



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

November 12, 2025



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	

Wednesday
November 12, 2025
11:30 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 October 6, 2025 Meeting**
- IV. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Field Manager
- V. **Business Items**
 - A. Consideration of Resolution 2026-01 Amending the Fiscal Year 2025 Budget
 - B. Consideration of Resolution 2026-02 Announcing the Board Seats Up for the November General Election
 - C. Consideration of Resolution 2026-03 Authorizing the District Manager with Discretionary Spending Authority
- VI. **Financial Reports**
 - A. Approval of Check Run Summary
 - B. Acceptance of Unaudited Financials
- VII. **Supervisor Requests and Audience Comments**
- VIII. **Next Board Meeting is Scheduled for January 5, 2026 at 11:00 a.m.**
- IX. **Adjournment**

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, October 6, 2025, at 11:00 a.m. at 7200 Waterford Parkway, Punta Gorda, Florida 33950

Present and constituting a quorum were:

David Bailey
Judith VanHaaren
Linda Mazner

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jason Greenwood
Patrick Burgess
Jason Gitel *by Zoom*
Michael Pawelczyk

District Manager, GMS
GMS
GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Greenwood called the meeting to order at 11:06 a.m. and called the roll. Three 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
August 4, 2025 Meeting**

Mr. Greenwood presented the minutes from the August 4, 2025 meeting and asked for any comments, corrections, or changes. 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 August 4, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Discussion of Cost Share Agreement between the CDD & WECA for Pumpage Monitoring & Reporting

Mr. Pawelczyk stated Charles Thompson, the HOA attorney, contacted him about cost sharing dealing with a certain irrigation pump items and monitoring requirements. The HOA asked for 50% and he and Jason indicated they cannot do 50% because the CDD can only fund using non ad-valorem assessment money that it collects for those public improvements. If the District is going to move forward with any cost sharing arrangement with WECA that would have to be on some sort of basis that is more rationally based on the area irrigated, whatever percentage of the irrigation area is CDD, that would be a rational basis to provide for that cost share. That could be no more than 25%. It has been sent back to WECA and awaiting to hear back from Mr. Thompson. This item was tabled until a future meeting.

B. District Engineer

Mr. Greenwood reached out to the monitoring firm RMA. They reported they can update the paperwork to have the reporting done correctly. At the last meeting the engineer had pointed out some zero readings.

C. Field Manager

1. Report

Mr. Burgess reviewed the Field Managers Report on page 111 of the agenda package.

4. Consideration of Proposal with EcoTech Environmental for Supplemental Planting of Pond 2

Mr. Burgess stated Pond 2 is required to have a littoral shelf around the perimeter. EcoTech provided a proposal to put the District in compliance with the permit

requirements and get the plants installed. The District Engineer approved the scope of work.

On MOTION by Ms. VanHaaren seconded by Ms. Mazner, with all in favor, the Echo Tech Proposal for \$1,430, was approved.

5. Consideration of Proposal with Premier Landscaping for Irrigation Valve Replacement

Mr. Burgess reviewed a proposal from Premier Landscaping for irrigation valve replacement for \$731.35.

On MOTION by Mr. Bailey seconded by Ms. Van Haaren, with all in favor, the Proposal for Irrigation Valve Repair for \$731.35, was approved.

3. Discussion of Repair Procedure for Irrigation Repairs

Mr. Greenwood spoke about adding a resolution for spending authority to the next meeting agenda. Mr. Pawelczyk will work on that. Someone from the District Manager's office would have to approve it.

6. Consideration of Proposal with Premier Landscaping to Add Airport Road Maintenance to CDD Landscape Agreement

Mr. Burgess stated the left side of Airport Road when entering is part of the CDDs property and the hedges need to be maintained. It was not in Premiers original scope of work. Counsel will draw up the agreement.

On MOTION by Mr. Bailey seconded by Ms. VanHaaren, with all in favor, the Proposal to Add Airport Road Maintenance \$5,265.12, was approved.

7. Consideration of Proposal with Premier Landscaping to Install Red Cedar Trees in FPL Easement Buffer

Mr. Burgess noted Premier provided a cost to install six cedars on the West side of Waterford Parkway and two on the East side with one cedar at no cost to the CDD. That would be a cost of \$1,831. Table until future meeting.

8. Consideration of Proposal with nerds to Repair a Manhole Cover in the FPL Easement

Mr. Burgess stated he had Plumbing Nerds and Jordan with Premier who are capable to do the manhole cover. Plumbing Nerds proposed a repair of \$1,356.45.

On MOTION by Ms. VanHaaren seconded by Ms. Mazner, with all in favor, NTE \$1,356.45, was approved.

9. Discussion of Carmelita Mowing

Mr. Burgess and the Board discussed the Carmelita mowing. WEN2 has been notified that the CDD needs help from them regarding this item.

FIFTH ORDER OF BUSINESS

Business Items

A. Acceptance of the Fiscal Year 2024 Audit Report from Grau & Associates

Mr. Greenwood stated this is a standard and clean audit.

On MOTION by Ms. VanHaaren seconded by Mr. Bailey, with all in favor, the Acceptance of the Fiscal Year 2024 Audit Report from Grau & Associates, was approved.

B. Consideration of the Audit Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2025

Mr. Greenwood stated this item is to accept the audit engagement letter with Grau & Associates to perform the FY25 audit.

On MOTION by Mr. Bailey seconded by Ms. VanHaaren, with all in favor, to Accept the Audit Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2025, was approved.

C. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing the Chair to Execute

Mr. Greenwood presented the Fiscal Year 2025 Goals & Objectives and authorized the Chair to execute. The goals & objectives are posted on the Districts website.

On MOTION by Ms. VanHaaren seconded by Ms. Mazner, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing the Chair to Execute, was approved.

D. Acceptance of District Goals and Objectives for Fiscal Year 2026

Mr. Greenwood stated these goals and objectives mimic the goals and objectives for Fiscal Year 2025.

On MOTION by Mr. Bailey seconded by Ms. VanHaaren, with all in favor, the Acceptance of District Goals & Objectives for FY2026, was approved.

E. Ratification of the Uniform Method of Collection Agreement with Charlotte County Tax Collector

Mr. Greenwood stated this has already been signed, witnessed and moved forward. He asked for a motion to ratify.

On MOTION by Ms. VanHaaren seconded by Ms. Mazner, with all in favor, the Uniform Method of Collection Agreement with Charlotte County Tax Collector, was approved.

F. Discussion of Drafting a Letter to Residents Regarding Management of Vegetation

Mr. Greenwood noted Board direction is to work with the Chairman to draft up a letter and email for the community. A follow up email will be sent to the resident with the plantings on CDD property. The CDD will obtain follow up violation notice.

G. Acceptance of the Fiscal Year 2026 Egis Insurance Renewal

Mr. Greenwood stated they can approve this now and if they need to increase elements, dollar amounts, or add items incurred or assets they can be added later.

On MOTION by Mr. Bailey seconded by Ms. Mazner, with all in favor, the Acceptance of the Fiscal Year 2026 Egis Insurance Renewal, was approved.

SIXTH 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.

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

SEVENTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments****Audience Comments:**

Sue Pratico (7345 West Lenox) asked does the CDD own all the parameters around the Waterford property? Mr. Bailey stated no. Resident asked if the backline of West Lenox CDD property? Mr. Bailey stated no.

EIGHTH ORDER OF BUSINESS**Next Board Meeting is Scheduled for November 3, 2025 at 11:00 a.m.**

Mr. Greenwood stated the next Board meeting is scheduled for November 3, 2025 at 11:00 a.m.

NINTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. VanHaaren seconded by Ms. Mazner, with all in favor, the meeting was adjourned at 12:31 p.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A

RESOLUTION 2026-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Waterford Estates Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for fiscal year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 12th day of November, 2025 and be reflected in the monthly and fiscal year end 9/30/25 financial statements and audit report of the District.

***Waterford Estates Community
Development District***

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

Waterford Estates
Community Development District
Budget Amendment

FY 2025

General Fund

<u>Category</u>	<u>Current Budget</u>	<u>Proposed (Increase/ Decrease)</u>	<u>Amended Budget</u>
<u>Revenues</u>			
Assessments	\$243,637	\$1,521	\$245,158
Interest Income	\$4,000	\$3,190	\$7,190
Unassigned fund balance	\$65,738	\$83,640	\$149,378
Total Revenues		<u>\$88,351</u>	
<u>Expenditures</u>			
<u>Field</u>			
Grounds Maintenance	\$26,000	\$36,898	\$62,898
Exotic Removal / Landscape Replacement	\$7,584	\$51,453	\$59,037
Total Expenditures		<u>\$88,351</u>	

SECTION B

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD ESTATES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE CHARLOTTE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Waterford Estates Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Charlotte County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Charlotte County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Karen Kimball, and Seat 4, currently held by Mike Abair are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Charlotte County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the General Election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to timely publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 12th day of November, 2025.

**WATERFORD ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Waterford Estates Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Charlotte County Supervisor of Elections located at the Charlotte County Historic Courthouse, 226 Taylor Street, Punta Gorda, FL 33950; PH: (941) 833-5400. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Charlotte County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Waterford Estates Community Development District has two (2) seats up for election, specifically seats 2, and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

Publish on or before May 27, 2026.

SECTION C

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD ESTATES COMMUNITY DEVELOPMENT DISTRICT, PROVIDING THE DISTRICT MANAGER AND THE CHAIRPERSON OF THE BOARD OF SUPERVISORS WITH DISCRETIONARY SPENDING AUTHORITY UNDER LIMITED CONDITIONS AS SPECIFIED HEREIN; AUTHORIZING THE DISTRICT MANAGER AND THE CHAIRPERSON TO EXECUTE CERTAIN AGREEMENTS AND PROPOSALS ON BEHALF OF THE DISTRICT IN CONNECTION WITH SUCH AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Waterford Estates Community Development District (the “District”) is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and having those powers set forth in Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District has determined that it is appropriate to provide both the District Manager and the Chairperson of the District Board of Supervisors with certain discretionary authority to make certain expenditures and enter into certain agreements, contracts, estimates, and proposals (each, an “Agreement”) with contractors, consultants, and vendors (each, a “Service Provider”) with respect to services benefiting the District, provided that such expenditures do not exceed established thresholds and that the expenditure is contemplated or within the funding designated for such service, as reflected in the applicable fiscal year budget for the District; and

WHEREAS, the Board of Supervisors has determined that it is in the best interest of the public and the residents of the District, will provide for greater efficiency in the delivery of services required by the District, and will therefore benefit those residing within the boundaries of the District, to delegate such discretionary spending authority to the District Manager and the Chairperson, as provided herein;

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

Section 1. The above recitals true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

Section 2. The District Manager and the Chairperson (upon the prior written approval of the District Manager) of the Board of Supervisors are each hereby authorized to make certain expenditures and enter into Agreements with Service Providers with respect to services benefiting the District, provided that each of the following conditions is satisfied:

A. The amount to be paid to any particular Service Provider does not exceed _____ **AND 00/100 (\$_____.00) Dollars,** per Agreement.

B. The expenditure for such goods or services does not exceed that which is contemplated or designated for such goods or service in the applicable fiscal year budget for the District. The recognized exception to this condition is if the District Manager determines that an emergency exists, which necessitates that a Service Provider be engaged immediately to prevent further damage or injury to persons or property for which the District would be responsible. In the event of an emergency as determined by the District Manager and the need for critical and emergency repairs or purchases on behalf of the District, the District Manager shall have the authority to expend over \$ _____ upon the written approval of the Board Chairperson, or in the absence of the Board Chairperson, the Board Vice Chairperson, followed by any other member of the Board of Supervisors.

C. The expenditure is within the District's power as reflected in the District Charter and in Chapter 190, Florida Statutes, and is not contrary to any applicable statute, regulation, or District Rule of Procedure.

D. The term of any Agreement with a Service Provider does not exceed one (1) year.

E. Prior to execution of any Agreement on behalf of the District, the legal form of the Agreement has been reviewed and approved by District Counsel.

Section 3. Any Agreement entered into in accordance with this Resolution shall be reported to the Board of Supervisors at the following regularly scheduled meeting of the District Board of Supervisors. A copy of the Agreement shall be provided with the agenda materials distributed to the Board of Supervisors for informational purposes. Members of the Board of Supervisors shall make every effort, individually, to direct any questions each individual Supervisor may have to the District Manager prior to the meeting of the Board of Supervisors in which the Agreement is reported. The failure to report an Agreement pursuant to this section shall not have the effect, nor shall it be construed, to invalidate or void such an Agreement.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section or other part application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied it shall not affect the validity of the remaining portions or the applications of the Resolution.

Section 6. This Resolution shall take effect immediately and shall terminate when so directed by resolution of the Board of Supervisors.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE
WATERFORD ESTATES COMMUNITY DEVELOPMENT DISTRICT, THIS
12th DAY OF November, 2025.**

ATTEST:

**WATERFORD ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

By: _____

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman/Vice-Chairman

SECTION VI

SECTION A

Waterford Estates
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
10/08/25	1206-1210	\$16,095.42
10/14/25	1211-1213	\$5,392.83
10/28/25	1214-1216	\$10,771.69
TOTAL		\$32,259.94

AP300R
*** CHECK NOS. 001206-001216

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

RUN 11/02/25

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/08/25	00005	9/30/25 195409	202509 310-51300-31500		*	1,430.00	
		SVCS 09/25		BILLING COCHRAN LYLES MAURO &			1,430.00 001206
10/08/25	00034	9/25/25 4344	202509 320-53800-46800		*	850.00	
		LAKE MAINT 09/25		ECOTECH ENVIRONMENTAL LLC			850.00 001207
10/08/25	00003	9/16/25 89931275	202509 310-51300-42000		*	20.44	
		DELIVERY THRU 09/10/25		FEDEX			20.44 001208
10/08/25	00001	9/15/25 260	202510 310-51300-31400		*	5,000.00	
		ASSESSMENT CERT FY2026					
		10/01/25 261	202510 320-53800-47000		*	2,000.00	
		FIELD SVCS 10/25					
		10/01/25 261	202510 310-51300-42000		*	2.96	
		POSTAGE&DELIVERY 10/25		GOVERNMENTAL MANAGEMENT SERVICES			7,002.96 001209
10/08/25	00055	10/01/25 7423	202510 320-53800-46002		*	6,792.02	
		SVCS AGREE/MAINT 10/25		PREMIER LANDSCAPE MANAGEMENT			6,792.02 001210
10/14/25	00057	10/01/25 93011	202510 310-51300-54000		*	175.00	
		ANNUAL FEE 10/25		FLORIDACOMMERCE			175.00 001211
10/14/25	00058	10/03/25 10	202510 310-51300-34000		*	3,536.33	
		MGMT FEE 10/25					
		10/03/25 10	202510 310-51300-35100		*	83.33	
		INFO TECH 10/25					
		10/03/25 10	202510 310-51300-31300		*	333.33	
		DISSEMINATION AGENT SVCS					
		10/03/25 10	202510 310-51300-42500		*	11.40	
		PRINTING 10/25					
		10/03/25 10	202510 310-51300-35101		*	83.33	
		WEBSITE ADMIN 10/25		GOVERNMENTAL MANAGEMENT SERVICES			4,047.72 001212
10/14/25	00055	10/09/25 7476	202510 320-53800-35000		*	731.35	
		DECODER/STUCK VALVE 10/25					
		10/09/25 7478	202510 320-53800-46002		*	438.76	
		SVCS AGREE/MAINT 10/25		PREMIER LANDSCAPE MANAGEMENT			1,170.11 001213

WATE WATERFORD ESTS JWASSERMAN

AP300R
*** CHECK NOS. 001206-001216

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

RUN 11/02/25

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/28/25	00008	9/30/25 8764 SVCS 09/25	202509 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	440.00	440.00 001214
10/28/25	00058	9/02/25 8	202509 310-51300-34000		*	3,536.33	
		MGMT FEE 09/25	202509 310-51300-35101		*	83.33	
		WEBSITE ADMIN 09/25	202509 310-51300-35100		*	83.33	
		INFO TECH 09/25	202509 310-51300-31300		*	333.33	
		DISSEMINATION AGENT SVCS	202509 310-51300-42000		*	6.99	
		POSTAGE 09/25	202510 310-51300-31400		*	5,000.00	
		ASSESSMENT ROLL 10/25		GOVERNMENTAL MANAGEMENT SERVICES			9,043.31 001215
10/28/25	00055	10/17/25 7497	202510 320-53800-46003		*	144.00	
		TREE TRIMMING 10/25	202510 320-53800-49100		*	1,144.38	
		MANHOLE COVER 10/25		PREMIER LANDSCAPE MANAGEMENT			1,288.38 001216
				TOTAL FOR BANK A		32,259.94	
				TOTAL FOR REGISTER		32,259.94	

WATE WATERFORD ESTS JWASSERMAN

SECTION B

Waterford Estates
Community Development District

Unaudited Financial Reporting
September 30, 2025



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6	<u>Assessment Receipt Schedule</u>

Waterford Estates
Community Development District
Balance Sheet
September 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Operating Account	\$ 14,531	\$ -	\$ 14,531
Due from General Fund	-	21	21
<u>Investments:</u>			
State Board of Administration	39,607	-	39,607
<u>Series 2006A</u>			
Reserve A	-	385,988	385,988
Revenue A	-	224,980	224,980
Prepayment A	-	3	3
Prepaid Expenses	7,895	-	7,895
Deposits	2,715	-	2,715
Total Assets	\$ 64,782	\$ 610,992	\$ 675,774
Liabilities:			
Accounts Payable	\$ 10,220	\$ -	\$ 10,220
Due to Debt Service	21	-	21
Total Liabilities	\$ 10,241	\$ -	\$ 10,241
Fund Balance:			
Nonspendable:			
Deposits	\$ 2,715	\$ -	\$ 2,715
Restricted for:			
Debt Service	-	610,992	610,992
Unassigned	43,931	-	43,931
Total Fund Balances	\$ 54,541	\$ 610,992	\$ 665,532
Total Liabilities & Fund Balance	\$ 64,782	\$ 610,992	\$ 675,774

Waterford Estates
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/25	Through 09/30/25	Variance
Revenues:				
Special Assessments - On Roll	\$ 243,637	\$ 243,637	\$ 245,158	\$ 1,521
Interest Income	4,000	4,000	7,190	3,190
Unassigned Fund Balance	65,738	65,738	-	(65,738)
Total Revenues	\$ 313,375	\$ 313,375	\$ 252,348	\$ (61,027)
Expenditures:				
<u>General and Administrative:</u>				
Engineering	\$ 14,000	\$ 14,000	\$ 12,280	\$ 1,720
Attorney	24,000	24,000	22,393	1,608
Annual Audit	3,800	3,800	3,800	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	4,000	4,000	8,000	(4,000)
Assessment Roll Administration	5,000	5,000	5,000	-
Trustee Fees	4,100	4,100	4,246	(146)
Management Fees	42,436	42,436	42,436	0
Information Technology	1,000	1,000	1,000	0
Website Maintenance	1,000	1,000	1,000	0
Postage and Delivery	500	500	710	(210)
Insurance General Liability	7,877	7,877	7,448	429
Printing and Binding	1,000	1,000	298	702
Legal Advertising	750	750	1,136	(386)
Other Current Charges	250	250	727	(477)
Office Supplies	200	200	59	141
Dues, Licenses and Subscriptions	175	175	175	-
Total General and Administrative	\$ 110,688	\$ 110,688	\$ 111,308	\$ (620)
<u>Operations and Maintenance</u>				
Electric (for Streetlights)	\$ 37,000	\$ 37,000	\$ 37,750	\$ (750)
Grounds Maintenance	26,000	26,000	62,898	(36,898)
Conveyance Ditch	7,600	7,600	6,600	1,000
Lake Maintenance	10,200	10,200	10,200	-
Mitigation Monitoring	6,500	6,500	6,500	-
Exotic Removal / Landscape Replacement	7,584	7,584	59,037	(51,453)
Lake Bank Restoration / Trimming	26,802	26,802	-	26,802
Palm and Tree Trimming	6,836	6,836	-	6,836
Shrub and Bush Trimming	22,880	22,880	-	22,880
Field Management	24,000	24,000	24,000	-
1st Quarter Operating / Contingency	27,285	27,285	24,325	2,960
Total Operations and Maintenance	\$ 202,687	\$ 202,687	\$ 232,218	\$ (29,531)
Total Expenditures	\$ 313,375	\$ 313,375	\$ 343,526	\$ (30,151)
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ (0)	\$ (91,178)	\$ (91,178)
Net Change in Fund Balance			\$ (91,178)	
Fund Balance - Beginning			\$ 145,719	
Fund Balance - Ending			\$ 54,541	

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

	Adopted	Prorated Budget	Actual	
	Budget	Through 09/30/25	Through 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 386,025	\$ 386,025	\$ 388,436	\$ 2,411
Interest Income	200	200	26,861	26,661
Total Revenues	\$ 386,225	\$ 386,225	\$ 415,297	\$ 29,072
Expenditures:				
Interest - 11/1	\$ 98,175	\$ 98,175	\$ 98,175	\$ -
Interest - 5/1	98,175	98,175	98,175	-
Principal - 5/1	195,000	195,000	195,000	-
Total Expenditures	\$ 391,350	\$ 391,350	\$ 391,350	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (5,125)	\$ (5,125)	\$ 23,947	\$ 29,072
Net Change in Fund Balance	\$ (5,125)	\$ (5,125)	\$ 23,947	\$ 29,072
Fund Balance - Beginning			\$ 587,045	
Fund Balance - Ending			\$ 610,992	

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	\$ -	\$ 12,295	\$ 191,203	\$ 18,502	\$ 4,142	\$ 2,374	\$ 13,051	\$ 893	\$ 459	\$ 2,225	\$ -	\$ 13	\$ 245,158
Interest Income	417	392	598	1,297	696	769	621	598	579	545	462	215	7,190
Total Revenues	\$ 417	\$ 12,686	\$ 191,801	\$ 19,800	\$ 4,838	\$ 3,143	\$ 13,673	\$ 1,492	\$ 1,038	\$ 2,770	\$ 462	\$ 228	\$ 252,348
Expenditures:													
<u>General and Administrative:</u>													
Engineering	\$ 925	\$ -	\$ -	\$ -	\$ 129	\$ -	\$ 5,440	\$ -	\$ 3,861	\$ 55	\$ 1,430	\$ 440	\$ 12,280
Attorney	1,458	1,293	2,420	2,035	1,623	2,173	1,843	1,265	1,795	2,888	2,173	1,430	22,393
Annual Audit	-	-	-	-	3,800	-	-	-	-	-	-	-	3,800
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	600	600
Dissemination Agent	333	4,333	333	333	333	333	333	333	333	333	333	333	8,000
Assessment Roll Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Trustee Fees	4,246	-	-	-	-	-	-	-	-	-	-	-	4,246
Management Fees	3,536	3,536	3,536	3,536	3,536	3,536	3,536	3,536	3,536	3,536	3,536	3,536	42,436
Information Technology	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Website Maintenance	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Postage and Delivery	3	3	74	31	24	39	73	24	7	375	23	35	710
Insurance General Liability	7,448	-	-	-	-	-	-	-	-	-	-	-	7,448
Printing and Binding	15	-	13	3	-	10	0	5	-	193	27	32	298
Legal Advertising	-	-	-	-	-	-	-	-	472	-	543	122	1,136
Other Current Charges	8	42	64	-	-	-	-	71	2	392	90	58	727
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	59	59
Dues, Licenses and Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,314	\$ 9,374	\$ 6,607	\$ 6,105	\$ 9,612	\$ 6,257	\$ 11,392	\$ 5,401	\$ 10,173	\$ 7,939	\$ 8,322	\$ 6,812	\$ 111,308
<u>Operations & Maintenance</u>													
Operations and Maintenance													
Electric (for Streetlights)	\$ 3,032	\$ 3,032	\$ 3,125	\$ 3,141	\$ 3,141	\$ 3,141	\$ 3,141	\$ 3,141	\$ 3,141	\$ 3,141	\$ 3,141	\$ 3,434	\$ 37,750
Grounds Maintenance	-	1,180	590	6,792	6,792	6,792	6,792	6,792	6,792	6,792	6,792	6,792	62,898
Irrigation Maintenance	-	-	-	-	201	-	-	-	-	-	706	-	907
Conveyance Ditch	-	1,650	-	-	1,650	-	-	1,650	-	-	1,650	-	6,600
Lake Maintenance	850	850	850	850	850	850	850	850	850	850	850	850	10,200
Mitigation Monitoring	-	1,625	-	-	1,625	-	-	1,625	-	-	1,625	-	6,500
Exotic Removal / Landscape Replacement	-	-	-	16,085	-	16,805	90	-	-	357	16,769	8,931	59,037
Field Management	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
1st Quarter Operating / Contingency	575	6	-	-	23,744	-	-	-	-	-	-	-	24,325
Subtotal Field Expenditures	\$ 6,457	\$ 10,343	\$ 6,565	\$ 28,868	\$ 40,003	\$ 29,588	\$ 12,873	\$ 16,058	\$ 12,783	\$ 13,140	\$ 33,534	\$ 22,008	\$ 232,218
Total Operations & Maintenance	\$ 6,457	\$ 10,343	\$ 6,565	\$ 28,868	\$ 40,003	\$ 29,588	\$ 12,873	\$ 16,058	\$ 12,783	\$ 13,140	\$ 33,534	\$ 22,008	\$ 232,218
Total Expenditures	\$ 29,770	\$ 19,717	\$ 13,172	\$ 34,973	\$ 49,615	\$ 35,845	\$ 24,265	\$ 21,459	\$ 22,956	\$ 21,079	\$ 41,855	\$ 28,820	\$ 343,526
Excess (Deficiency) of Revenues over Expenditures	\$ (29,354)	\$ (7,030)	\$ 178,629	\$ (15,174)	\$ (44,777)	\$ (32,703)	\$ (10,592)	\$ (19,967)	\$ (21,917)	\$ (18,309)	\$ (41,393)	\$ (28,592)	\$ (91,178)
Net Change in Fund Balance	\$ (29,354)	\$ (7,030)	\$ 178,629	\$ (15,174)	\$ (44,777)	\$ (32,703)	\$ (10,592)	\$ (19,967)	\$ (21,917)	\$ (18,309)	\$ (41,393)	\$ (28,592)	\$ (91,178)

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 - 9/30/24		\$3,570,000
Less: Principal Payment - 5/1/25		(195,000)
Current Bonds Outstanding		\$3,375,000

Waterford Estates
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Charlotte County

Gross Assessments	\$	259,187.49	\$	410,665.00	\$	669,852.49
Net Assessments	\$	243,636.24	\$	386,025.10	\$	629,661.34

ON ROLL ASSESSMENTS

										Allocation in %	38.69%	61.31%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Total				
11/05/24	06/01/24-10/31/24	\$ 9,828.11	\$ 393.12	\$ 188.70	\$ -	\$ 9,246.29	\$ 3,577.69	\$ 5,668.60	\$ 9,246.29				
11/14/24	10/1/24-10/31/24	6,904.00	276.16	132.56	-	6,495.28	2,513.23	3,982.05	6,495.28				
11/21/24	11/1/24-11/3/24	3,379.51	135.18	64.89	-	3,179.44	1,230.23	1,949.21	3,179.44				
11/27/24	11/4/24-11/10/24	13,663.00	546.52	262.33	-	12,854.15	4,973.68	7,880.47	12,854.15				
12/04/24	11/11/24-11/17/24	72,608.97	2,904.36	1,394.09	-	68,310.52	26,431.54	41,878.98	68,310.52				
12/12/24	11/18/24-11/24/24	75,828.65	3,033.15	1,455.91	-	71,339.59	27,603.59	43,736.01	71,339.60				
12/19/24	11/25/24-11/30/24	376,808.44	15,072.34	7,234.71	-	354,501.39	137,168.00	217,333.39	354,501.39				
01/09/25	12/1/24-12/31/24	49,318.30	1,479.55	956.78	-	46,881.98	18,140.15	28,741.83	46,881.98				
01/16/25	INTEREST	-	-	-	936.15	936.15	362.23	573.92	936.15				
02/06/25	1/1/25-1/31/25	11,145.78	222.92	218.45	-	10,704.42	4,141.88	6,562.53	10,704.41				
03/06/25	2/1/25-2/28/25	6,323.97	63.24	125.21	-	6,135.52	2,374.03	3,761.49	6,135.52				
04/10/25	3/1/25-3/31/25	24,831.26	-	496.64	-	24,334.62	9,415.85	14,918.78	24,334.63				
04/17/25	INTEREST	-	-	-	115.32	115.32	44.62	70.70	115.32				
04/24/25	11/1/24-3/31/25	9,469.35	-	189.39	-	9,279.96	3,590.72	5,689.25	9,279.97				
05/07/25	4/1/25-4/30/25	2,355.62	-	47.11	-	2,308.51	893.24	1,415.27	2,308.51				
06/06/25	5/1/2025-5/31/25	1,210.08	-	24.20	-	1,185.88	458.85	727.02	1,185.87				
07/10/25	6/1/25-6/30/25	5,780.96	-	115.62	-	5,665.34	2,192.10	3,473.24	5,665.34				
07/17/25	INTEREST	-	-	-	85.58	85.58	33.11	52.47	85.58				
10/07/25	INTEREST	-	-	-	34.25	34.25	13.25	21.00	34.25				
TOTAL		\$ 669,456.00	\$ 24,126.53	\$ 12,906.58	\$ 1,171.30	\$ 633,594.19	\$ 245,157.99	\$ 388,436.21	\$ 633,594.20				

99.94%		Percent Collected
\$ 396.49		Balance Remaining to Collect