

**WATERFORD LANDING
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

April 27, 2016

Waterford Landing Community Development District

2300 Glades Road, Suite 410W • Boca Raton Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

April 21, 2016

Board of Supervisors
Waterford Landing Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

A Regular Meeting of the Waterford Landing Community Development District's Board of Supervisors will be held on **Wednesday, April 27, 2016 at 10:00 a.m.**, at the offices of **Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901**. The agenda is as follows:

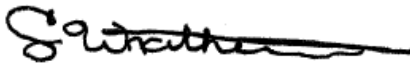
1. Call to Order/Roll Call
2. Public Comments
3. Consideration of **Resolution 2016-1**, Approving the District's Proposed Budget for Fiscal Year 2017 and Setting a Public Hearing Thereon Pursuant to Florida Law
4. Notice of Landowners' Meeting: **November _____, 2016 [Seats 1, 2, 4]**
 - A. Sample Notice of Landowners' Meeting
 - B. Sample Election Instructions
 - C. Sample Landowner Proxy
5. Approval of **August 27, 2015** Public Hearing and Regular Meeting Minutes
6. Other Business
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Approval of Unaudited Financial Statements as of March 31, 2016
 - ii. **158** Registered Voters in District as of April 15, 2016
8. Supervisors' Requests

9. Public Comments

10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 561-719-8675.

Sincerely,



Craig A. Wrathell
District Manager

**FOR BOARD MEMBERS AND STAFF TO
ATTEND BY TELEPHONE:**

Call-in number: 1-888-354-0094

Conference ID: 2144145

RESOLUTION 2016-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2016/2017 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Waterford Landing Community Development District (the "Board") prior to June 15, 2016, a proposed operating budget for Fiscal Year 2016/2017; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. The operating budget proposed by the District Manager for Fiscal Year 2016/2017 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: August 24, 2016

HOUR: 10:00 A.M.

**LOCATION: Barraco and Associates
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901**

3. The District Manager is hereby directed to submit a copy of the proposed budget to City of Fort Myers and Lee County at least 60 days prior to the hearing set above.
4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and said budget shall remain on the District's website for at least forty-five (45) days.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27th day of April, 2016.

ATTEST:

**BOARD OF SUPERVISORS,
WATERFORD LANDING
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____

Its: _____

EXHIBIT A

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2017
PREPARED APRIL 19, 2016**

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2014 Bonds	3
Debt Service Fund - Amortization Schedule - Series 2014 Bonds	4 - 5
Projected Assessments	6

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2017**

	Fiscal Year 2016			Total Revenue and Expenditures	Proposed Budget FY 2017
	Adopted Budget FY 2016	Actual through 3/31/2016	Projected through 9/30/2016		
REVENUES					
Assessment levy: on-roll	\$ 32,558				\$ 30,214
Allowable discount (4%)	(1,302)				(1,209)
Assessment levy - net	31,256	\$ 31,247	\$ -	\$ 31,247	29,005
Assessment levy: off-roll	60,655	45,491	15,164	60,655	56,176
Interest and miscellaneous	6	80	80	160	6
Total Revenues	91,917	76,818	15,244	92,062	85,187
EXPENDITURES					
Professional & administrative					
Supervisors	4,308	-	4,308	4,308	4,308
Management & accounting	48,000	24,000	24,000	48,000	48,000
Audit	5,500	5,500	-	5,500	5,500
Dissemination agent	1,000	500	500	1,000	1,000
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Trustee	6,500	4,327	2,173	6,500	6,500
Legal	10,000	480	9,520	10,000	6,500
Engineering	5,000	-	5,000	5,000	1,500
Postage	750	70	680	750	750
Insurance	5,500	5,665	-	5,665	5,665
Printing & reproduction	500	251	249	500	500
Legal advertising	1,500	239	1,261	1,500	1,500
Other current charges	500	47	453	500	500
Annual district filing fee	175	175	-	175	175
Telephone	200	83	117	200	200
Website	500	1,282	-	1,282	600
Total professional & administrative	91,133	42,619	49,461	92,080	84,398
Other fees and charges					
Tax collector	313	438	-	438	313
Property appraiser	470	313	157	470	470
Total other fees & charges	783	751	157	908	783
Total expenditures	91,916	43,370	49,618	92,988	85,181
Net increase/(decrease) of fund balance	1	33,448	(34,374)	(926)	6
Fund balance - beginning (unaudited)	7,698	28,950	62,398	28,950	28,024
Fund balance - ending (projected)	\$ 7,699	\$ 62,398	\$ 28,024	\$ 28,024	\$ 28,030

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 4,308
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. Currently the District anticipates four meetings for the fiscal year.	
Management & accounting	48,000
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
Audit	5,500
The District is required to complete annual, independent examinations of its accounting records and procedures. This audit is conducted pursuant to Florida Law and the Rules of the Auditor General.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.	
Arbitrage	1,200
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Trustee	6,500
Annual fees paid for services provided as trustee, paying agent and registrar.	
Legal	6,500
Fees for on-going general counsel and legal representation on behalf of the District. The firm of Straley Robin & Williams serves as the District's general counsel.	
Engineering	1,500
Barraco and Associates, Inc., provides an array of engineering and consulting services to the District, in addition to offering advice on bids for yearly contracts, operating policy and compliance with regulatory permits.	
Postage	750
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	5,665
The District carries Public Officials and General Liability Insurance with policies. The limit of liability is set at \$2,000,000.	
Printing & reproduction	500
Envelopes, copies, etc.	
Legal advertising	1,500
The District advertises in The Fort Meyers News Press for monthly meetings, special meetings, public hearings, bidding, etc. This estimate is based on prior fiscal year's advertising expense.	
Other current charges	500
Bank charges and other miscellaneous expenses incurred throughout the year.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Telephone	200
Website	600
Other fees & charges	
Tax collector	313
Fees are \$1.00 per parcel on which the assessment is levied.	
Property appraiser	470
Fees are \$1.50 per parcel on which the assessment is levied.	
Total expenditures	\$ 85,181

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2017**

	Fiscal Year 2016			Total Revenue & Expenditures	Proposed Budget FY 2017
	Adopted Budget FY 2016	Actual through 3/31/2016	Projected through 9/30/2016		
REVENUES					
Assessment levy: on-roll - gross	\$ 252,682				\$ 252,682
Allowable discounts (4%)	(10,107)				(10,107)
Assessment levy: on-roll - net	242,575	239,203	3,372	242,575	242,575
Assessment levy: off-roll	482,824	175,941	306,883	482,824	482,824
Interest and miscellaneous	-	13	-	-	-
Total revenues	<u>725,399</u>	<u>415,157</u>	<u>310,255</u>	<u>725,399</u>	<u>725,399</u>
EXPENDITURES					
Principal	145,000	-	145,000	145,000	155,000
Interest	580,263	290,131	290,132	580,263	572,288
Total expenditures	<u>725,263</u>	<u>290,131</u>	<u>435,132</u>	<u>725,263</u>	<u>727,288</u>
Net change in fund balances	136	125,026	(124,877)	136	(1,889)
Beginning fund balance (unaudited)	659,167	635,918	760,944	635,918	659,167
Ending fund balance (projected)	<u>\$659,303</u>	<u>\$ 760,944</u>	<u>\$ 636,067</u>	<u>\$ 636,054</u>	<u>\$ 657,278</u>
Use of fund balance					
Debt service reserve account balance (required)					(362,700)
Interest expense - November 1, 2017					(281,881)
Projected fund balance surplus/(deficit) as of September 30, 2017					<u>\$ 12,697</u>

WATERFORD LANDING

Community Development District

Series 2014

\$10,300,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
11/01/2015	-		290,131.25	290,131.25
05/01/2016	145,000.00	5.500%	290,131.25	435,131.25
11/01/2016	-		286,143.75	286,143.75
05/01/2017	155,000.00	5.500%	286,143.75	441,143.75
11/01/2017	-		281,881.25	281,881.25
05/01/2018	165,000.00	5.500%	281,881.25	446,881.25
11/01/2018	-		277,343.75	277,343.75
05/01/2019	175,000.00	5.500%	277,343.75	452,343.75
11/01/2019	-		272,531.25	272,531.25
05/01/2020	185,000.00	5.500%	272,531.25	457,531.25
11/01/2020	-		267,443.75	267,443.75
05/01/2021	195,000.00	5.500%	267,443.75	462,443.75
11/01/2021	-		262,081.25	262,081.25
05/01/2022	205,000.00	5.500%	262,081.25	467,081.25
11/01/2022	-		256,443.75	256,443.75
05/01/2023	215,000.00	5.500%	256,443.75	471,443.75
11/01/2023	-		250,531.25	250,531.25
05/01/2024	230,000.00	5.500%	250,531.25	480,531.25
11/01/2024	-		244,206.25	244,206.25
05/01/2025	240,000.00	5.500%	244,206.25	484,206.25
11/01/2025	-		237,606.25	237,606.25
05/01/2026	255,000.00	5.500%	237,606.25	492,606.25
11/01/2026	-		230,593.75	230,593.75
05/01/2027	270,000.00	5.500%	230,593.75	500,593.75
11/01/2027	-		223,168.75	223,168.75
05/01/2028	285,000.00	5.500%	223,168.75	508,168.75
11/01/2028	-		215,331.25	215,331.25
05/01/2029	300,000.00	5.500%	215,331.25	515,331.25
11/01/2029	-		207,081.25	207,081.25
05/01/2030	315,000.00	5.500%	207,081.25	522,081.25
11/01/2030	-		198,418.75	198,418.75
05/01/2031	335,000.00	5.500%	198,418.75	533,418.75
11/01/2031	-		189,206.25	189,206.25
05/01/2032	355,000.00	5.500%	189,206.25	544,206.25
11/01/2032	-		179,443.75	179,443.75
05/01/2033	375,000.00	5.500%	179,443.75	554,443.75
11/01/2033	-		169,131.25	169,131.25
05/01/2034	395,000.00	5.500%	169,131.25	564,131.25
11/01/2034	-		158,268.75	158,268.75
05/01/2035	420,000.00	5.750%	158,268.75	578,268.75
11/01/2035	-		146,193.75	146,193.75
05/01/2036	445,000.00	5.750%	146,193.75	591,193.75

WATERFORD LANDING

Community Development District

Series 2014

\$10,300,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2036	-		133,400.00	133,400.00
05/01/2037	470,000.00	5.750%	133,400.00	603,400.00
11/01/2037	-		119,887.50	119,887.50
05/01/2038	500,000.00	5.750%	119,887.50	619,887.50
11/01/2038	-		105,512.50	105,512.50
05/01/2039	525,000.00	5.750%	105,512.50	630,512.50
11/01/2039	-		90,418.75	90,418.75
05/01/2040	560,000.00	5.750%	90,418.75	650,418.75
11/01/2040	-		74,318.75	74,318.75
05/01/2041	590,000.00	5.750%	74,318.75	664,318.75
11/01/2041	-		57,356.25	57,356.25
05/01/2042	625,000.00	5.750%	57,356.25	682,356.25
11/01/2042	-		39,387.50	39,387.50
05/01/2043	665,000.00	5.750%	39,387.50	704,387.50
11/01/2043	-		20,268.75	20,268.75
05/01/2044	705,000.00	5.750%	20,268.75	725,268.75
Total	\$10,300,000.00	-	\$10,967,462.50	\$21,267,462.50

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND**

On-Roll Payment*

Number of Units	Unit Type	Projected Fiscal Year 2017			FY 16 Assessment
		GF	DSF	GF & DSF	
70	40' SFA	\$ 96.53	\$ 807.29	\$ 903.82	\$ 911.31
103	50' SFD	96.53	807.29	903.82	911.31
48	60' SFD	96.53	807.29	903.82	911.31
92	TH	96.53	807.29	903.82	911.31
<u>313</u>					

*Includes property appraiser, tax collector fees and 4% discount.

Off-Roll Payment

Number of Units	Unit Type	Projected Fiscal Year 2017			FY 16 Assessment
		GF	DSF	GF & DSF	
172	40' SFA	\$ 90.17	\$ 775.00	\$ 865.17	\$ 872.36
195	50' SFD	90.17	775.00	865.17	872.36
112	60' SFD	90.17	775.00	865.17	872.36
144	TH	90.17	775.00	865.17	872.36
<u>623</u>					

**WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LANDOWNERS' MEETING AND BOARD OF SUPERVISORS MEETING**

Notice is hereby given to the public and all landowners within Waterford Landing Community Development District in Lee County, Florida advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November __, 2016
TIME: 10:00 a.m.
PLACE: Barraco and Associates
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. At said meeting, each landowner or his/her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him/her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and Board of Supervisors Meeting is open to the public and will be conducted in accordance with the provisions of Florida Law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for these meetings may be obtained from the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

Any person requiring special accommodations at these meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at these meetings is advised that such 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 the appeal is to be based.

**District Manager
Waterford Landing Community Development District**

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING
OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: November ____, 2016

TIME: 10:00 A.M.

LOCATION: Barraco and Associates
2271 McGregor Boulevard
Suite 100
Fort Myers, Florida 33901

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes, as amended by Chapter 2004-353, Laws of Florida.

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (three seats on the Board will be up for election). A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. **Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the Landowners' Meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term.

This year, three seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four years and the remaining candidate elected shall serve a two-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

**LANDOWNERS' MEETING
LEE COUNTY, FLORIDA**

November __, 2016

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Waterford Landing Community Development District to be held at the offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901 at 10:00 a.m., and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner
(or, if applicable, authorized representative of Landowner)

Date

Signature of Landowner, or Landowner Representative

<u>Parcel Description</u>	<u>Acreege</u>	<u>Authorized Votes*</u>
---------------------------	----------------	--------------------------

_____	_____	_____
_____	_____	_____
_____	_____	_____

(must provide street address, tax parcel ID number, or attach legal description)

Total Number of Authorized Votes: _____

* Pursuant to section 190.006(2)(b), Florida Statutes (2013), a fraction of an acre is treated as one acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction

thereof; two or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

SAMPLE

1 **MINUTES OF MEETING**
2 **WATERFORD LANDING**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4
5 A Public Hearing and Regular Meeting of the Waterford Landing Community
6 Development District’s Board of Supervisors was held on **Thursday, August 27, 2015 at 10:00**
7 **a.m.**, at the offices of **Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort**
8 **Myers, Florida 33901.**

9
10 **Present were:**

11 James Reinders	Chair
12 Mark Taylor	Vice Chair
13 Kenneth Bloom	Assistant Secretary
14 Brian O’Donnell	Assistant Secretary

15
16
17 **Also present were:**

18 Rick Woodville	Wrathell, Hunt and Associates, LLC
19 Steve Coleman	District Engineer
20 John Vericker (<i>via telephone</i>)	District Counsel

21
22
23
24 **FIRST ORDER OF BUSINESS**

25 **Call to Order/Roll Call**

26 Mr. Reinders called the meeting to order at 10:05 a.m., and noted, for the record, that
27 Supervisors’ Reinders, Taylor, Bloom and O’Donnell were present, in person. One seat
28 remained vacant.

29
30 **SECOND ORDER OF BUSINESS**

Public Comments

31
32 There being no public comments, the next item followed.

33
34 **THIRD ORDER OF BUSINESS**

**Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2015/2016 Budget**

35
36
37
38 **A. Affidavit of Publication**

39 This item was included for informational purposes.

40 *****Mr. Reinders opened the Public Hearing*****

41 No members of the public were present

42

43 **On MOTION by Mr. Bloom and seconded by Mr. Taylor, with**
44 **all in favor, the Public Hearing was closed.**

45

46

47 **B. Consideration of Resolution 2015-3, Relating to the Annual Appropriations and**
48 **Adopting the Budget for the Fiscal Year Beginning October 1, 2015 and Ending**
49 **September 30, 2016; Authorizing Budget Amendments; and Providing an Effective**
50 **Date**

51 Mr. Woodville presented Resolution 2015-3 for the Board’s consideration. The budget is
52 consistent with the Fiscal Year 2015 budget, with the exception of the “Assessment Table”, on
53 Page 6, showing a slight variation due to items being moved from off-roll to on-roll.

54

55 **On MOTION by Mr. Bloom and seconded by Mr. Taylor, with**
56 **all in favor, Resolution 2015-3, Relating to the Annual**
57 **Appropriations and Adopting the Budget for Fiscal Year**
58 **Beginning October 1, 2015 and Ending September 30, 2016;**
59 **Authorizing Budget Amendments; and Providing an Effective**
60 **date, was adopted.**

63 **FOURTH ORDER OF BUSINESS**

64 **Consideration of Resolution 2015-4,**
65 **Imposing Special Assessments and**
66 **Certifying an Assessment Roll; Providing**
67 **a Severability Clause; and Providing an**
68 **Effective Date**

69 Mr. Woodville presented Resolution 2015-4 for the Board’s consideration.

70

71 **On MOTION by Mr. O’Donnell and seconded by Mr. Bloom,**
72 **with all in favor, Resolution 2014-4, Imposing Special**
73 **Assessments and Certifying an Assessment Roll, Providing a**
74 **Severability Clause; and Providing an Effective Date, was**
75 **adopted.**

76
77
78 **FIFTH ORDER OF BUSINESS**

79 **Consideration of Resolution 2015-5,**
80 **Adopting the Annual Meeting Schedule**
81 **for Fiscal Year 2015/2016**

82 Mr. Woodville presented Resolution 2015-5 for the Board’s consideration. A meeting
83 was scheduled for Wednesday, April 27, 2016 at 10:00 a.m., at this location, to approve the
84 Fiscal Year 2017 proposed budget and on Wednesday, August 24, 2016 at 10:00 a.m., to adopt
85 the Fiscal Year 2017 budget.

86

On MOTION by Mr. Bloom and seconded by Mr. O’Donnell, with all in favor, Resolution 2015-5, Adopting the Annual Meeting Schedule for Fiscal Year 2015/2016, and authorizing Staff to advertise, accordingly, was adopted.

87

88

89

90

91

92

SIXTH ORDER OF BUSINESS

Approval of April 29, 2015 Regular Meeting Minutes

93

94

95

96 Mr. Woodville presented the April 29, 2015 Regular Meeting Minutes and asked for any
97 additions, deletions or corrections.

98

On MOTION by Mr. Taylor and seconded by Mr. Bloom, with all in favor, the April 29, 2015, Regular Meeting Minutes, as presented, were approved.

99

100

101

102

103

SEVENTH ORDER OF BUSINESS

Other Business

104

105

106 There being no other business, the next item followed.

107

EIGHTH ORDER OF BUSINESS

Staff Reports

108

109

A. Attorney

110

111 There being no report, the next item followed.

111

B. Engineer

112

113 There being no report, the next item followed.

113

C. Manager

114

i. Approval of Unaudited Financial Statements as of July 31, 2015

115

116 Mr. Woodville presented the Unaudited Financial Statements as of July 31, 2015. The
117 “General Fund” on-roll assessments were 108% collected and off-roll were 50% collected. The
118 debt service payments for November 1, 2014 and May 1, 2015 were paid. The on-roll debt

116

117

118

119 service assessment collections were at 100% and the off-roll assessment collections were at 60%.
120 Page 4 recapped Fiscal Year 2015; “Capital Projects” showed capital outlays of \$619,063 and an
121 ending fund balance of \$5,330.

122

**On MOTION by Mr. Bloom and seconded by Mr.O’Donnell,
with all in favor, the Unaudited Financial Statements as of July
31, 2015, were approved.**

123

124

125

126

127

NINTH ORDER OF BUSINESS

Supervisors’ Requests

128

129

There being no Supervisors’ requests, the next item followed.

130

TENTH ORDER OF BUSINESS

Public Comments

131

132

133

There being no public comments, the next item followed.

134

ELEVENTH ORDER OF BUSINESS

Adjournment

135

136

There being no further business to discuss, the meeting adjourned.

137

**On MOTION by Mr. Taylor and seconded by Mr. Bloom, with
all in favor, the meeting adjourned at 10:12 a.m.**

138

139

140

141

142

143

144

145

146

147

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

148

149

150
151
152
153
154
155
156
157
158

Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2016**

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2016**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 72,305	\$ -	\$ -	\$ 72,305
Due from Developer	15,164	-	-	15,164
Other	521	-	-	521
Construction	-	-	5,330	5,330
Revenue	-	255,054	-	255,054
Reserve	-	362,700	-	362,700
Interest	-	1	-	1
Due from general fund	-	161,189	-	161,189
Total assets	<u>\$ 87,990</u>	<u>\$ 778,944</u>	<u>\$ 5,330</u>	<u>\$ 872,264</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 4,739	\$ -	\$ -	\$ 4,739
Deferred revenue	15,164	-	-	15,164
Developer advance	2,500	-	-	2,500
Due to debt service	3,189	-	-	3,189
Total liabilities	<u>\$ 25,592</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,592</u>
Fund balances				
Assigned:				
Debt service	-	778,944	-	778,944
Capital outlay	-	-	5,330	5,330
Unassigned	62,398	-	-	62,398
Total fund balances	<u>62,398</u>	<u>778,944</u>	<u>5,330</u>	<u>846,672</u>
Total liabilities and fund balance	<u>\$ 87,990</u>	<u>\$ 778,944</u>	<u>\$ 5,330</u>	<u>\$ 872,264</u>

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2016**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 309	\$ 31,247	\$ 31,256	100%
Assessment levy: off-roll	-	45,491	60,655	75%
Interest and miscellaneous	9	80	6	1333%
Total revenues	<u>318</u>	<u>76,818</u>	<u>91,917</u>	84%
EXPENDITURES				
Professional				
Supervisor's fees	-	-	4,308	0%
Management	4,000	24,000	48,000	50%
Audit fees	4,500	5,500	5,500	100%
Dissemination agent fees	83	500	1,000	50%
Trustee fees	-	4,327	6,500	67%
Arbitrage rebate calculation	-	-	1,200	0%
Legal	-	480	10,000	5%
Telephone	17	83	200	42%
Engineering	-	-	5,000	0%
Postage	13	70	750	9%
Insurance	-	5,665	5,500	103%
Printing and reproduction	40	251	500	50%
Legal advertising	239	239	1,500	16%
Other current charges	-	47	500	9%
Annual district filing fee	-	175	175	100%
Website	-	1,282	500	256%
Tax Collector Fees	-	438	-	N/A
Total professional	<u>8,892</u>	<u>43,057</u>	<u>91,133</u>	47%
Other fees & charges				
Property appraiser	-	313	313	100%
Tax collector	-	-	470	0%
Total other fees & charges	<u>-</u>	<u>313</u>	<u>783</u>	40%
Total expenditures	<u>8,892</u>	<u>43,370</u>	<u>91,916</u>	47%
Excess/(deficiency) of revenues over/(under) expenditures	(8,574)	33,448	1	
Fund balances - beginning	<u>70,972</u>	<u>28,950</u>	<u>7,698</u>	
Fund balances - ending	<u>\$ 62,398</u>	<u>\$ 62,398</u>	<u>\$ 7,699</u>	

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED MARCH 31, 2016**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment - on roll	\$ 2,397	\$ 239,203	\$ 242,575	99%
Special assessment: off-roll	-	175,941	482,824	36%
Interest	3	13	-	N/A
Total revenues	<u>2,400</u>	<u>415,157</u>	<u>725,399</u>	57%
EXPENDITURES				
Debt service				
Principal	-	-	145,000	0%
Interest	-	290,131	580,263	50%
Total debt service	<u>-</u>	<u>290,131</u>	<u>725,263</u>	40%
Net change in fund balances	2,400	125,026	136	
Fund balances - beginning	<u>776,544</u>	<u>653,918</u>	<u>659,167</u>	
Fund balances - ending	<u><u>\$ 778,944</u></u>	<u><u>\$ 778,944</u></u>	<u><u>\$ 659,303</u></u>	

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2014
FOR THE PERIOD ENDED MARCH 31, 2016**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Capital outlay	-	-
Total expenditures	-	-
 OTHER FINANCING SOURCES/(USES)		
Transfer in	-	-
Total other financing sources/(uses)	-	-
 Net change in fund balances	-	-
Fund balances - beginning	5,330	5,330
Fund balances - ending	\$ 5,330	\$ 5,330

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County – Community Development Districts
FLORIDA

04/15/2016

2016 PRECINCT.	NAME OF CDD	# REG VOTERS
40,124, 40	Bayside Improvement	2,767
	Bay Creek	835
	Beach Road Estates	0
	Beach Road Golf Estates	0
	Bonita Landings	0
41, 125	Brooks of Bonita Springs	2,182
	Brooks of Bonita Springs II	1,467
	East Bonita Beach	0
80	Mediterra North	381
66	Miramar Lakes South	0
63, 64	Moody River Estates	933
25	Parklands Lee	402
25	Parklands West	508
5	River Hall	487
123	River Ridge	1,388
60	Stoneybrook	1,549
60	University Square	0
5	Verandah East	357
5	Verandah West	770
9, 32	Waterford Landing	158

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: Daphne Gillyard gillyardd@whassociates.com Phone: 561-571-0010