-	-	-	-	-	-	-	-	-	-	-	7,895
Printing and Binding	11	-	-	-	-	-	-	-	-	-	-	-	11
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	76	131	-	-	-	-	-	-	-	-	-	-	207
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 25,268</b>	<b>\$ 5,988</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,256</b>
<b><u>Operations &amp; Maintenance</u></b>													
<b>Operations and Maintenance</b>													
Electric (for Streetlights)	\$ 3,434	\$ 3,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,869
Grounds Maintenance	7,231	7,231	-	-	-	-	-	-	-	-	-	-	14,462
Irrigation Maintenance	731	1,946	-	-	-	-	-	-	-	-	-	-	2,677
Conveyance Ditch	-	1,650	-	-	-	-	-	-	-	-	-	-	1,650
Lake Maintenance	850	850	-	-	-	-	-	-	-	-	-	-	1,700
Mitigation Monitoring	-	1,625	-	-	-	-	-	-	-	-	-	-	1,625
Exotic Removal / Landscape Replacement	344	219	-	-	-	-	-	-	-	-	-	-	563
Field Management	2,000	2,000	-	-	-	-	-	-	-	-	-	-	4,000
1st Quarter Operating / Contingency	1,144	-	-	-	-	-	-	-	-	-	-	-	1,144
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Field Expenditures</b>	<b>\$ 15,735</b>	<b>\$ 18,955</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,690</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 15,735</b>	<b>\$ 18,955</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,690</b>
<b>Total Expenditures</b>	<b>\$ 41,003</b>	<b>\$ 24,944</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65,946</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (40,908)</b>	<b>\$ 9,275</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (31,633)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (40,908)</b>	<b>\$ 9,275</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (31,633)</b>



**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		-
<b>Current Bonds Outstanding</b>		<b>\$3,375,000</b>

**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**

								Allocation in %		46.83%	53.17%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>Debt Service</i>	<i>Total</i>			
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			
<b>TOTAL</b>		<b>\$ 77,625.60</b>	<b>\$ 3,105.02</b>	<b>\$ 1,490.41</b>	<b>\$ -</b>	<b>\$ 73,030.16</b>	<b>\$ 34,200.04</b>	<b>\$ 38,830.13</b>	<b>\$ 73,030.17</b>			

<b>10.05%</b>	<b>Percent Collected</b>
<b>\$ 694,736.89</b>	<b>Balance Remaining to Collect</b>