

***Waterford Estates
Community Development District***

October 13, 2017

Waterford Estates

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

October 5, 2017

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

Dear Board members:

The regular meeting of the Board of Supervisors of **Waterford Estates Community Development District** will be held on **October 13, 2017 at 11:00 a.m. at the First Presbyterian Church of Punta Gorda, 25250 Airport Rd., Punta Gorda, FL 33950**. Following is the advance agenda:

1. Roll Call
2. Approval of the Minutes of the May 12, 2017 Meeting
3. Consideration of **Resolution #2018-01** Authorizing Final Payment to Contractor Pursuant to Contract with Mitchell & Stark Construction Co., Inc.
4. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2017
5. Staff Reports
 - A. Attorney - Discussion of 2017 Legislative Session Memorandum
 - B. Engineer
 - C. Manager - Ratification of Revised Fiscal Year 2018 Meeting Schedule
6. Supervisors Requests and Audience Comments
7. Financial Reports
 - A. Approval of Check Run Summary
 - B. Approval of Combined Balance Sheet
8. Adjournment

Enclosed for your review is a copy of the minutes of the May 12, 2017 meeting.

The third order of business is consideration of **Resolution #2018-01** Authorizing Final Payment to Contractor Pursuant to Contract with Mitchell & Stark Construction Co., Inc. A copy of the resolution is enclosed.

The fourth order of business is consideration of engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2017; a copy of which is enclosed for your review.

The fifth order of business is staff reports. Enclosed under the attorney's report is a copy of the 2017 legislative session memorandum. Enclosed under the manager's report is the revised fiscal year 2018 meeting schedule.

The financials are also enclosed. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Paul Winkeljohn
Manager

CC: Dennis Lyles Stephen Sanford Juan Alvarez Harry Lerner Rebecca Sarver

**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 May 12, 2017 at 11:00 a.m. at the Americas Best Value Inn & Suites, 9035 Mac Drive, Punta Gorda, Florida.

Present and constituting a quorum were:

Bob Bishop	Chairman
Robert South	Vice Chairman
John Blakely	Assistant Secretary
Adam Lerner	Assistant Secretary
David Jae	Assistant Secretary (by phone)

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
March 10, 2017 Meeting**

Mr. Winkeljohn: The minutes from the March 10th meeting have been circulated and are in your packets and if those are okay we need a motion to approve them.

On MOTION by Mr. Bishop seconded by Mr. South with all in favor the Minutes of the March 10, 2017 Meeting were approved.
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THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the Fiscal
Year 2018 Budget**

A. Motion to Open the Public Hearing

Mr. Winkeljohn: Today we have advertised our public hearing to adopt the 2018 budget, and if we could have a motion to open the public hearing at this time.

On MOTION by Mr. Bishop seconded by Mr. South with all in favor the public hearing was opened.

B. Public Comment and Discussion

Mr. Winkeljohn: At this time we would have public comment and discussion and if we were raising your taxes, we would have a lively discussion, I am sure, but at this time I have recommended that the current level from the previous year is sufficient and we have had the ability to generate some savings over the years so we are in a pretty good financial position and I am recommending for the current budget to be adopted through Resolution #2017-04, which has no changes to the services or cost to the residents or property owners. Are there any questions or comments about that?

A resident: What is the balance of the reserves fund if there is one?

Mr. Winkeljohn: Districts are not HOAs so we follow government accounting standards and don't call it a reserve account because that is a whole other thing for us, but I can tell you what we have saved. Each year you assess \$160,000 from the developer and \$28,000 from the residents, so you have a total of about \$190,000 in revenue. Currently you have a little over \$50,000 in the bank from last year, so you are carrying a little over \$50,000 in reserves. That is from last year's savings, but at the end of this year you will probably have a little leftover to add to that. I always recommend that a minimum you try not to spend any reserves until you have a full operating year extra in the bank. You are tracking nicely in that respect so I wouldn't recommend any changes. Is there any more discussion or are we ready to move on to the resolutions?

C. Consideration of Resolution #2017-04 Annual Appropriation Resolution

Mr. Winkeljohn: Okay, Resolution #2017-04 is the Annual Appropriation Resolution, which adopts the final budget.

Mr. Jae: I have a question.

Mr. Winkeljohn: Go ahead, David.

Mr. Jae: On Exhibit A there are some lots that are still showing zoned as assessments on the roll. Are those the lots that were recently sold to Horton?

Mr. Winkeljohn: Are you talking about the roll?

Mr. Jae: Yes. Oh, I skipped ahead to the next resolution. I apologize.

Mr. Winkeljohn: Exhibit A is the full assessment roll for the whole community and it is always a little bit old because of the way it is developed from the county. It is the folio and who we are assessing that is second to the topic for us.

Mr. Jae: Okay. Your answer makes sense. I apologize for skipping ahead.

Mr. Winkeljohn: No problem. Any other discussion for Resolution #2017-04? If not is there a motion to approve it?

On MOTION by Mr. South seconded by Mr. Blakely with all in favor Resolution #2017-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2017-05 Levy of Non Ad Valorem Assessments

Mr. Winkeljohn: Now that we have identified a funding level and a budget to match it, the second step is how you are going to get the money. That is tied into Resolution #2017-05, which is the non ad valorem assessment procedure. Now that we know what we need, we assign an assessment to the tax roll. There is no better way than I know to get the money so I would strongly recommend for Resolution #2017-05 to be approved by motion.

On MOTION by Mr. Lerner seconded by Mr. Bishop with all in favor Resolution #2017-05 the Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Winkeljohn: With that business concluded, a motion to close the public hearing portion of today's meeting would be in order.

On MOTION by Mr. Bishop seconded by Mr. South with all in favor the public hearing was closed.

FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2016

Mr. Winkeljohn: The next item on our agenda is the audit for fiscal year ending September 30, 2016. The audit was circulated and I have copies here today if anyone

wants to look at it. It is a good strong audit. Everything is in order. There were no management recommendations or findings, so I would advise the Board to accept the audit as a record so we can proceed to filing it.

On MOTION by Mr. Bishop seconded by Mr. South with all in favor the audit for fiscal year ending September 30, 2016 was accepted.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Winkeljohn: Gerry, anything for our friends at Waterford today?

Mr. Knight: Not really, but I was wondering and Bob Bishop may know, did transfer of the assignment of the use agreement with DEP ever get finalized?

Mr. Bishop: I believe it did, Gerry. I can check.

Mr. Knight: I haven't heard anything lately so I was wondering if you knew or what the status of that was. I have not gotten any response when I asked.

Mr. Bishop: Okay. I will check.

Mr. Knight: Then that is all I have.

B. Engineer

There not being any report, the next item followed.

C. Manager

1) Number of Registered Voters in the District - 173

2) Consideration of Proposed Fiscal Year 2018 Meeting Schedule

3) Discussion of Financial Disclosure Report from the Commission on Ethics

Mr. Winkeljohn: Under manager's report, you can see the registered voters count is climbing nicely. When that amount reaches 250, two seats will transfer over to general election, which is run by the county. You do have three seats expiring in November and this report means you won't make it this year and you will conduct your landowners meeting this November. It works out so there is one vote per property owner and if you own acreage, it is one vote per acre. So the larger property owner will have a majority of the votes for one more election cycle most likely.

questions I can take those. Those appear to be in order so if there aren't any questions, then I would advise to approve those by motion.

On MOTION by Mr. Bishop seconded by Mr. South with all in favor the Check Run Summary and Balance Sheet and Income Statement were approved.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn: With nothing else, just a motion to adjourn would be in order.

On MOTION by Mr. Bishop seconded by Mr. South with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2018-01

**A RESOLUTION OF THE WATERFORD ESTATES
COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT")
AUTHORIZING THE FINAL PAYMENT TO CONTRACTOR
PURSUANT TO CONTRACT WITH MITCHELL & STARK
CONSTRUCTION CO., INC., DATED NOVEMBER 4, 2005
("CONSTRUCTION CONTRACT"); PROVIDING FOR
SEVERABILITY; PROVIDING AN EFFECTIVE DATE**

WHEREAS, the District entered into that certain Assignment and Assumption dated August 23, 2006, pursuant to which the District accepted an assignment of the Construction Contract from Tousa Homes, Inc, a Florida corporation, the then developer of the Waterford Estates residential community in Charlotte County, Florida; and

WHEREAS, the District continues to hold funds under the Construction Contract as retainage pending completion by Mitchell & Stark Construction Co., Inc. ("Contractor"), of work described in the Construction Contract and Change Orders issued in accordance with the Construction Contract; and

WHEREAS, the District Engineer has examined the work completed by the Contractor and determined that retainage should be released by the District to the Contractor upon presentation of documents and releases of lien by the Contractor indicating that the lift station, the water and sewer systems, and the stormwater and drainage system have been accepted by the permitting entities; and

WHEREAS, the District Board of Supervisors has been informed that the Contractor has agreed to accept a payment of retainage in the amount of \$ _____, in full and final payment for work performed by Contractor and provide a final release of lien and other documentation described by the District Engineer;

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

1. Authorization to Pay Contractor. The appropriate District officials are hereby authorized to pay the Contractor the amount of \$ _____ in full and complete satisfaction of all monies owed to Contractor pursuant to the Contract upon presentation by the Contractor of final release of lien and other documentation acceptable to the District Engineer.
2. Severability. If any section or part of a section of this Resolution be declared invalid, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid.
3. Effective Date. This Resolution shall become effective upon its adoption

**Waterford Estates Community
Development District**

Chairman / Vice Chairman

Attest:

Secretary / Assistant Secretary



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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September 1, 2017

Board of Supervisors
Attn: Patti Powers
Waterford Estates Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Waterford Estates Community Development District, Charlotte County, Florida (the "District") for the fiscal year ended September 30, 2017. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Waterford Estates Community Development District as of and for the fiscal year ended September 30, 2017. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2017 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a

written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,800 for the September 30, 2017 audit, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Waterford Estates Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Waterford Estates Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

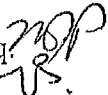

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford", written over a horizontal line.

Anita Ford, Chair
AICPA Peer Review Board
2016

MEMORANDUM

TO: District Manager

FROM: Michael J. Pawelczyk, Esq. 
Vanessa T. Steinerts, Esq. 

DATE: August 8, 2017

RE: 2017 Legislative Session, Recently Approved Legislation

Attached please find copies of a couple laws recently adopted by the Florida Legislature and enacted into law, and which have some applicability to special districts. These new laws are summarized below:

1. Chapter 2017-21, Laws of Florida. This act relates to public records laws and the award of attorney fees to the requesting party be assessed against an agency if a civil action is filed against the agency to enforce the provisions of Chapter 119, Florida Statutes. However, before attorney fees may be imposed against the agency, the court must find that the agency unlawfully refused to permit a public record to be inspected or copied and that the agency's custodian of public records received written notice of the public record request at least five (5) business days before the civil action was filed. The exception to the five (5) day notice requirement is if the agency does not prominently post the contact information for the agency's custodian of public records (a) in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and (b) on the agency's website. It is important for each district to post the contact information for the agency's custodian of public records at the office of the district manager, the clubhouse or recreation facility (if any), and on the district website.

An exception to the award of attorney fees occurs if the court determines that the complainant requested to inspect or copy a public record or participated in the civil action for an improper purpose, including making the public record request or bringing forward the civil action primarily to cause a violation of Chapter 119, Florida Statutes, or for a frivolous purpose. In those instances, the court may award attorney fees to the agency.

This legislation became effective on May 23, 2017.

2. Chapter 2017-113, Laws of Florida. This act relates to public works projects and prohibits state and political subdivisions, including a special taxing district or water management district, that contract for public works projects from imposing certain requirements on certain contractors, subcontractors, or material suppliers or carriers. The act defines a public works project as an activity of which fifty (50%) percent or more of the cost will be paid from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of a specified construction activity by a political

subdivision. Except as required by State or Federal law, a political subdivision may not require, in a contract for a public works project, that a contractor pay employees a predetermined amount of wages or prescribe any wage; provide employees a specified type, amount, or rate of employee benefits; control, limit, or expand staffing; or recruit, train, or hire employees from a designated, restricted, or single source. In addition, this act prohibits restricting bidders who are qualified, licensed or certified as required by law from submitting bids on a public works project.

This new legislation became effective on July 1, 2017.

Should you have any questions regarding these newly enacted laws please do not hesitate to contact this office.

CHAPTER 2017-21

Committee Substitute for
Committee Substitute for Senate Bill No. 80

An act relating to public records; amending s. 119.12, F.S.; revising the circumstances under which a court must assess and award the reasonable costs of enforcement against an agency in a civil action to enforce ch. 119, F.S.; specifying circumstances under which a complainant is not required to provide certain written notice of a public records request; requiring a court to determine whether a complainant requested to inspect or copy a public record or participated in a civil action for an improper purpose; prohibiting the assessment and award of the reasonable costs of enforcement to a complainant who acted with an improper purpose; requiring the court to assess and award reasonable costs against the complainant if he or she is found to have acted with an improper purpose; defining the term "improper purpose"; providing for construction and applicability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 119.12, Florida Statutes, is amended to read:

119.12 ~~Attorney~~ Attorney's fees.—

~~(1) If a civil action is filed against an agency to enforce the provisions of this chapter and if the court determines that such agency unlawfully refused to permit a public record to be inspected or copied, the court shall assess and award, against the agency responsible, the reasonable costs of enforcement, including reasonable attorney attorneys' fees, against the responsible agency if the court determines that:~~

(a) The agency unlawfully refused to permit a public record to be inspected or copied; and

(b) The complainant provided written notice identifying the public record request to the agency's custodian of public records at least 5 business days before filing the civil action, except as provided under subsection (2). The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed.

(2) The complainant is not required to provide written notice of the public record request to the agency's custodian of public records as provided in paragraph (1)(b) if the agency does not prominently post the contact information for the agency's custodian of public records in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website, if the agency has a website.

(3) The court shall determine whether the complainant requested to inspect or copy a public record or participated in the civil action for an improper purpose. If the court determines there was an improper purpose, the court may not assess and award the reasonable costs of enforcement, including reasonable attorney fees, to the complainant, and shall assess and award against the complainant and to the agency the reasonable costs, including reasonable attorney fees, incurred by the agency in responding to the civil action. For purposes of this subsection, the term "improper purpose" means a request to inspect or copy a public record or to participate in the civil action primarily to cause a violation of this chapter or for a frivolous purpose.

(4) This section does not create a private right of action authorizing the award of monetary damages for a person who brings an action to enforce the provisions of this chapter. Payments by the responsible agency may include only the reasonable costs of enforcement, including reasonable attorney fees, directly attributable to a civil action brought to enforce the provisions of this chapter.

Section 2. This act applies only to public records requests made on or after the effective date of this act.

Section 3. This act shall take effect upon becoming a law.

Approved by the Governor May 23, 2017.

Filed in Office Secretary of State May 23, 2017.

CHAPTER 2017-113

Committee Substitute for
Committee Substitute for House Bill No. 599

An act relating to public works projects; creating s. 255.0992, F.S.; providing definitions; prohibiting the state and political subdivisions that contract for public works projects from imposing restrictive conditions on certain contractors, subcontractors, or material suppliers or carriers; prohibiting the state and political subdivisions from restricting qualified bidders from submitting bids; providing applicability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 255.0992, Florida Statutes, is created to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(a) "Political subdivision" means a separate agency or unit of local government created or established by law or ordinance and the officers thereof. The term includes, but is not limited to, a county; a city, town, or other municipality; or a department, commission, authority, school district, taxing district, water management district, board, public corporation, institution of higher education, or other public agency or body thereof authorized to expend public funds for construction, maintenance, repair, or improvement of public works.

(b) "Public works project" means an activity of which 50 percent or more of the cost will be paid from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not require that a contractor, subcontractor, or material supplier or carrier engaged in such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

1

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

4. Recruit, train, or hire employees from a designated, restricted, or single source.

(b) The state or any political subdivision that contracts for a public works project may not prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work who is qualified, licensed, or certified as required by state law to perform such work from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to contracts executed under chapter 337.

Section 2. This act shall take effect July 1, 2017.

Approved by the Governor June 14, 2017.

Filed in Office Secretary of State June 14, 2017.

**NOTICE OF MEETING DATES
WATERFORD ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waterford Estates Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2018 at 11:00 am at the First Presbyterian Church of Punta Gorda, 25250 Airport Rd., Punta Gorda, FL 33950 on the second Friday of each month as follows:

October 13, 2017
November 3, 2017 Exception
December 08, 2017
January 12, 2018
February 09, 2018
March 09, 2018
April 13, 2018
May 11, 2018
June 08, 2018
July 13, 2018
August 10, 2018
September 14, 2018

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

These meetings are open to the public and maybe continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the minutes of the meeting may contact Paul Winkeljohn at (954) 721-8681.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Paul Winkeljohn
Manager

Waterford Estates Community Development District

Check Run Summary

October 13, 2017

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>05/18/17</i>	<i>497-499</i>	<i>\$2,120.76</i>
<i>06/12/17</i>	<i>500-504</i>	<i>\$14,061.96</i>
<i>08/02/17</i>	<i>505-509</i>	<i>\$10,656.61</i>
<i>08/31/17</i>	<i>510-512</i>	<i>\$5,947.49</i>
<i>09/18/17</i>	<i>513-518</i>	<i>\$12,866.08</i>
<i>10/03/17</i>	<i>519-522</i>	<i>\$4,540.22</i>
<i>Total</i>		<u><u><i>\$50,193.12</i></u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/18/17	00034	5/04/17	1113	201705	320	53800	46800		ECOTECH ENVIRONMENTAL LLC	*	475.00	475.00	000497
			MAY 17-LAKE MAINT										
5/18/17	00033	5/10/17	57585-57	201704	320	53800	43000		FPL	*	31.62		
			7516 WATERFORD PKWY #LS										
		5/10/17	79849-55	201704	320	53800	43000		FPL	*	1,382.48	1,414.10	000498
			STREET LIGHTS #WATERFORD										
5/18/17	00004	3/15/17	3432487	201704	310	51300	48000		THE SUN	*	231.66	231.66	000499
			NOTICE OF PUBLIC HEARING										
6/12/17	00005	4/30/17	141372	201704	310	51300	31500		BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	500.00	500.00	000500
			APR 17 - GENERAL COUNSEL										
6/12/17	00034	5/31/17	1138	201705	320	53800	46800		ECOTECH ENVIRONMENTAL LLC	*	475.00	2,100.00	000501
			LAKE MAINTENANCE										
		5/31/17	1138	201705	320	53800	46801			*	1,625.00		
			MITIGATION MAINTENANCE										
6/12/17	00003	5/16/17	5-804-46	201705	310	51300	42000		FEDEX	*	46.30	46.30	000502
			DELIVERIES THRU-5/16/17										
6/12/17	00001	6/01/17	147	201703	310	51300	44000		GMS - SF, LLC	*	64.20	3,700.16	000503
			MEETING ROOM RENTAL-3/14										
		6/01/17	147	201706	310	51300	34000			*	3,333.33		
			MANAGEMENT FEES										
		6/01/17	147	201706	310	51300	35100			*	83.33		
			COMPUTER TIME										
		6/01/17	147	201706	310	51300	35101			*	41.67		
			WEBSITE ADMIN										
		6/01/17	147	201706	310	51300	51000			*	79.20		
			OFFICE SUPPLIES										
		6/01/17	147	201706	310	51300	42000			*	5.96		
			POSTAGE										
		6/01/17	147	201706	310	51300	42500			*	88.30		
			COPIES										
		6/01/17	147	201706	310	51300	41000			*	4.17		
			TELEPHONE										

WATE WATERFORD ESTS SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/12/17	00042	4/21/17	0417-81-	201704	320	53800	49100		CLEAR TREES FROM LOT	*	6,300.00		
		6/09/17	57585-57	201705	320	53800	43000		7516 WATERFORD PKWY #LS	*	32.07		
		6/09/17	79849-55	201705	320	53800	43000		STREET LIGHTS # WATERFORD	*	1,383.43		
									FPL			7,715.50	000504
8/02/17	00005	5/31/17	142196	201705	310	51300	31500		SERVICE THRU-5/31/17	*	585.10		
		6/30/17	142925	201706	310	51300	31500		JUN 17 - GENERAL COUNSEL	*	500.00		
									BILLING, COCHRAN, LYLES, MAURO & RAMSE			1,085.10	000505
8/02/17	00034	7/27/17	1192	201707	320	53800	46800		LAKE MAINTENANCE	*	475.00		
									ECOTECH ENVIRONMENTAL LLC			475.00	000506
8/02/17	00033	7/12/17	57585-57	201706	320	53800	43000		7516 WATERFORD PKWY	*	35.67		
		7/12/17	79849-55	201706	320	53800	43000		STREET LIGHTS # WATERFORD	*	1,383.43		
									FPL			1,419.10	000507
8/02/17	00001	7/03/17	148	201707	310	51300	34000		MANAGEMENT FEES	*	3,333.33		
		7/03/17	148	201707	310	51300	35100		COMPUTER TIME	*	83.33		
		7/03/17	148	201707	310	51300	35101		WEBSITE ADMIN	*	41.67		
		7/03/17	148	201707	310	51300	42000		POSTAGE	*	4.14		
		7/03/17	148	201707	310	51300	42500		COPIES	*	1.05		
		8/01/17	149	201708	310	51300	34000		MANAGEMENT FEES	*	3,333.33		
		8/01/17	149	201708	310	51300	35100		COMPUTER TIME	*	83.33		
		8/01/17	149	201708	310	51300	35101		WEBSITE ADMIN	*	41.67		
		8/01/17	149	201708	310	51300	42000		POSTAGE	*	1.84		
		8/01/17	149	201708	310	51300	42500		COPIES	*	1.95		
									GMS - SF, LLC			6,925.64	000508

WATE WATERFORD ESTS SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/02/17	00018	8/02/17	08022017	201708	300	20700	10200		SPECIAL ASSESSMENT	*	751.77		
									WATERFORD ESTATES CDD			751.77	000509
8/31/17	00005	7/31/17	143450	201612	310	51300	31500		SERVICE THRU-7/31/17	*	500.00		
									BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00	000510
8/31/17	00033	8/10/17	57585-57	201707	320	53800	43000		7516 WATERFORD PKWY # LS	*	43.31		
		8/10/17	79849-55	201707	320	53800	43000		STREET LIGHTS # WATERFORD	*	1,404.18		
									FPL			1,447.49	000511
8/31/17	00035	12/12/16	68	201612	310	51300	31300		ANNUAL DISCLOSURE FEE	*	4,000.00		
									LERNER REPORTING SERVICES INC			4,000.00	000512
9/18/17	00034	8/31/17	1221	201708	320	53800	46801		OFFSITE MITIGATION MAINT	*	1,625.00		
		8/31/17	1221	201708	320	53800	46800		LAKE MAINT	*	475.00		
									ECOTECH ENVIRONMENTAL LLC			2,100.00	000513
9/18/17	00021	8/30/17	6077	201709	300	15500	10000		PREPAID INSURANCE FY18	*	5,750.00		
									EGIS INSURANCE ADVISORS, LLC			5,750.00	000514
9/18/17	00003	9/05/17	5-920-11	201708	310	51300	42000		SERVICE THRU-8/31/17	*	14.04		
									FEDEX			14.04	000515
9/18/17	00033	9/11/17	57585-57	201708	320	53800	43000		7516 WATER FORD PKWY # LS	*	49.74		
		9/11/17	79849-55	201708	320	53800	43000		STREET LIGHTS # WATERFORD	*	1,403.78		
									FPL			1,453.52	000516
9/18/17	00001	9/01/17	150	201709	310	51300	34000		MANAGEMENT FEES-SEP 17	*	3,333.33		
		9/01/17	150	201709	310	51300	35100		COMPUTER TIME-SEP 17	*	83.33		
		9/01/17	150	201709	310	51300	35101		WEBSITE ADMIN-SEP 17	*	41.67		
		9/01/17	150	201709	310	51300	42000		POSTAGE-SEP 17	*	1.38		

WATE WATERFORD ESTS SROSINA

AP300R
 *** CHECK NOS. 000497-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/04/17
 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	CHECK #
		9/01/17	150	201709	310-51300-42500				GMS - SF, LLC	*	.15		
									COPIES-SEP 17				
												3,459.86	000517
9/18/17	00004	7/24/17	3478023	201707	310-51300-48000				THE SUN	*	88.66		
									NOTICE OF MEETING				
												88.66	000518
10/03/17	00008	9/07/17	4375	201708	310-51300-31100				ALVAREZ ENGINEERS, INC.	*	2,790.22		
									SERVICE THRU 09/06/2017				
												2,790.22	000519
10/03/17	00005	8/31/17	144229	201708	310-51300-31500				BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	500.00		
									LEGAL FEES THRU 08/31/17				
												500.00	000520
10/03/17	00043	10/13/17	101317	201710	310-51300-44000				FIRST PRESBYTERIAN CHURCH OF	*	50.00		
									DONATION-MEETING ROOM				
												50.00	000521
10/03/17	00010	9/06/17	16013	201707	310-51300-31200				GRAU & ASSOCIATES	*	1,200.00		
									SERIES 2006AB ARBITRAGE				
												1,200.00	000522
TOTAL FOR BANK A											50,193.12		
TOTAL FOR REGISTER											50,193.12		

WATE WATERFORD ESTS SROSINA

WATERFORD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2017

TOTAL ASSESSMENT LEVY							\$35,915.36	\$92,380.00	\$128,295.36
							27.99%	72.01%	100.00%
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/PENALTIES	COLLECTION FEES	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/08/16	DISTRIBUTION#1	\$508.48	\$20.34	\$9.76	\$0.00	\$478.38	\$133.92	\$344.46	\$478.38
11/22/16	DISTRIBUTION#3	\$3,102.96	\$124.12	\$59.58	\$0.00	\$2,919.26	\$817.23	\$2,102.04	\$2,919.26
11/29/16	DISTRIBUTION#4	\$27,926.67	\$1,117.07	\$536.19	\$0.00	\$26,273.41	\$7,355.05	\$18,918.36	\$26,273.41
12/13/16	DISTRIBUTION#5	\$11,377.53	\$455.10	\$218.45	\$0.00	\$10,703.98	\$2,996.50	\$7,707.48	\$10,703.98
12/20/16	DISTRIBUTION#6	\$35,166.96	\$1,406.68	\$675.21	\$0.00	\$33,085.07	\$9,261.93	\$23,823.15	\$33,085.07
12/28/16	DISTRIBUTION#7	\$37,504.89	\$1,500.20	\$720.09	\$0.00	\$35,284.60	\$9,877.67	\$25,406.93	\$35,284.60
01/10/17	DISTRIBUTION#8	\$1,034.32	\$31.03	\$20.06	\$0.00	\$983.23	\$275.25	\$707.98	\$983.23
02/09/17	DISTRIBUTION#9	\$6,195.38	\$123.91	\$121.43	\$0.00	\$5,950.04	\$1,665.67	\$4,284.37	\$5,950.04
03/14/17	DISTRIBUTION#10	\$3,102.97	\$31.03	\$61.44	\$0.00	\$3,010.50	\$842.77	\$2,167.73	\$3,010.50
04/20/17	DISTRIBUTION#12	\$511.34	\$0.00	\$10.23	\$0.00	\$501.11	\$140.28	\$360.83	\$501.11
07/12/17	DISTRIBUTION#15	\$1,034.32	(\$31.03)	\$21.31	\$0.00	\$1,044.04	\$292.27	\$751.77	\$1,044.04
TOTAL		\$127,465.81	\$4,778.44	\$2,453.74	\$0.00	\$120,233.63	\$33,658.54	\$86,575.09	\$120,233.63

Assessed on Roll:

99.35%

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$35,915.36	27.9943%	\$33,658.54	(\$33,658.54)	\$0.00
DSF	\$92,380.00	72.0057%	\$86,575.09	(\$86,575.10)	(\$0.01)
TOTAL	\$128,295.36	100.00%	\$120,233.63	(\$120,233.64)	(\$0.01)

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
12/22/2016	471	\$52,895.48
1/4/2017	475	\$25,406.93
3/16/2017	487	\$7,160.09
4/24/2017	494	\$360.83
8/2/2017	509	\$751.77
TOTAL		\$86,575.10
Amount due:		\$86,575.10

Waterford Estates
Community Development District
COMBINED BALANCE SHEET
August 31, 2017

	<u>Major Funds</u>			<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Governmental Funds</u>
ASSETS:				
Cash	\$60,785	---	---	\$60,785
Investment - Default Expenditure	\$3,594	---	---	\$3,594
Investments:				
Reserve A	---	\$86,859	---	\$86,859
Reserve B	---	\$3,335	---	\$3,335
Revenue A	---	\$163,692	---	\$163,692
Revenue B	---	\$12	---	\$12
Interest A	---	\$566,098	---	\$566,098
Interest B	---	\$418,053	---	\$418,053
Prepayment A	---	\$145,470	---	\$145,470
Prepayment B	---	\$904,668	---	\$904,668
Construction	---	---	\$327,361	\$327,361
TOTAL ASSETS	<u>\$64,380</u>	<u>\$2,288,187</u>	<u>\$327,361</u>	<u>\$2,679,928</u>
LIABILITIES:				
Accounts Payable	\$8,146	---	---	\$8,146
Matured Interest Payable ⁽¹⁾	---	\$5,391,289	---	\$5,391,289
Matured Bonds Payable - Series 2006A ⁽²⁾	---	\$890,000	---	\$890,000
Matured Bonds Payable - Series 2006B ⁽³⁾	---	\$6,200,000	---	\$6,200,000
TOTAL LIABILITIES	<u>\$8,146</u>	<u>\$12,481,289</u>	<u>\$0</u>	<u>\$12,489,436</u>
FUND BALANCES:				
Restricted for Capital Projects	---	---	\$327,361	\$327,361
Unassigned	\$56,233	(\$10,193,102)	---	(\$10,136,869)
TOTAL FUND BALANCES	<u>\$56,233</u>	<u>(\$10,193,102)</u>	<u>\$327,361</u>	<u>(\$9,809,508)</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$64,380</u>	<u>\$2,288,187</u>	<u>\$327,361</u>	<u>\$2,679,928</u>

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

⁽²⁾ Includes 2006A Principal Expense Payments not made on 5/1/09, 5/1/10, 5/1/11, 5/1/12, 5/1/13, 5/1/14, 5/1/15, 5/1/16, and 5/1/17.

⁽³⁾ Includes 2006B Principal Expense Payment not made on 5/1/13.

Waterford Estates

Community Development District

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Developer Contributions	\$162,890	\$84,067	\$84,067	\$0
Assessments	\$28,860	\$28,860	\$33,659	\$4,799
Assessments- Lot Closings	\$0	\$0	\$6,915	\$6,915
Interest Income	\$0	\$0	\$11	\$11
TOTAL REVENUES	\$191,750	\$112,927	\$124,652	\$11,725
EXPENDITURES:				
<i>Administrative</i>				
Supervisors	\$6,000	\$5,500	\$1,200	\$4,300
FICA Expense	\$459	\$421	\$92	\$329
Engineering	\$12,000	\$11,000	\$3,118	\$7,882
Arbitrage	\$1,250	\$1,250	\$1,200	\$50
Dissemination	\$5,000	\$5,000	\$4,000	\$1,000
Attorney	\$30,000	\$27,500	\$5,721	\$21,779
Attorney-Default	\$15,000	\$13,750	\$0	\$13,750
Annual Audit	\$4,600	\$4,600	\$4,700	(\$100)
Trustee Fees	\$6,500	\$5,958	\$0	\$5,958
Management Fees	\$40,000	\$36,667	\$36,667	\$0
Computer Time	\$1,000	\$917	\$917	\$0
Telephone	\$600	\$550	\$5	\$545
Postage	\$885	\$811	\$191	\$621
Printing & Binding	\$1,500	\$1,375	\$202	\$1,173
Meeting Room Rental	\$375	\$344	\$128	\$215
Insurance	\$5,794	\$5,794	\$5,457	\$337
Legal Advertising	\$500	\$458	\$615	(\$157)
Other Current Charges	\$500	\$458	\$519	(\$60)
Office Supplies	\$375	\$344	\$100	\$244
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$500	\$458	\$458	(\$0)
TOTAL ADMINISTRATIVE	\$133,012	\$123,330	\$65,465	\$57,865
<i>Field</i>				
Electric	\$10,438	\$9,568	\$15,410	(\$5,842)
Grounds Maintenance	\$20,000	\$18,333	\$0	\$18,333
Lake Bank Mowing	\$7,000	\$6,417	\$0	\$6,417
Lake Maintenance	\$12,000	\$11,000	\$3,800	\$7,200
Mitigation Monitoring	\$6,500	\$5,958	\$6,500	(\$542)
Exotic Removal	\$2,800	\$2,567	\$3,190	(\$623)
Contingency	\$0	\$0	\$6,300	(\$6,300)
TOTAL FIELD	\$58,738	\$53,843	\$35,200	\$18,643
TOTAL EXPENDITURES	\$191,750	\$177,172	\$100,665	\$76,507
EXCESS REVENUES (EXPENDITURES)	\$0		\$23,987	
FUND BALANCE - Beginning			\$32,246	
FUND BALANCE - Ending			\$56,233	

Waterford Estates
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2006A

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$2,649	\$2,649
SPE Funding	\$0	\$0	\$549,614	\$549,614
Special Assessments--Direct	\$329,995	\$0	\$0	\$0
Special Assessments--On Roll	\$74,730	\$74,730	\$86,575	\$11,845
Special Assessments--Lot Closings	\$0	\$0	\$209,044	\$209,044
Prepayments	\$0	\$0	\$60,599	\$60,599
TOTAL REVENUES	\$404,725	\$74,730	\$908,481	\$833,751
EXPENDITURES:				
<i>Series 2006A</i>				
Interest - 11/01	\$137,363	\$137,363	\$158,263	(\$20,900)
Interest - 5/01	\$137,363	\$137,363	\$158,263	(\$20,900)
Principal - 5/01	\$130,000	\$130,000	\$130,000	\$0
TOTAL EXPENDITURES	\$404,725	\$404,725	\$446,525	(\$41,800)
OTHER FINANCING SOURCES/(USES)				
Other Debt Service Costs	\$0	\$0	(\$579,367)	(\$579,367)
TOTAL OTHER FINANCING SOURCES AND USES	\$0	\$0	(\$579,367)	(\$579,367)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$117,412)	
FUND BALANCE - Beginning	\$0		(\$2,500,884)	
FUND BALANCE - Ending	\$0		(\$2,618,296)	

Waterford Estates
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2006B

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2017*

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$3,451	\$3,451
Special Assessments	\$317,750	\$207,648	\$207,648	\$0
Prepayments	\$0	\$0	\$352,209	\$352,209
TOTAL REVENUES	\$317,750	\$207,648	\$563,308	\$355,660

EXPENDITURES:

Series 2006B

Interest - 11/01	\$158,875	\$158,875	\$158,875	\$0
Interest - 05/01	\$158,875	\$158,875	\$158,875	\$0
TOTAL EXPENDITURES	\$317,750	\$317,750	\$317,750	\$0

EXCESS REVENUES (EXPENDITURES)	\$0		\$245,558	
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FUND BALANCE - Beginning	\$0		(\$7,820,364)	
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FUND BALANCE - Ending	<u>\$0</u>		<u>(\$7,574,806)</u>	
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Waterford Estates

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1,054	\$1,054
TOTAL REVENUES	\$0	\$0	\$1,054	\$1,054
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$37,310	(\$37,310)
TOTAL EXPENDITURES	\$0	\$0	\$37,310	(\$37,310)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$36,256)	
FUND BALANCE - Beginning			\$363,617	
FUND BALANCE - Ending			\$327,361	

Waterford Estates
Community Development District
Series 2006AB Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through August 31, 2017

Opening Balance in Construction Account	\$11,461,103.33
Source of Funds: Interest Income Earned	\$219,109.10
Interfund Transfers	(\$140,426.96)
Use of Funds:	
Disbursements: Roadway Improvements	(\$767,571.08)
Stormwater Management System	(\$2,675,521.44)
Water Distribution System	(\$1,064,064.42)
Sanitary Sewer System	(\$1,549,786.38)
Acquisition of Improvements	(\$3,900,878.06)
FPL	(\$121,508.37)
Program Management Fees	(\$294,913.33)
Professional Fees	(\$471,696.15)
COI	(\$366,484.80)
Adjusted Balance in Construction Account at August 31, 2017	<u><u>\$327,361.44</u></u>

2. Funds Available For Construction at August 31, 2017

Book Balance of Construction Fund at August 31, 2017	\$327,361.44
Construction Funds available at August 31, 2017	<u><u>\$327,361.44</u></u>

3. Investments - US Bank

August 31, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.01%		\$327,361.44	\$327,361.44

ADJ: Outstanding Requisitions	\$0.00
Balance at 8/31/17	<u><u>\$327,361.44</u></u>