WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

July 22, 2020

BOARD OF SUPERVISORS

VIRTUAL PUBLIC HEARINGS AND MEETING AGENDA

Waterford Landing Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton Florida 33431
Phone: (561) 571-0010●Fax: (561) 571-0013●Toll-Free: (877) 276-0889

July 15, 2020

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

Board of Supervisors
Waterford Landing Community Development District

Dear Board Members:

The Board of Supervisors of the Waterford Landing Community Development District will hold a Virtual Public Hearings and Meeting on July 22, 2020 at 10:00 a.m., accessible **via Zoom** at https://us04web.zoom.us/j/72267586578?pwd=WFN4ckRaNlNwQXlTOU05R2pkaGtsZz09, or **via phone at 1-646-558-8656**, followed by **Meeting ID 722 6758 6578, Password 438204.** The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2020/2021 Budget
   - A. Affidavit of Publication
   - B. Consideration of Resolution 2020-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments to Fund the Budget for Fiscal Year 2020/2021, Pursuant to Florida Law
   - A. Proof/Affidavit of Publication
   - B. Mailed Notice(s) to Property Owner(s)
   - C. Consideration of Resolution 2020-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Resolution 2020-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date

6. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2019, Prepared by Grau & Associates

7. Consideration of Resolution 2020-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2019

8. Continued Discussion: Traffic Study

9. Consideration of Resolution 2020-10, Granting the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, and Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

10. Consideration of City of Fort Myers Roadway Improvement Plans

11. Consideration of Interlocal Agreement between the CDD and the City of Fort Myers Related to Roadway Improvements

12. Consideration of Third Amendment to the Common Area Maintenance Agreement

13. Consideration of Traffic Enforcement Agreement

14. Discussion/Consideration: Formal Acceptance of Water Management System

15. Consideration of Resolution, 2020-11, Declaring a Vacancy in Seats 1 and 2 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing an Effective Date

16. Acceptance of Unaudited Financial Statements as of June 30, 2020

17. Approval of April 22, 2020 Telephonic Public Hearing and Meeting Minutes

18. Other Business

19. Staff Reports
    A. District Counsel: *Straley & Robin*
    B. District Engineer: *Barraco and Associates, Inc.*
    C. District Manager: *Wrathell, Hunt and Associates, LLC*

20. Supervisors' Requests

21. Public Comments

22. Adjournment

"Further, please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus."

"That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so by accessing https://us04web.zoom.us/j/72267586578?pwd=WFN4ckRaNlNwQXlTOU05R2pkaGtsZz09, or via phone at **1-646-558-8656**, followed by Meeting ID **722 6758 6578**, Password **438204.** Additionally, participants are encouraged to submit questions and comments to the District's manager in advance at 561-571-0010 or cerbonec@whhassociates.com."

Should you have any questions, please do not hesitate to contact me directly at 561-346-5294.

Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

FOR VIRTUAL PARTICIPATION:

VIA COMPUTER

https://us04web.zoom.us/j/72267586578?pwd=WFN4ckRaNlNwQXlTOU05R2pkaGtsZz09

VIA PHONE
CALL-IN NUMBER: 1-646-558-8656

MEETING ID: 722 6758 6578, PASSWORD: 438204

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

3A

0004258233 / FNP-910575

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:
WATERFORD LANDING CDD
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Nicholas Ernstrom, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice Publc Hearing

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

07/06/2020

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 6th of July 2020, by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

8-25-23
My commission expires

SHELLY HORA
Notary Public
State of Wisconsin

# of Affidavits 1

This is not an invoice

Notice of Telephonic and Virtual
Public Hearing and Meeting of the Board of Supervisors of the
Waterford Landing Community Development District

The Board of Supervisors (the "Board") of the Waterford Landing Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, July 22, 2020 at 10:00 a.m. to be held via telephonic and virtual technology.

Pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-150 and as it may be further extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, members of the general public wishing to listen to and/or participate during the designated audience comments portion of the public hearing and meeting may do so telephonically by dialing 1-646-558-8656 or virtually by visiting https://us04web.zoom.us/j/72267586578?pwd=WFN4ckRaNlNwQXlTOU05R2pkaGtsZz09 and entering Meeting ID 722 6758 6578 and Password, 438204. The District will provide updates on its website, http://www.waterfordlandingcdd.net/, of any changes in how to participate as soon as possible.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2020-2021 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at cerbonec@whhassociates.com or via phone at (561) 571-00100.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Cindy Cerbone
District Manager
AD # 4258233 July 6, 2020

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2020-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors ("**Board**") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget ("**Proposed Budget**"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set July 22, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing ; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The District Manager's Proposed Budget, attached hereto as **Exhibit "A",** as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Waterford Landing Community Development District for the Fiscal Year Ending September 30, 2021," as adopted by the Board of Supervisors on July 22, 2020.

d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Waterford Landing Community Development District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of $857,584 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$ 127,696
DEBT SERVICE FUND, SERIES 2014 BONDS	$ 729,888
TOTAL ALL FUNDS	**$ 857,584**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF JULY, 2020.

ATTEST:

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2021
PREPARED APRIL 14, 2020

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
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WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021

	Fiscal Year 2020				
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
REVENUES					
Assessment levy: on-roll	$ 102,829				$ 133,010
Allowable discount (4%)	(4,113)				(5,320)
Assessment levy - net	98,716	$ 98,846	$ -	$ 98,846	127,690
Interest and miscellaneous	6	123	123	246	6
Total Revenues	98,722	98,969	123	99,092	127,696
EXPENDITURES					
Professional & administrative					
Supervisors	4,308	1,076	3,232	4,308	4,308
Management & accounting	48,960	24,480	24,480	48,960	48,960
Audit	5,900	5,900	-	5,900	6,200
Dissemination agent	1,000	500	500	1,000	1,000
Arbitrage rebate calculation	750	-	750	750	750
Trustee	4,327	4,760	-	4,760	4,760
Legal	6,500	5,280	3,000	8,280	15,000
Engineering	10,000	4,969	3,000	7,969	20,000
Engineering - public facilities report	2,000	-	4,000	4,000	-
Utility warranty	-	-	-	-	4,000
Postage	750	14	736	750	750
Insurance	6,356	5,922	-	5,922	6,514
Printing & reproduction	500	250	250	500	500
Legal advertising	1,500	253	1,247	1,500	1,500
Other current charges	500	-	500	500	500
Annual district filing fee	175	175	-	175	175
Telephone	200	100	100	200	200
Website hosting	705	705	-	705	705
Website ADA	200	199	-	199	210
Total professional & administrative	94,631	54,583	41,795	96,378	116,032
Other fees and charges					
Tax collector	953	1,382	-	1,382	953
Property appraiser	1,430	953	477	1,430	1,430
Total other fees & charges	2,383	2,335	477	2,812	2,383
Total expenditures	97,014	56,918	42,272	99,190	118,415
Net increase/(decrease) of fund balance	1,708	42,051	(42,149)	(98)	9,281
Fund balance - beginning (unaudited)	56,346	59,306	101,357	59,306	59,208
Fund balance - ending					
Assigned: lake bank project	10,000	10,000	10,000	10,000	30,000
Assigned: public facilities report	3,000	3,000	3,000	3,000	4,000
Assigned: 3 months working capital	30,521	30,521	30,521	30,521	34,489
Unassigned	14,533	57,836	15,687	15,687	-
Fund balance - ending (projected)	$ 58,054	$ 101,357	$ 59,208	$ 59,208	$ 68,489

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		48,960
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		6,200
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		750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.		
Trustee		4,760
Annual fees paid for services provided as trustee, paying agent and registrar.		
Legal		15,000
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		20,000
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.		
Utility warranty		4,000
Postage		750
Mailing of agenda packages, overnight deliveries, correspondence, etc.		
Insurance		6,514
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, automated AP routing, 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, automated AP routing 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 hosting		705
Website ADA		210
Other fees & charges		
Tax collector		
Fees are $1.00 per parcel on which the assessment is levied.		953
Property appraiser		
Fees are $1.50 per parcel on which the assessment is levied.		1,430
Total expenditures	$	118,415

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2021

	Fiscal Year 2020				
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
REVENUES					
Assessment levy: on-roll - gross	$ 755,624				$ 755,624
Allowable discounts (4%)	(30,225)				(30,225)
Assessment levy: on-roll - net	725,399	$ 716,093	$ 9,306	$ 725,399	725,399
Interest and miscellaneous	-	4,313	-	4,313	-
Total revenues	725,399	720,406	9,306	729,712	725,399
EXPENDITURES					
Principal	185,000	-	185,000	185,000	195,000
Interest	545,063	272,531	272,532	545,063	534,888
Total expenditures	730,063	272,531	457,532	730,063	729,888
Net change in fund balances	(4,664)	447,875	(448,226)	(351)	(4,489)
Beginning fund balance (unaudited)	658,559	666,555	1,114,430	666,555	666,204
Ending fund balance (projected)	$653,895	$1,114,430	$ 666,204	$ 666,204	661,715
Use of fund balance					
Debt service reserve account balance (required)					(362,700)
Interest expense - November 1, 2021					(262,081)
Projected fund balance surplus/(deficit) as of September 30, 2021					$ 36,934

WATERFORD LANDING
Community Development District
Series 2014
$9,835,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
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	**9,475,000.00**		**8,151,400.00**	**17,626,400.00**

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

On-Roll Payment*

Number of Units	Unit Type	Projected Fiscal Year 2021 GF	DSF	GF & DSF	FY 20 Assessment
160	35' SDA	$ 139.57	$ 792.89	$ 932.46	$ 900.79
82	40' SFA	139.57	792.89	932.46	900.79
345	50' SFD	139.57	792.89	932.46	900.79
130	60' SFD	139.57	792.89	932.46	900.79
236	TH	139.57	792.89	932.46	900.79
953					

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

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

4A

GCI0445452/910575

The News-Press media group
news-press.com A GANNETT COMPANY

WATERFORD LANDING CDD
ATTN DAPHNE GILLYARD
2300 GLADES RD SUITE 410W
BOCA RATOR FL 33431

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

7/1/2020

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 1ST DAY OF JULY 2020.

Legal Clerk

Nancy Heyrman

Notary Public State of Wisconsin County of Brown

5.15.23

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF TELEPHONIC AND VIRTUAL
PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Waterford Landing Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, July 22, 2020 at 10:00 a.m. to be held via telephonic and virtual technology.

Pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-150 and as it may be further extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, members of the general public wishing to listen to and/or participate during the designated audience comments portion of the public hearing and meeting may do so telephonically by dialing 1-646-558-8656 or virtually by visiting https://us04web.zoom.us/j/72267586578?pwd=WFN4ckRaNlNwQXlTOU05R2pkaGtsZz09 and entering Meeting ID 722 6758 6578 and Password 438204. The District will provide updates on its website, http://www.waterfordlandingcdd.net/, of any changes in how to participate as soon as possible.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2020-2021 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at cerbonec@whhassociates.com or via phone at (561) 571-00100.

The Board deems it necessary to hold the above-referenced public hearing and meeting utilizing telephonic and virtual technology to conduct all necessary business properly coming before it. The District fully encourages public participation in its public hearing and meeting in an orderly and efficient manner. Pursuant to applicable requirements and guidance relating to COVID-19 the District will not provide any locations where communications media technology facilities will be available. To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Land Use	Total # of Units	Proposed O&M Assessment (including collection costs / early payment discounts)
Platted Lots	953	$139.57

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2020 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

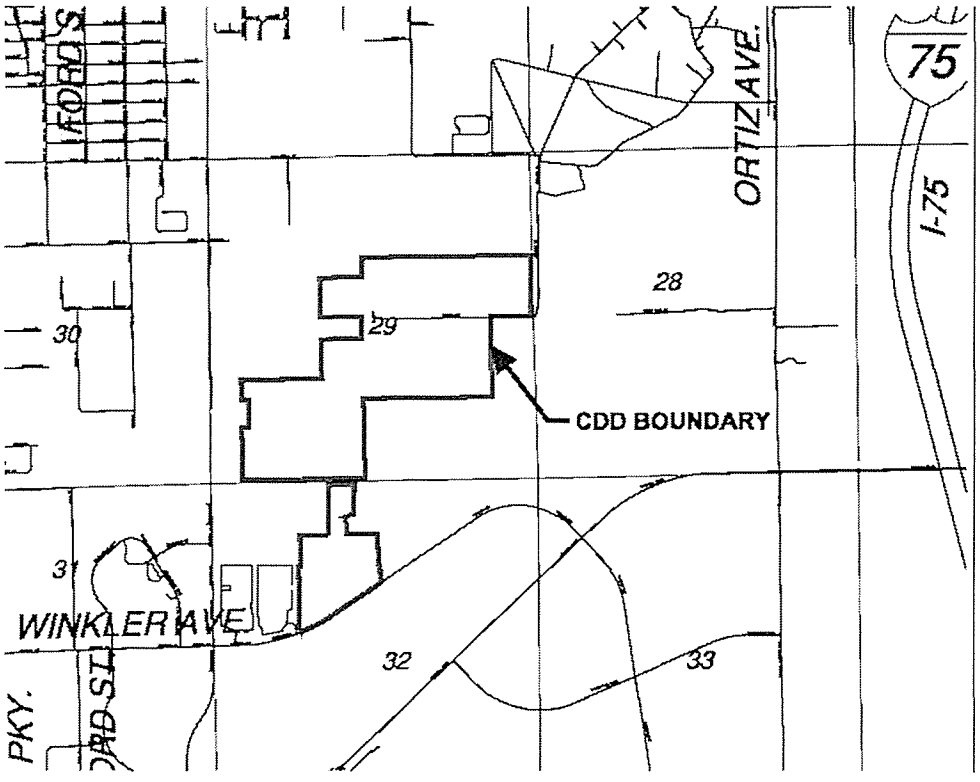
The County Tax Collector will collect the assessments for all lots and parcels within the District. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Cindy Cerbone
District Manager



NP-GCI0445452-01

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

4B

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

June 30, 2020

THIS IS NOT A BILL – DO NOT PAY

D R HORTON INC
10541 BEN C PRATT
SIX MILE CYPRESS PKWY STE 100
FORT MYERS, FL 33966
Strap #: See attached Exhibit A

By US Mail, First Class Delivery

Re: Waterford Landing Community Development District
Notice of Public Hearing on Operation and Maintenance Assessments

Proposed maximum annual[1] FY 2020-2021 O&M Assessment for your property is:	**$32,938.52**
This is a proposed increase from your FY 2019-2020 O&M Assessment of:	29.4%

Dear Property Owner:

The Waterford Landing Community Development District ("**District**") will hold a public hearing on **Wednesday, July 22, 2020, at 10:00 a.m.** to be held via telephonic and virtual technology to receive public comments on the proposed adoption of its operation and maintenance budget (the "**O&M Budget**") for its upcoming fiscal year (which runs from October 1 – September 30) and the proposed levy of its annually recurring non-ad valorem special assessments to fund the O&M Budget ("**O&M Assessments**")[2]. You are receiving this notice because Lee County records indicate that you are a property owner within the District.

Please note that the District's Fiscal Year 2021 Budget, if approved as proposed, will result in the combined assessment on your property increasing by no more than $31.67 per each Residential Unit you own. According to our records, you own 236 Residential Units.

Pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-150) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, members of the general public wishing to listen to and/or participate during the designated audience comments portion of the public hearing and meeting may do so by logging into Zoom via computer at https://us04web.zoom.us/j/72267586578?pwd=WFN4ckRaNlNwQXlTOU05R2pkaGtsZz09 and entering Meeting ID, 722 6758 6578 and password, 438204 or by dialing, 1-646-558-8656 and entering Meeting ID, 722 6758 6578 and password, 438204. The District will provide updates on its website, http://www.waterfordlandingcdd.net/, of any changes in how to participate as soon as possible.

As you may know, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes. The District owns and maintains certain types of infrastructure improvements within the District. Although the O&M Budget has not been finalized the District's reasoning behind the proposed increase is to cover increased costs in operations and maintenance and to ensure the District is able

[1] If approved this amount will serve as the "maximum rate" for future O&M Assessments and no mailed notice will be provided unless there is a proposed increase or another criterion within Section 197.3632(4), Florida Statutes is triggered.
[2] The O&M Assessments are in addition to the District's debt assessments or other assessments (if any). The tax bill combines the District's assessments. There are no changes to the District's other assessments from the previous year.

to maintain its infrastructure. The O&M Assessments pay for the items described in the O&M Budget, including, but not limited to, administrative costs, maintenance and upkeep throughout the community, and capital projects. The District expects to annually collect no more than $133,010, inclusive of the cost of collection and early payment discounts, in gross revenue as a result of the O&M Assessments.

The O&M Assessments are allocated based on benefit from the operations and services of the District pursuant to an equalized basis for all 953 units within the District. The O&M Assessments (as well as any debt assessments or other District assessments) are collected by the County Tax Collector on the County tax bill. By operation of law, the District's assessments each year constitute a lien against your property located within the District just as do each year's property taxes. It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title.

Please note that you have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within 20 days of the date of this letter. The public hearing may be continued to a date, time, and place certain that will be announced at the hearing.

A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting. I hope this information is helpful. If you have any questions, please do not hesitate to contact my office at the address listed in the header above, via email at cerbonec@whhassociates.com, or via phone at (561) 571-00100. To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email.

Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterford Landing Community Development District ("**District**") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various operations and maintenance and other activities described in the District's budget for Fiscal Year 2020/2021 ("**Budget**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method

by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Waterford Landing Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B",** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B".** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B".** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B",** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Waterford Landing Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of

all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Waterford Landing Community Development District.

PASSED AND ADOPTED this 22nd day of July, 2020.

ATTEST:

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2020/2021 Budget

Exhibit B: Assessment Roll

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2020-08

A RESOLUTION OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2020/2021 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2020/2021 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 22nd day of July, 2020.

Attest:

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION *offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
April 28, 2021	**Regular Meeting**	**10:00 AM**
July 28, 2021	**Public Hearing & Regular Meeting**	**10:00 AM**

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

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WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Waterford Landing Community Development District
Fort Myers, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Waterford Landing Community Development District, Fort Myers, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 12, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Brown & Associates

May 12, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Waterford Landing Community Development District, Fort Myers, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($2,296,207).

- The change in the District's total net position in comparison with the prior fiscal year was ($70,804), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section

- At September 30, 2019, the District's governmental funds reported combined ending fund balances of $725,860, an increase of $4,439 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and the debt service fund, in which both are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2019	2018
Current and other assets	$ 736,070	$ 734,604
Capital assets, net of depreciation	6,865,042	7,119,296
Total assets	7,601,112	7,853,900
Current liabilities	237,319	244,303
Long-term liabilities	9,660,000	9,835,000
Total liabilities	9,897,319	10,079,303
Net position		
Net investment in capital assets	(2,794,958)	(2,715,704)
Restricted	439,446	425,858
Unrestricted	59,305	64,443
Total net position	$ (2,296,207)	$ (2,225,403)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2019	2018
Revenues:		
Program revenues		
Charges for services	$ 825,532	$ 813,923
Operating grants and contributions	13,878	6,284
Capital grants and contributions	-	35
General revenues		
Unrestricted investment earnings	168	228
Total revenues	839,578	820,470
Expenses:		
General government	105,451	85,249
Maintenance and operations	254,254	254,133
Interest	550,677	559,982
Total expenses	910,382	899,364
Change in net position	(70,804)	(78,894)
Net position - beginning	(2,225,403)	(2,146,509)
Net position - ending	$ (2,296,207)	$ (2,225,403)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was $910,382. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments for the current and prior fiscal years.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2019 exceeded appropriations by $6,741. The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had $7,627,500 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $762,458 has been taken, which resulted in a net book value of $6,865,042. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had $9,660,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

For the subsequent fiscal year, the District anticipates that the cost of general operations will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Waterford Landing Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019

	Governmental Activities
ASSETS	
Cash	$ 68,923
Assessments receivable	1,164
Restricted assets:	
Investments	665,983
Capital assets:	
Depreciable, net	6,865,042
Total assets	7,601,112
LIABILITIES	
Accounts payable	113
Due to Developer	10,097
Accrued interest payable	227,109
Non-current liabilities:	
Due within one year	185,000
Due in more than one year	9,475,000
Total liabilities	9,897,319
NET POSITION	
Net investment in capital assets	(2,794,958)
Restricted for debt service	439,446
Unrestricted	59,305
Total net position	$ (2,296,207)

See notes to the financial statements

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 105,451	$ 100,145	$ -	$ (5,306)
Maintenance and operations	254,254	-	-	(254,254)
Interest on long-term debt	550,677	725,387	13,878	188,588
Total governmental activities	910,382	825,532	13,878	(70,972)
General revenues:				
Investment earnings				168
Total general revenues				168
Change in net position				(70,804)
Net position - beginning				(2,225,403)
Net position - ending				$ (2,296,207)

See notes to the financial statements

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	$ 68,923	$ -	$ 68,923
Investments	-	665,983	665,983
Assessments receivable	592	572	1,164
Total assets	$ 69,515	$ 666,555	$ 736,070
LIABILITIES			
Liabilities:			
Accounts payable	$ 113	$ -	$ 113
Due to Developer	10,097	-	10,097
Total liabilities	10,210	-	10,210
FUND BALANCES			
Restricted for:			
Debt service	-	666,555	666,555
Unassigned	59,305	-	59,305
Total fund balances	59,305	666,555	725,860
Total liabilities and fund balances	$ 69,515	$ 666,555	$ 736,070

See notes to the financial statements

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2019

Fund balance - governmental funds		$ 725,860
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.		
Capital assets	7,627,500	
Accumulated depreciation	(762,458)	6,865,042
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(227,109)	
Bonds payable	(9,660,000)	(9,887,109)
Net position of governmental activities		$ (2,296,207)

See notes to the financial statements

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	$ 100,145	$ 725,387	$ 825,532
Interest	168	13,878	14,046
Total revenues	100,313	739,265	839,578
EXPENDITURES			
Current:			
General government	105,451	-	105,451
Debt service:			
Principal	-	175,000	175,000
Interest	-	554,688	554,688
Total expenditures	105,451	729,688	835,139
Excess (deficiency) of revenues over (under) expenditures	(5,138)	9,577	4,439
Fund balances - beginning	64,443	656,978	721,421
Fund balances - ending	$ 59,305	$ 666,555	$ 725,860

See notes to the financial statements

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

Net change in fund balances - total governmental funds	$	4,439
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(254,254)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		175,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		4,011
Change in net position of governmental activities	$	(70,804)

See notes to the financial statements

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Waterford Landing Community Development District ("District") was created by Ordinance 3319 of the Board of City Council of the of Fort Myers, Florida enacted on March 6, 2006 and established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of four members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. All of the Board members are affiliated Waterford Landing Acquisitions, LLC the ("Developer").

The Board has the responsibility for:
1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation
The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments
Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund
The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund
The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Infrastructure	15 - 40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments
The District's investments were held as follows at September 30, 2019:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligations Fund - Class Y	$ 665,983	S&P AAAm	Weighted average of the fund portfolio: 24 days
	$ 665,983		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized costs above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, being depreciated				
Infrastructure	$ 7,627,500	$ -	$ -	$ 7,627,500
Total capital assets, being depreciated	7,627,500	-	-	7,627,500
Less accumulated depreciation for:				
Infrastructure	508,204	254,254	-	762,458
Total accumulated depreciation	508,204	254,254	-	762,458
Total capital assets, being depreciated, net	7,119,296	(254,254)	-	6,865,042
Governmental activities capital assets, net	$ 7,119,296	$ (254,254)	$ -	$ 6,865,042

Depreciation was charged to maintenance and operations.

NOTE 6 – LONG-TERM LIABILITIES

On August 18, 2014, the District issued $10,440,000 of Capital Improvement Revenue Bonds, Series 2014 consisting of $4,935,000 Term Bonds Series 2014 due on May 1, 2034 with a fixed interest rate of 5.50% and $5,505,000 Term Bonds Series 2014 due on May 1, 2044 with a fixed interest rate of 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2014. Principal on the Bonds is to be paid serially commencing May 1, 2015 through May 1, 2044.

The Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2014 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2014	$ 9,835,000	$ -	$ 175,000	$ 9,660,000	$ 185,000
Total	$ 9,835,000	$ -	$ 175,000	$ 9,660,000	$ 185,000

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities		
September 30:	Principal	Interest	Total
2020	$ 185,000	$ 545,063	$ 730,063
2021	195,000	534,888	729,888
2022	205,000	524,163	729,163
2023	215,000	512,888	727,888
2024	230,000	501,063	731,063
2025-2029	1,350,000	2,301,813	3,651,813
2030-2034	1,775,000	1,886,563	3,661,563
2035-2039	2,360,000	1,326,525	3,686,525
2040-2044	3,145,000	563,500	3,708,500
Total	$ 9,660,000	$ 8,696,466	$ 18,356,466

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT AGREEMENTS

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – COMMON AREA MAINTENANCE AGREEMENT

In a prior fiscal year, the District entered into a common area maintenance agreement with Lindsford Master Association, Inc. ("the Association"). The agreement shall automatically renew annually, unless terminated by either party in accordance with the agreement. The Association shall budget for and raise the revenues necessary to operate and maintain the Improvements, and be solely responsible for all costs and liabilities that are associated with or arise out of, the maintenance services and materials relating to the Improvements set forth in the agreement.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

	Budgeted Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 98,716	$ 100,145	$ 1,429
Interest	6	168	162
Total revenues	98,722	100,313	1,591
EXPENDITURES			
Current:			
General government	98,710	105,451	(6,741)
Total expenditures	98,710	105,451	(6,741)
Excess (deficiency) of revenues over (under) expenditures	$ 12	(5,138)	$ (5,150)
Fund balance - beginning		64,443	
Fund balance - ending		$ 59,305	

See notes to required supplementary information

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2019 exceeded appropriations by $6,741. The over expenditures were funded by available fund balance.

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Waterford Landing Community Development District
Fort Myers, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Waterford Landing Community Development District, Fort Myers, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 12, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Brown & Associates

May 12, 2020

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Waterford Landing Community Development District
Fort Myers, Florida

We have examined Waterford Landing Community Development District, Fort Myers, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Waterford Landing Community Development District, Fort Myers, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

May 12, 2020

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Waterford Landing Community Development District
Fort Myers, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Waterford Landing Community Development District, Fort Myers, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated May 12, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 12, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Waterford Landing Community Development District, Fort Myers, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Waterford Landing Community Development District, Fort Myers, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

May 12, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2020-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2019;

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

1. The Audited Financial Report for Fiscal Year 2019, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2019, for the period ending September 30, 2019; and

2. A verified copy of said Audited Financial Report for Fiscal Year 2019 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 22nd day of July, 2020.

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

8

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

Winkler Avenue Corridor Evaluation

Fort Myers, FL

Prepared For:

CITY OF FORT MYERS FLORIDA
City of Palms

Prepared by:
McMahon Associates, Inc.

February 2020

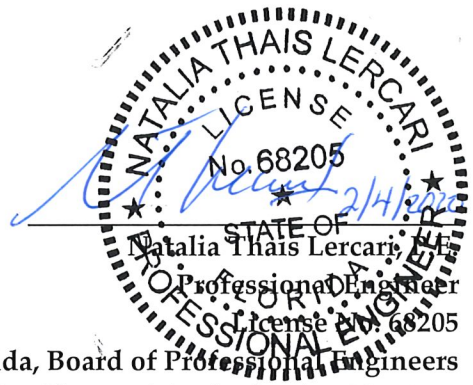
WINKLER AVENUE CORRIDOR EVALUATION

Prepared For:

City of Fort Myers
2200 Second Street
Fort Myers, FL 33901

Prepared By:

McMahon Associates, Inc.
9160 Forum Corporate Parkway, Suite 350
Fort Myers, FL 33905



Natalia Thais Lercari, P.E.
Professional Engineer
License No. 68205
State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

February 2020

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Appendix D Signal Warrant Analysis

1.0 INTRODUCTION

McMahon Associates, Inc. (McMahon) has completed a corridor evaluation for Winkler Avenue between SR-739/Metro Parkway and SR-884/Colonial Boulevard (study corridor), in the City of Fort Myers, Florida, as graphically shown on **Figure 1**. The purpose of this study is to evaluate existing and future short-term traffic operations, safety, and access management. The components of this study include the following:

- Field Reviews/Roadway Characteristics
- Traffic Volume Methodology
- Roadway Operational Analysis
- Crash Review
- Signal Warrant Analysis
- Access Management Evaluation

Figure 1 Site Location

2.0 FIELD REVIEWS/ROADWAY CHARACTERISTICS

Field reviews were performed along Winker Avenue and at the study intersections to obtain roadway and intersection characteristics information.

2.1 Winkler Avenue between Metro Parkway and Colonial Boulevard

- The road is a four-lane, divided roadway.
- The posted speed limit is 45 Miles Per Hour (MPH).
- Sidewalk is provided along the north side and intermittently along the south side of the roadway.
- Street lighting is provided on the north side, throughout the corridor, and on the south side, near the entrance to The Retreat Apartments.
- Bicycle lanes are provided on both sides of the roadway.
- No on-street parking is provided along this roadway.
- Transit stops for LeeTran Route #5 are provided along this roadway.

2.2 Winkler Avenue at Ford Street Extension

- The intersection is unsignalized with stop control along Ford Street Extension.
- The intersection has three legs.
- Crosswalks are not provided at the intersection.
- Exclusive left and right turn lanes are provided from Winkler Avenue onto Ford Street Extension.
- Exclusive left and right turn lanes are provided from Ford Street Extension onto Winkler Avenue.
- Ford Street Extension provides access to Colonial Boulevard, as well as office, warehouse, hotel, and restaurant land uses.

2.3 Winkler Avenue at Executive Circle

- The intersection is unsignalized with stop control along Schoolhouse Road W., north of Winkler Avenue, and Executive Circle, south of Winkler Avenue.
- The intersection has four legs.
- Crosswalks are provided across the north and south legs of the intersection.
- Sidewalks along the east and west sides of Schoolhouse Road W., north of Winkler Avenue, and the sidewalk along the east side of Executive Circle, south of Winkler Avenue, do not properly align with the respective crosswalks.
- Exclusive left and right turn lanes are provided from Winkler Avenue onto Schoolhouse Road W. and Executive Circle.
- Exclusive left turn lanes are provided from Schoolhouse Road W. and Executive Circle onto Winkler Avenue.
- Schoolhouse Road W. provides access to Colonial Elementary School and Seedlings Academy. Executive Circle provides access to office, warehouse, residential, hotel, and commercial land uses.

2.4 Winkler Avenue at Veronica Shoemaker Boulevard

- The intersection is signalized with span-wire.
- The intersection has four legs.
- Crosswalks, pedestrian signal heads, and push buttons are provided for crossing all legs of the intersection.
- Exclusive left and right turn lanes are provided for all approaches to the intersection.
- All left turn movements allow protected plus permissive phasing.

2.5 Winkler Avenue at Castalina/The Retreat

- The intersection is unsignalized with stop control for The Retreat residential development, north of Winkler Avenue, and Castalina residential development, south of Winkler Avenue.
- The intersection has four legs.
- Crosswalks are provided across the north and south legs of the intersection.
- Exclusive left and right turn lanes are provided from Winkler Avenue into The Retreat and into Castalina.
- Two (2) lanes exist for vehicles exiting The Retreat development.
- One lane exists for vehicles exiting the Castalina development.

2.6 Winkler Avenue at Aldermans Walk Boulevard

- The intersection is unsignalized with stop control along Aldermans Walk Boulevard north of Winkler Avenue.
- The intersection has three legs.
- A crosswalk is provided across the north leg of the intersection.
- Exclusive left and right turn lanes are provided from Winkler Avenue onto Aldermans Walk Boulevard.
- Exclusive left and right turn lanes are provided from Aldermans Walk Boulevard onto Winkler Avenue.
- Aldermans Walk Boulevard provides access to residential developments.

2.7 Winkler Avenue at The Brittany

- The intersection is unsignalized with stop control for The Brittany residential development.
- The intersection has three legs.
- Crosswalks are not provided at the intersection.
- Exclusive left and right turn lanes are provided from Winkler Avenue into The Brittany.
- One lane exists for vehicles exiting The Brittany.

2.8 Winkler Avenue at Province Park Boulevard

- The intersection is unsignalized with stop control along Province Park Boulevard.
- The intersection has three legs.
- Crosswalks are not provided at the intersection.
- Exclusive left and right turn lanes are provided from Winkler Avenue onto Province Park Boulevard.
- Exclusive left and right turn lanes are provided from Province Park Boulevard onto Winkler Avenue.
- Province Park Boulevard provides access to residential developments and to Hodges University.

Figure 2 graphically depicts the existing lane geometry.

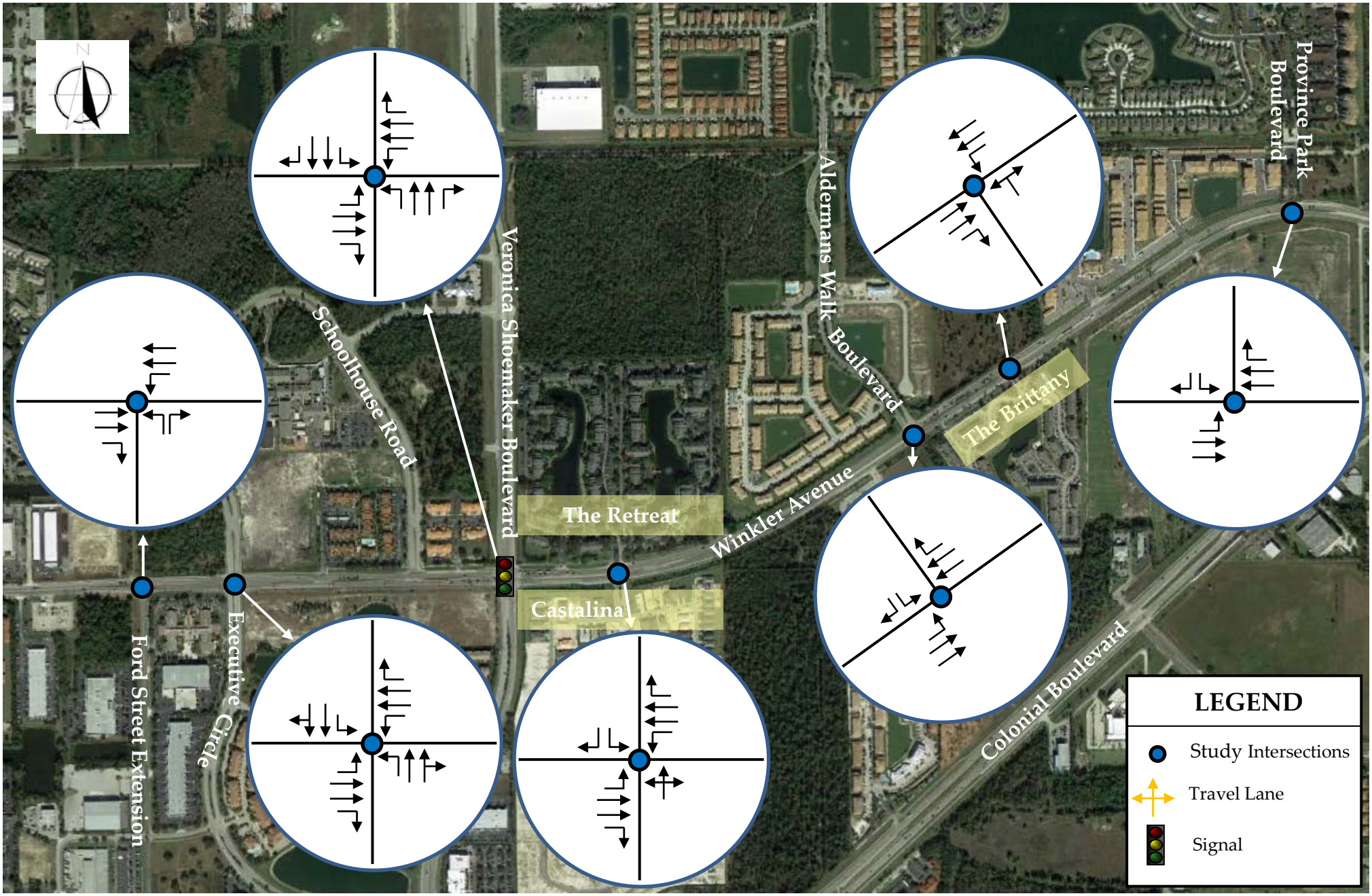

Figure 2
Existing Lane Geometry
Winkler Avenue Corridor Evaluation
Fort Myers, Florida

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

3.0 TRAFFIC VOLUME METHODOLOGY

3.1 Data Collection

Turning movement counts were collected at the study intersections on Tuesday, September 17, 2019 from 7:00 AM to 9:00 AM, 11:00 AM to 1:00 PM, and 2:30 PM to 6:30 PM, attached in **Appendix A**. Based on a review of the collected data, the peak period was determined to be during morning peak traffic conditions.

3.2 Existing (2019) Traffic Volumes

Existing collected counts were factored to peak season by applying a peak season factor of 1.13 obtained from PCS 20 from the 2018 Traffic Count Report from Lee County, attached in Appendix A (PCS 20 was the reference station for Winkler Avenue, north of Colonial Boulevard, in the 2017 Traffic Count Report from Lee County). **Figure 3** graphically depicts the existing (2019) traffic volumes.

3.3 Short-Term (2025) Traffic Volumes

Short-term (2025) traffic volumes were calculated by applying a compound growth rate to existing (2019) traffic volumes and adding traffic from committed development projects that have been approved by the City, but not yet constructed. Based on a review of Florida Department of Transportation (FDOT) Stations 12-4620 and 12-4447, a 2.0 percent compound growth rate was used for Winkler Avenue, Veronica Shoemaker Boulevard, and Ford Street Extension. No growth rate was applied to vehicles entering or exiting other driveways or roadways.

Based on coordination with the City, the following committed development projects were included as part of the analysis: (1) Abor Glen/Esperanza, (2) Mediterranea Apartments, (3) Montego Squire Apartments, (4) The Reef at Winkler, (5) Berkshire PUD, and (6) Colonial Hammock/Castalina. The percent completion for each project was also provided by the City. **Figure 4** graphically depicts the short-term (2025) traffic volumes. Excerpts of the committed development projects are included in Appendix A, as well as a graphic showing their locations. The traffic volume calculations are summarized in Table A-1, attached in Appendix A.

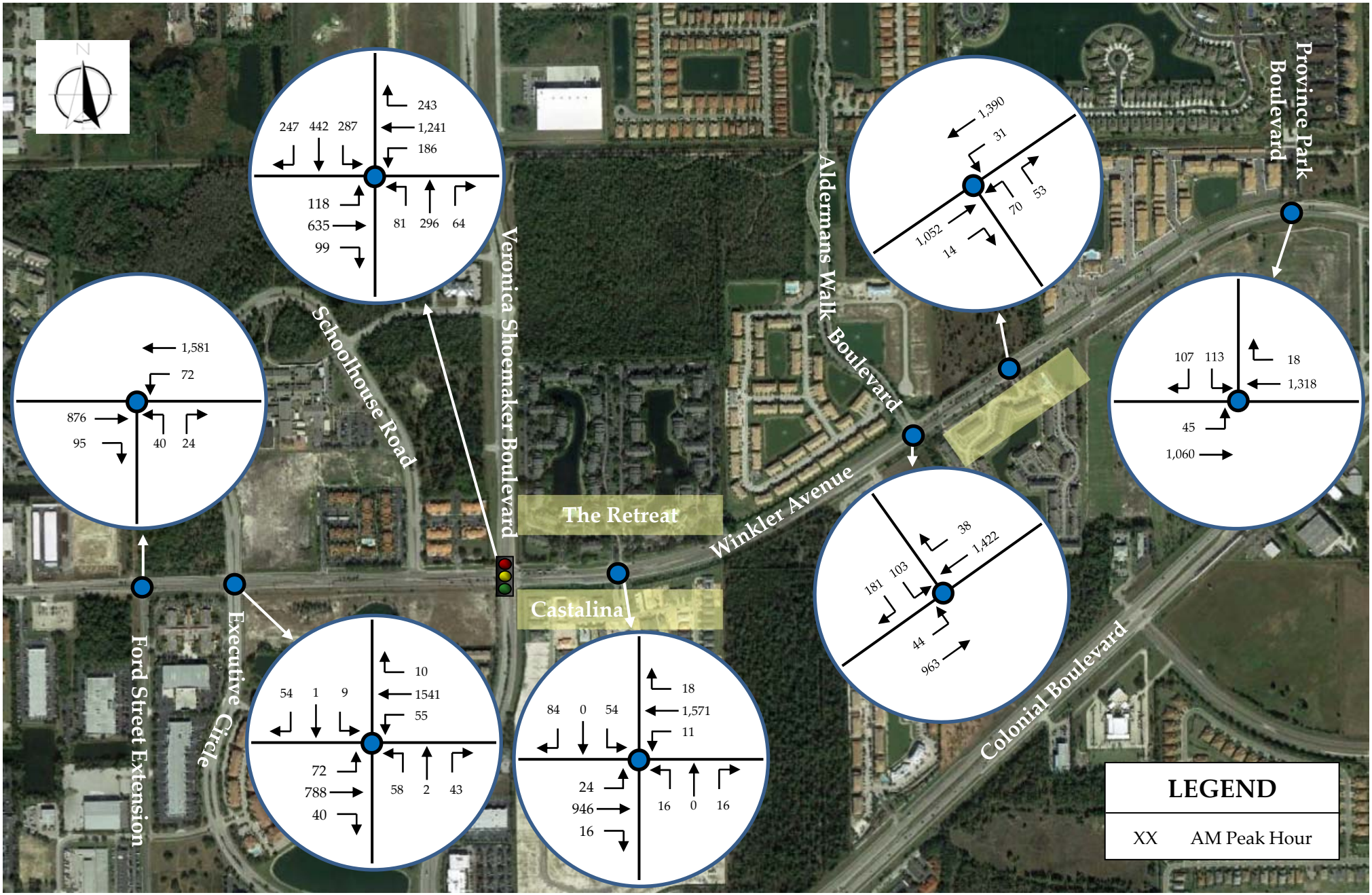

Figure 3
Existing (2019) Traffic Volumes
Winkler Avenue Corridor Evaluation
Fort Myers, Florida

McMAHON TRANSPORTATION ENGINEERS & PLANNERS

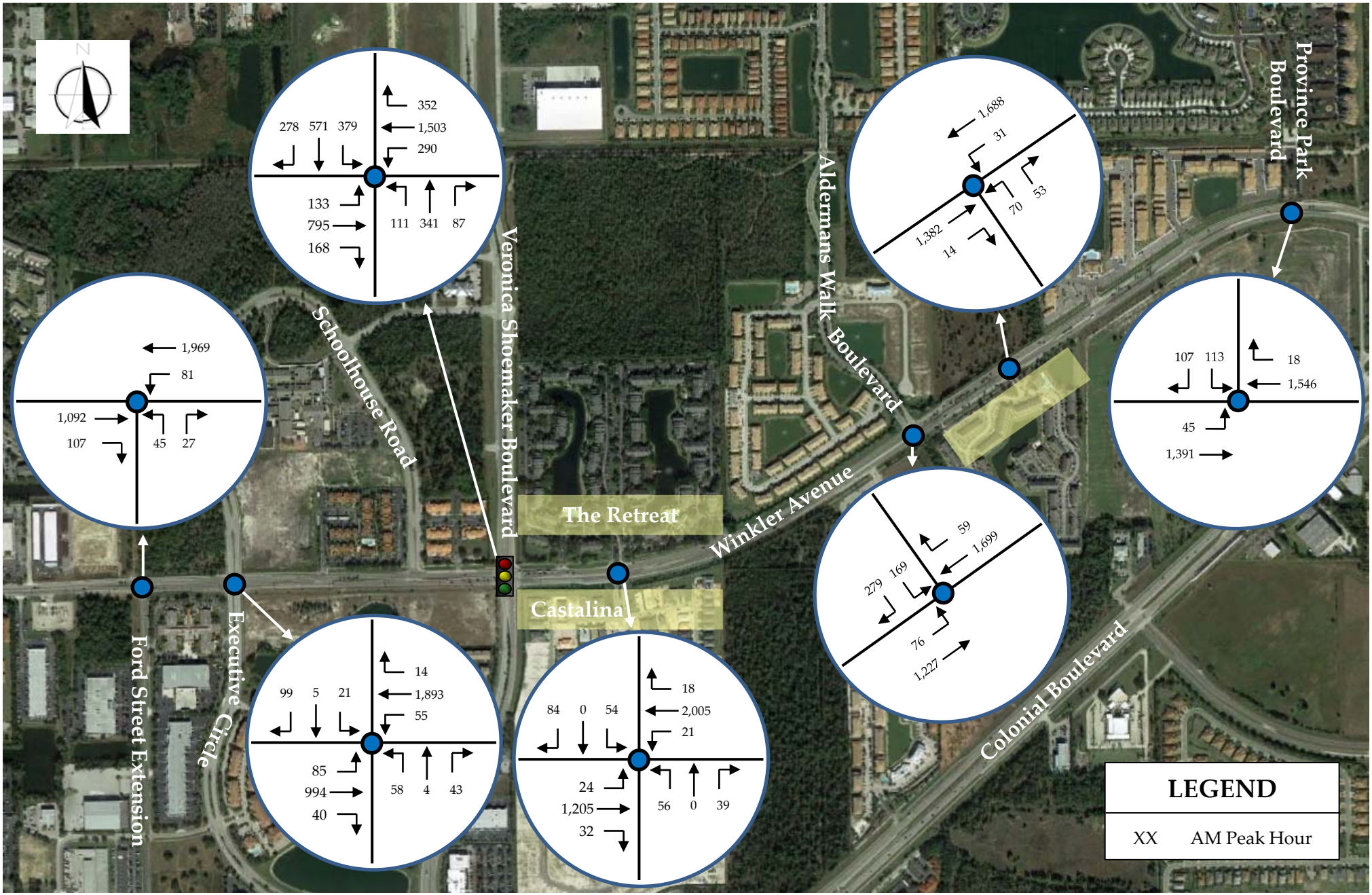

Figure 4
Short-Term (2025) Traffic Volumes
Winkler Avenue Corridor Evaluation
Fort Myers, Florida

McMAHON TRANSPORTATION ENGINEERS & PLANNERS

4.0 ROADWAY OPERATIONAL ANALYSIS

Intersection capacity analysis was performed for AM peak hour conditions at the study intersections using the Synchro 10 software, HCM 6th Edition methodology. Peak hour factors and truck factors were based on the collected data. Signal timing sheets were obtained from Lee County for the signalized intersection of Winkler Avenue at Veronica Shoemaker Boulevard and are included in **Appendix B**.

4.1 Existing (2019) Intersection Capacity Analysis

Winkler Avenue - Winkler Avenue is mostly uncontrolled through the study corridor, with the exception of the intersection with Veronica Shoemaker Boulevard. Therefore, traffic along Winkler Avenue currently experiences minor delays and operates at an acceptable level of service, including left turn movements from Winkler Avenue onto the side streets at the study intersections. Eastbound and westbound movements at the Winkler Avenue/Veronica Shoemaker Boulevard intersection also currently operate at an acceptable level of service.

Side Streets - Most left and through movements from the unsignalized study intersections currently operate at an unacceptable Level of Service (LOS) F, with the exception of the northbound left turn movements at Ford Street Extension and Castalina, which operate at LOS E. At the Winkler Avenue/Veronica Shoemaker Boulevard intersection, northbound and southbound movements mostly operate at an acceptable level of service, with the exception of the southbound left turn movement, which operates at LOS F.

Results of the intersection capacity analysis for the overall intersection and by intersection approach are summarized in **Table 1**. Capacity analysis worksheets are attached in Appendix B.

Table 1 Existing (2019) Capacity Analysis Summary

SCENARIO	TIME PERIOD	OVERALL		EB		WB		NB		SB	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Winkler Avenue at Ford Street Extension	AM	1.0	A	0.0	A	0.5	A	29.0	D	-	-
Winkler Avenue at Schoolhouse Road W./Executive Circle	AM	5.7	A	1.4	A	0.3	A	98.8	F	31.9	D
Winkler Avenue at Veronica Shoemaker Boulevard	AM	44.8	D	27.0	C	33.3	C	64.6	E	68.0	E
Winkler Avenue at Castalina/The Retreat	AM	5.5	A	0.4	A	0.1	A	37.1	E	91.8	F
Winkler Avenue at Aldermans Walk Boulevard	AM	10.3	B	0.8	A	0.0	A	-	-	97.0	F
Winkler Avenue at The Brittany	AM	4.1	A	0.0	A	0.2	A	64.6	F	-	-
Winkler Avenue at Province Park Boulevard	AM	11.4	B	0.6	A	0.0	A	-	-	126.7	F

Vehicular Queues – Queues reported in Synchro for the stop-controlled approaches at the unsignalized study intersections include:

- *Ford Street Extension* – queues range between one (1) and two (2) vehicles
- *Executive Circle* – Queues range between zero (0) and five (5) vehicles
- *The Retreat/Castalina* – Queues range between two (2) and five (5) vehicles southbound and queue is two (2) vehicles northbound
- *Aldermans Walk Boulevard* – Queues range between four (4) and eight (8) vehicles
- *The Brittany* – Queue is six (6) vehicles
- *Province Park Boulevard* – Queues range between two (2) and nine (9) vehicles

At the signalized intersection of Winkler Avenue and Veronica Shoemaker Boulevard, most turning movement queues are contained within their available storage with the exception of the southbound left turn movement.

4.2 Short-Term (2025) Intersection Capacity Analysis

Winkler Avenue - Winkler Avenue will continue to be mostly uncontrolled through the study corridor, with the exception of the intersection with Veronica Shoemaker Boulevard. Therefore, traffic along Winkler Avenue is expected to experience minor delays and operate at an acceptable level of service, including left turn movements from Winkler Avenue onto the side streets at the study intersections. Eastbound and westbound movements at the Winkler Avenue/Veronica Shoemaker Boulevard intersection are mostly expected to continue to operate at an acceptable level of service, with the exception of the westbound through movement, which is expected to operate at LOS F.

Side Streets - All left and through movements from the unsignalized study intersections are expected to operate at an unacceptable LOS F. At the Winkler Avenue/Veronica Shoemaker Boulevard intersection, the northbound through movement, the southbound left turn movement and the southbound right turn movement are also expected to operate at LOS F.

Results of the intersection capacity analysis for the overall intersection and by intersection approach are summarized in **Table 2**. Capacity analysis worksheets are attached in **Appendix C**.

Table 2 Short-Term (2025) Capacity Analysis Summary

SCENARIO	TIME PERIOD	OVERALL		EB		WB		NB		SB	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Winkler Avenue at Ford Street Extension	AM	1.4	A	0.0	A	0.5	A	48.9	E	-	-
Winkler Avenue at Schoolhouse Road W./Executive Circle	AM	6.9	A	2.1	A	0.3	A	*	F	129.4	F
Winkler Avenue at Veronica Shoemaker Boulevard	AM	75.8	E	32.7	C	66.4	E	76.6	E	126.8	F
Winkler Avenue at Castalina/The Retreat	AM	32.5	D	0.5	A	0.1	A	553.5	F	319.2	F
Winkler Avenue at Aldermans Walk Boulevard	AM	76.3	F	1.6	A	0.0	A	-	-	593.6	F
Winkler Avenue at The Brittany	AM	9.3	A	0.0	A	0.2	A	185.9	F	-	-
Winkler Avenue at Province Park Boulevard	AM	19.4	C	0.6	A	0.0	A	-	-	263.1	F

Vehicular Queues – Queues reported in Synchro for the stop-controlled approaches at the unsignalized study intersections include:

- *Ford Street Extension* – queues range between one (1) and three (3) vehicles
- *Executive Circle* – Queues range between one (1) vehicle and four (4) vehicles for southbound; Queues for northbound are not reported by Synchro
- *The Retreat/Castalina* – Queues range between three (3) and eight (8) vehicles southbound and queue is 13 vehicles for northbound
- *Aldermans Walk Boulevard* – Queues range between 15 and 21 vehicles
- *The Brittany* – Queue is 10 vehicles
- *Province Park Boulevard* – Queues range between three (3) and 12 vehicles

At the signalized intersection of Winkler Avenue and Veronica Shoemaker Boulevard, most turning movement queues are contained within their available storage with the exception of the southbound left turn movement and the westbound left turn movement.

4.3 Arterial Analysis

Arterial analysis was performed for Winkler Avenue using the SimTraffic tool from the Synchro 10 software. The Arterial analysis worksheets are attached in Appendix B for existing conditions and in Appendix C for short-term conditions. The base free flow speed was calculated to be 45 MPH. Results of the analysis indicate that the arterial speeds are as follows:

- Existing (2019)
    - Eastbound – 35 mph (LOS B); Westbound – 33 mph (LOS B)
- Short-Term (2025)
    - Eastbound – 35 mph (LOS B); Westbound – 21 mph (LOS D)

5.0 CRASH REVIEW

Crash data for the three most recent years (January 2016 to December 2018) was downloaded from Signal Four Analytics. Each crash report was downloaded and reviewed to determine the crash type, lighting and surface conditions at the time of the crash, and whether the crash was property damage only (PDO), an injury crash or a fatal crash. A summary of the crashes is provided in **Table 3**.

Thirty-six (36) crashes occurred within the three-year period with 11 crashes in 2016, eight (8) crashes in 2017, and 17 crashes in 2018. The most frequent crash types were rear end with 17 crashes, followed by angle with six (6) crashes, and fixed object and left turn with four (4) crashes each. Twenty-four (24) crashes were property damage only, 10 crashes involved an injury, and two (2) crashes involved a fatality. One of the fatal crashes involved a bicyclist crossing Winkler Avenue at Executive Circle, while the other involved a rear end crash near Province Park Boulevard.

The number of the crashes at each of the study intersections is as follows:

- *Ford Street Extension* – Zero (0) crashes
- *Executive Circle* – Four (4) crashes
- *Veronica Shoemaker Boulevard* – 13 crashes
- *The Retreat/Castalina* – Two (2) crashes
- *Aldermans Walk Boulevard* – Zero (0) crashes
- *The Brittany* – Three (3) crashes
- *Province Park Boulevard* – Six (6) crashes

There were an additional eight (8) crashes located within the study corridor, but not at any of the study intersections.

A collision diagram depicting all crashes along the corridor is graphically depicted on **Figure 5.**

Table 3 Crash Summary

COLLISION DIAGRAM ID	HSMV CRASH REPORT NUMBER	DATE	TIME	CRASH TYPE	LIGHTING CONDITION	SURFACE CONDITION	PDO/INJURY/FATAL
Year 2016							
1	862186410	2/6/2016	5:50 AM	Fixed Object	Dark-Lighted	Dry	PDO
2	862188960	2/25/2016	8:00 PM	Bicycle	Dark-Not Lighted	Dry	Fatal
3	865548710	4/14/2016	6:53 PM	Sideswipe	Daylight	Dry	PDO
4	865553240	5/20/2016	12:52 PM	Rear End	Daylight	Dry	PDO
5	865558920	7/11/2016	4:26 PM	Rear End	Daylight	Dry	PDO
6	865563680	8/19/2016	4:39 PM	Rear End	Daylight	Dry	PDO
7	865566530	9/10/2016	4:47 PM	Left Turn	Daylight	Dry	Injury
8	865569030	9/30/2016	8:11 AM	Angle	Daylight	Dry	PDO
9	865571880	10/26/2016	6:38 AM	Left Turn	Dark-Lighted	Dry	Injury
10	865572890	11/1/2016	2:07 PM	Sideswipe	Daylight	Dry	PDO
11	865573610	11/6/2016	11:33 PM	Fixed Object	Dark-Lighted	Dry	Injury
Year 2017							
1	868351250	1/4/2017	8:14 AM	Rear End	Daylight	Wet	PDO
2	868354130	1/25/2017	8:52 AM	Rear End	Daylight	Dry	Injury
3	868357540	2/22/2017	7:40 AM	Angle	Daylight	Wet	Injury
4	868361290	3/20/2017	9:41 AM	Rear End	Daylight	Dry	PDO
5	868361950	3/24/2017	5:00 PM	Rear End	Daylight	Dry	PDO
6	868367050	4/30/2017	6:07 PM	Left Turn	Daylight	Dry	Injury
7	873835430	10/31/2017	4:55 PM	Rear End	Daylight	Dry	Fatal
8	873837820	11/20/2017	7:04 AM	Rear End	Daylight	Dry	PDO
Year 2018							
1	873846420	1/26/2018	6:40 PM	Rear End	Daylight	Dry	PDO
2	873846810	1/29/2018	6:55 PM	Angle	Dusk	Dry	Injury
3	873847280	2/2/2018	8:50 AM	Rear End	Daylight	Dry	PDO
4	873848340	2/6/2018	6:31 AM	Angle	Dawn	Dry	PDO
5	873849010	2/16/2018	7:36 PM	Angle	Dark-Lighted	Dry	PDO
6	873850240	2/26/2018	4:43 PM	Rear End	Daylight	Dry	PDO
7	878753110	5/17/2018	9:45 AM	Rear End	Daylight	Dry	Injury
8	878762190	8/1/2018	3:36 PM	Rear End	Daylight	Wet	PDO
9	878762240	8/1/2018	2:20 PM	Angle	Daylight	Dry	PDO
10	878763560	8/14/2018	5:25 PM	Rear End	Daylight	Dry	PDO
11	878764820	8/22/2018	3:31 PM	Rear End	Daylight	Wet	PDO
12	878767040	9/12/2018	5:13 PM	Rear End	Daylight	Dry	Injury
13	878770540	10/7/2018	5:28 AM	Fixed Object	Dark-Lighted	Dry	PDO
14	878770760	10/9/2018	5:15 PM	Sideswipe	Daylight	Dry	PDO
15	878771480	10/15/2018	3:48 PM	Other Non-Fixed Object	Daylight	Dry	PDO
16	878772230	10/22/2018	10:12 AM	Fixed Object	Daylight	Dry	PDO
17	878774790	11/11/2018	1:57 PM	Left Turn	Daylight	Dry	Injury

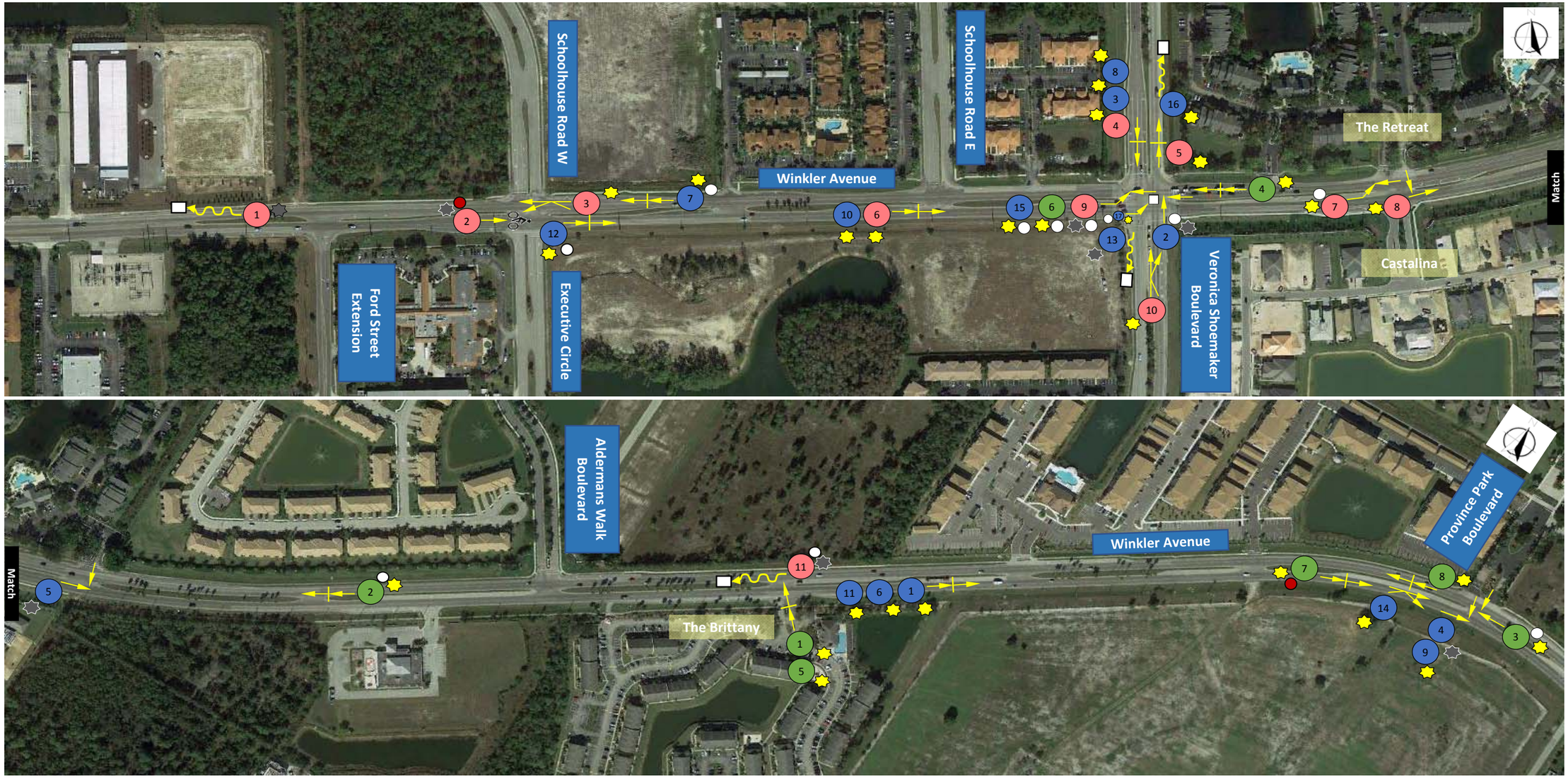

Figure 5

Collision Diagram

Number of Crashes: 36

Number of Fatalities: 2

LEGEND

BACKING VEHICLE	LEFT TURN	2016 CRASH
SIDESWIPE	RIGHT TURN	2017 CRASH
PEDESTRIAN/BIKE	PARKED VEHICLE	2018 CRASH
REAR-END	RAN OFF ROAD / FIXED OBJECT	DAYLIGHT CRASH
HEAD-ON	PERSONAL INJURY	NIGHT CRASH
ANGLE	FATALITY	
CRASH NO.	OVERTURN/ROLLOVER	

McMAHON TRANSPORTATION ENGINEERS & PLANNERS

6.0 SIGNAL WARRANT ANALYSIS

Signal warrant analysis was performed for the unsignalized study intersections based on future short-term traffic conditions. The signal warrant analysis was based on the evaluation of Warrants 1, 2, 3, and 7 from the Manual on Uniform Traffic Control Devices (MUTCD), 2009 Edition, excerpts of which are attached in **Appendix D**. The signal warrant analysis worksheets are attached in Appendix D.

6.1 Signal Warrant Descriptions

Signal Warrant 1, Eight-Hour Vehicle Volume

Condition A, the Minimum Vehicular Volume Warrant, is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal. Condition B, the Interruption of Continuous Traffic Warrant, is intended for application at locations where Condition A is not satisfied, and where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street. For Warrant 1 to be met, minimum volumes are required to be satisfied for eight (8) hours.

Signal Warrant 2, Four-Hour Vehicular Volume

This warrant is intended to be applied where the volume of intersecting traffic is the principal concern, as per application of Figure 4C-1 of the MUTCD, 2009 Edition. For Warrant 2 to be met, minimum volumes are required to be satisfied for four (4) hours.

Signal Warrant 3, Peak Hour

This warrant is intended for use at a location where traffic conditions are such that for a minimum of one (1) hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street, as per application of Figure 4C-3 of the MUTCD, 2009 Edition.

Signal Warrant 7, Crash Experience

This warrant is intended for application where the severity and frequency of crashes are the principal reasons to consider installing a traffic signal. This warrant also considers the intersection traffic volumes.

An *Alternative Signal Warrant 7 – Crash Experience (IA-19)* was conducted for the reported crashes occurring at the study intersections based on the Memorandum provided by U.S. Department of Transportation - Federal Highway Administration, attached in Appendix D. The minimum crash thresholds of Table IA-19-1 and/or IA-19-2, were compared against the reported crashes for the one-year period and the three-year period for the intersection.

6.2 Satisfied Warrants Summary

Results of the analysis, summarized in **Table 4**, indicate the following:

- Warrant 1 – Satisfied for The Retreat/Castalina
- Warrant 2 – Satisfied for The Retreat/Castalina, Aldermans Walk Boulevard, and The Brittany
- Warrant 3 - Satisfied for all unsignalized study intersections
- Warrant 7 – Not satisfied for any unsignalized study intersection

For the warrants that are not satisfied, Table 4 summarizes for how many hours Warrant 1 (Condition A and B) and Warrant 2 are satisfied. For Warrant 7, Table 4 summarizes how many correctable crashes would be expected at each of the unsignalized study intersections.

Table 4 Signal Warrant Analysis Summary

INTERSECTION	SHORT-TERM (2025)			
	Warrant 1 Met?	Warrant 2 Met?	Warrant 3 Met?	Warrant 7 Met?
Winkler Avenue at Ford Street Extension	A (70%) = 0hrs B (70%) = 6hrs	(70%) = 3hrs	☑	0 correctable crashes
Winkler Avenue at Schoolhouse Road/Executive Circle	A (70%) = 0hrs B (70%) = 5hrs	(70%) = 2hrs	☑	0 correctable crashes
Winkler Avenue at Castalina/The Retreat	☑	☑	☑	2 correctable crashes
Winkler Avenue at Aldermans Walk Boulevard	A (70%) = 2hrs B (70%) = 7hrs	☑	☑	0 correctable crashes
Winkler Avenue at The Brittany	A (70%) = 1hr B (70%) = 7hrs	☑	☑	0 correctable crashes
Winkler Avenue at Province Park Boulevard	A (70%) = 1hr B (70%) = 4hr	(70%) = 3hrs	☑	3 correctable crashes

7.0 ACCESS MANAGEMENT EVALUATION

An Access Management Plan was developed for Winkler Avenue between SR-739/Metro Parkway and SR-884/Colonial Boulevard, per the City Land Development Code, Section 134.2.15 "Access points/connection separation". The Plan preparation involved an evaluation of current (2019) and future short-term (2025) traffic operations (including committed development projects already approved by the City), vehicular crash patterns, traffic signal warrants at the unsignalized study intersections, the long-term potential redevelopment of vacant parcels along Winkler Avenue, and the potential future extension of Challenger Boulevard from SR-884/Colonial Boulevard to Winkler Avenue.

The Winkler Avenue Access Management Plan was prepared based on existing property access, the potential for future development access and reasonable spacing criteria. This plan indicates locations where improvement projects are recommended to modify access and provides guidance for the approval of access for future developments to ensure safe and efficient traffic operations.

The recommendations for access along Winkler Avenue between SR-739/Metro Parkway and SR-884/Colonial Boulevard are summarized in **Table 5.** This includes the location where the access recommendation is proposed, the access recommendation, and additional information, where necessary. The Access Management Plan is graphically depicted on **Figure 6**.

The plan indicates the recommendation for traffic signal control at the following intersections:

- Winkler Avenue at Schoolhouse Road W
- Winkler Avenue at Aldermans Walk Boulevard
- Winkler Avenue at Province Park Boulevard

Table 5 Access Management Summary

LOCATION	ACCESS RECOMMENDATION	ADDITIONAL INFORMATION
Between Metro Parkway and Ford Street Extension	The median should be extended to eliminate left turns at the three (3) driveways along this roadway segment. Right turn access only should be permitted for future development or redevelopment.	
Intersection of Ford Street Extension	Full access should be maintained at the Ford Street Extension intersection. There may be a potential for future access modification.	
Intersection of Schoolhouse Road West / Executive Circle	Full access should be maintained at this intersection. The installation of a traffic signal at this location is also recommended, at such time that it is warranted.	Modify median on east and west leg to a 50' taper; lengthen left turn lane bays.
Between Schoolhouse Road West and Schoolhouse Road East	Modify the median to create a directional left turn median opening. The result would be right turn in and out and left turn in access only. Left turn out access will be eliminated.	
Intersection of Schoolhouse Road East	The median should be modified to close the opening. The result will be the elimination of left turns. Right turn maneuvers only will be permitted.	
Intersection of Veronica Shoemaker Boulevard	No access modification is proposed.	Modify median on east and west legs to maximize length of left turn bays
The Retreat west driveway	Eliminate the curb cut at this location. The driveway access will be removed. The result is elimination of all access.	Eliminate access to maximize length of westbound right turn bay
The Retreat middle driveway / Castalina driveway	The median should be modified to close the opening. The result will be the elimination of left turns. Right turn maneuvers only will be permitted.	
The Retreat east driveway	Full access should be maintained at this driveway. There may be a potential for future access modification.	Possible future signal, if south side develops
Between The Retreat west driveway and Aldermans Walk Boulevard	The existing median opening should be closed. The existing, unoccupied church driveway should remain as a right-turn access only driveway.	Consider up to 2 right turn access only driveways for future development
Intersection of Aldermans Walk Boulevard	Full access should be maintained at this intersection. The installation of a traffic signal at this location is also recommended, at such time that it is warranted.	The design should accommodate the future extension of Challenger Boulevard
The Brittany driveway	Full access should be maintained at this driveway. There may be a potential for future access modification.	
The Venetian west driveway	Modify the median to create a directional left turn median opening. The result would be right turn in and out and left turn in access only. Left turn out access will be eliminated.	
The Venetian east driveway	The median should be modified to close the opening. The result will be the elimination of left turns. Right turn maneuvers only will be permitted.	
Intersection of Province Park Boulevard	Full access should be maintained at this intersection. The installation of a traffic signal at this location is also recommended, at such time that it is warranted.	

Figure 6
Winkler Avenue Access Management Plan
(Between Metro Parkway and Colonial Boulevard)

LEGEND

- Potential Signal Control
- Potential Access Modification
- Close Driveway
- Close Median Opening (Right-In/Right-Out Access)
- Directional Median Access (Right-In/Right-Out/Left-In Access)

McMAHON TRANSPORTATION ENGINEERS & PLANNERS

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WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2020-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT GRANTING THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, AND PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, stormwater management system, roadway improvements, water and sewer utility systems, recreation improvements, underground electric, and other improvements; and

WHEREAS, the District has adopted a report of its District Engineer, as may be amended and/or supplemented ("**Engineer's Report**"), which set forth the scope of the District's capital improvement plan and the improvements to be constructed therewith ("**Improvements**"); and

WHEREAS, in connection with the development of the Improvements in accordance with the Engineer's Report, which includes, but is not limited to, obtaining all necessary permits and approvals from local governments and agencies for the construction and/or operation of infrastructure improvements, the District is required, from time to time, to accept, convey and dedicate certain interests in real and personal property, including, but not limited to easements, plat dedications, deeds and bills of sale for infrastructure improvements ("**Permits and Conveyances**"); and

WHEREAS, to facilitate the efficient development of the Improvements, the District desires to authorize the Chair of the Board of Supervisors to approve and execute the Permits and Conveyances necessary to finalize the development of the District's capital improvement plan ("**Conveyance Authority**"); and

WHEREAS, the Conveyance Authority shall be subject to the District Engineer and District Counsel agreeing that each such proposed Permit or Conveyance is legal, consistent with the District's improvement plan and necessary for the development of the Improvements; and

WHEREAS, the Board of Supervisors finds that granting to the Chair the Conveyance Authority is in the best interests of the District so that the development of the Improvements may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. DELEGATION OF AUTHORITY. The Chair of the District's Board of Supervisors is hereby authorized to sign, accept or execute Permits and Conveyances as defined above. In the event that the Chair is unavailable, any Board Supervisor is authorized to sign, accept or execute Permits and Conveyances as defined above. The Vice Chair, Secretary, and Assistant Secretary of the District's Board of Supervisors are hereby authorized to countersign any such Permits and Conveyances. Such authority shall be subject to the District Engineer and District Counsel's review and approval.

3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 22ND DAY OF JULY, 2020.

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

Secretary/ Assistant Secretary	Chair/ Vice Chair, Board of Supervisors
Print Name: _____	Print Name: _____

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT

15

RESOLUTION 2020-11

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 1 AND 2 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Waterford Landing Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2020, two (2) members of the Board of Supervisors ("**Board**") are to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seats 1 and 2; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 17, 2020:

Seat #1 (currently held by Brian O'Donnell)

Seat #2 (currently held by Mark Taylor)

SECTION 2. Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 22nd day of July, 2020.

ATTEST:

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT

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WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2020

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2020

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	$ 78,347	$ -	$ 78,347
Investments			
Revenue 2014	-	302,621	302,621
Reserve 2014	-	362,700	362,700
Prepayment 2014	-	10	10
Due from general fund	-	985	985
Total assets	$ 78,347	$ 666,316	$ 744,663
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	$ 1,000	$ -	$ 1,000
Developer advance	2,500	-	2,500
Due to debt service	985	-	985
Due to Developer	7,597	-	7,597
Total liabilities	12,082	-	12,082
Fund balances			
Restricted for:			
Debt service	-	666,316	666,316
Assigned:			
Lake bank project	10,000	-	10,000
Public facilities report	3,000	-	3,000
3 Months working capital	30,521	-	30,521
Unassigned	22,744	-	22,744
Total fund balances	66,265	666,316	732,581
Total liabilities and fund balances	$ 78,347	$ 666,316	$ 744,663

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2020

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 556	$ 100,051	$ 98,716	101%
Interest and miscellaneous	8	150	6	2500%
Total revenues	564	100,201	98,722	101%
EXPENDITURES				
Professional				
Supervisor's fees	-	2,153	4,308	50%
Management	4,080	36,720	48,960	75%
Audit fees	-	5,900	5,900	100%
Dissemination agent fees	83	750	1,000	75%
Trustee fees	-	4,760	4,327	110%
Arbitrage rebate calculation	-	-	750	0%
Legal	3,160	8,995	6,500	138%
Telephone	17	150	200	75%
Engineering	-	21,908	10,000	219%
Engineering public facilities report	-	-	2,000	0%
Postage	302	315	750	42%
Insurance	-	5,922	6,356	93%
Printing and reproduction	42	375	500	75%
Legal advertising	172	1,880	1,500	125%
Other current charges	-	-	500	0%
Annual district filing fee	-	175	175	100%
Website hosting	-	705	705	100%
ADA website compliance	-	199	200	100%
Total professional	7,856	90,907	94,631	96%
Other fees & charges				
Property appraiser	-	953	1,430	67%
Tax collector	-	1,382	953	145%
Total other fees & charges	-	2,335	2,383	98%
Total expenditures	7,856	93,242	97,014	96%
Excess/(deficiency) of revenues over/(under) expenditures	(7,292)	6,959	1,708	
Fund balances - beginning	73,557	59,306	56,346	
Assigned:				
Lake bank project	10,000	10,000	10,000	
Public facilities report	3,000	3,000	3,000	
3 Months working capital	30,521	30,521	30,521	
Unassigned	22,744	22,744	14,533	
Fund balances - ending	$ 66,265	$ 66,265	$ 58,054	

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED JUNE 30, 2020

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	$ 4,083	$ 724,948	$ 725,399	100%
Interest	4	4,876	-	N/A
Total revenues	4,087	729,824	725,399	101%
EXPENDITURES				
Debt service				
Principal	-	185,000	185,000	100%
Interest	-	545,063	545,063	100%
Total debt service	-	730,063	730,063	100%
Total expenditures	-	730,063	730,063	100%
Excess/(deficiency) of revenues over/(under) expenditures	4,087	(239)	(4,664)	
Fund balances - beginning	662,229	666,555	658,559	
Fund balances - ending	$ 666,316	$ 666,316	$ 653,895	

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

17

DRAFT

MINUTES OF MEETING
WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waterford Landing Community Development District held a Telephonic Public Hearing and Meeting on April 22, 2020, at 10:00 a.m., at 1-888-354-0094, CONFERENCE ID: 8518503.

Present, via telephone, were:

Mark Taylor	Chair
Brian O'Donnell	Vice Chair
John Campo	Assistant Secretary
Marci Strang	Assistant Secretary
Charles Cox	Assistant Secretary

Also present, via telephone, were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Kristin Schalter	District Counsel
Carl Barraco	District Engineer
Ronald Inge	Member of the Public

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:04 a.m. In consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor's Executive Order 20-69, which allows local governmental public meetings to occur via telephone. The meeting was advertised to be telephonic and the telephone number, conference ID, District Manager's contact information and agenda were posted on the District's website.

All Supervisors were present, telephonically.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 190.11(5), 190.011(15) and 190.035, Florida Statutes**

A. Affidavits of Publication

- **Notice of Rule Development**
- **Notice of Rule Making**

The affidavits of publication were provided for informational purposes.

B. Consideration of Resolution 2020-02, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone stated the Rules of Procedure are intended to ensure the District complies with all current Florida Statutes. Ms. Schalter stated the Rules of Procedure clarified the Request for Proposals (RFP) and Request for Qualifications (RFQ) Procedures.

On MOTION by Mr. Cox and seconded by Ms. Strang, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Taylor and seconded by Ms. Strang, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2020-02.

On MOTION by Ms. Strang and seconded by Mr. Taylor, with all in favor, Resolution 2020-02, Adopting Rules of Procedure, Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2020-03, Approving Proposed Budgets for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2020-03. She reviewed the proposed Fiscal Year 2021 budget and highlighted line item increases, decreases and adjustments, compared to the Fiscal Year 2020 budget, and discussed the reasons for any adjustments. Due to the need to build reserves for upcoming lake bank remediation and for the public facilities report, the "Assigned: lake bank project" line item reflected an increase from $10,000, in Fiscal Year 2020, to $30,000, for Fiscal Year 2021. Discussion ensued regarding the lake bank inspection, the CDD's responsibility for operation and maintenance (O&M) of the water management system and the appropriate level for future reserves. Ms. Cerbone stated that increasing the lake bank remediation reserve to $30,000 would increase each property owner's assessment by $30.

Ms. Cerbone stated that property owners would receive written notification of any assessment increase. Discussion ensued regarding land ownership issues, the District's financial responsibility for O&M of the storm water management system and the need to build reserves. Mr. Taylor stated he would send the District Engineer an accounting of funds already spent on the water management system. Mr. Barraco stated it would give a very good basis for what to expect in the future; he would disseminate the lake inspection map, which depicted erosion and areas that exceeded maintenance criteria. Ms. Cerbone stated the proposed Fiscal Year 2021 budget approved today could still be adjusted, prior to adoption. The information regarding lake bank related work would be discussed at the next meeting.

On MOTION by Mr. Cox and seconded by Mr. Taylor, with all in favor, Resolution 2020-03, Approving Proposed Budgets for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 22, 2020 at 10:00 a.m., at the offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2020-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2020-04. Seats 1 and 2, currently held by Mr. O'Donnell and Mr. Taylor, respectively, would be up for election at the November General Election. She would contact the Master Association about communicating the upcoming election to residents.

On MOTION by Mr. Taylor and seconded by Mr. O'Donnell, with all in favor, Resolution 2020-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date , was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2020-05, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Ms. Cerbone presented Resolution 2020-05. The Internal Controls Policy describes the District's internal controls, in compliance with Florida Statutes.

On MOTION by Mr. Taylor and seconded by Mr. Cox, with all in favor, Resolution 2020-05, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Discussion/Consideration: Additional Board Meeting Dates**

This item was presented following the Fourteenth Order of Business.

EIGHTH ORDER OF BUSINESS **Discussion: Outside Counsel's Opinion of the Zoning Ordinance Related to Roadways *(outside counsel: Derek Rooney with GrayRobinson)***

After reviewing outside counsel's opinion, the consensus was that the CDD could not prevent the proposed interconnection; the opinion was in agreement with the Board's discussions at the last meeting. Mr. Barraco recalled that the City agreed to assume responsibility for the roadway costs. Pursuing a traffic signal would require the warrant process.

NINTH ORDER OF BUSINESS **Discussion: Traffic Study**

Mr. Barraco stated the City Manager would check on the progress of the traffic study and provide it, once completed. Ms. Cerbone stated that it would be difficult to discuss potential roadway improvement plans, Interlocal Agreements or amendments to the common area maintenance agreement without the traffic study. Mr. Barraco stated he did not believe the Board would proceed without the traffic study and a decision on the traffic signal, due to increased traffic from Serena Park.

Asked whether Serena Park could still proceed, Mr. Inge, of Serena Park, LLC, stated the City was working on obtaining the necessary right-of-way (ROW) and a special assessment resolution. Upon completion of the traffic study, a call with the City Manager may be in order.

Ms. Schalter stated she would prefer to have all the information before beginning to draft the Interlocal Agreement. Discussion ensued regarding arranging a discussion with the City Manager prior to the July 22, 2020 meeting. Mr. Inge and Ms. Schalter would attempt to schedule a discussion in May; Mr. Inge would advise Ms. Cerbone of the progress.

TENTH ORDER OF BUSINESS **Consideration of City of Fort Myers Roadway Improvement Plans**

This item was deferred.

ELEVENTH ORDER OF BUSINESS **Consideration of Interlocal Agreement between the CDD and the City of Fort Myers Related to Roadway Improvements**

This item was deferred.

TWELFTH ORDER OF BUSINESS **Consideration of Conveyance of Property from Waterford Landing Acquisitions to the CDD**

Mr. Taylor stated work with the Developer and the HOA was underway. Mr. Barraco stated there was a small area in question due to issues with the City. The only item that could be conveyed to the CDD would be a strip between Aldermans Walk and Vicente Way.

THIRTEENTH ORDER OF BUSINESS **Consideration of Third Amendment to the Common Area Maintenance Agreement**

This item was deferred.

FOURTEENTH ORDER OF BUSINESS **Consideration of Traffic Enforcement Agreement**

Ms. Cerbone stated she did not have the Traffic Enforcement Agreement. Mr. Cox stated he sent an agreement between the City and The Ronto Group (Ronto) to the Master Association, Mr. Grant Alley and Ms. Phyllis Calloway but he did not receive an acknowledgment of receipt or a response. He was unsure whether the CDD would be a party to the agreement, pending a decision on the section of Aldermans Walk between the Canal and Winkler. Ms. Cerbone stated this item would remain on the agenda for future discussion.

- **Discussion/Consideration: Additional Board Meeting Dates**

This item, previously the Seventh Order of Business, was presented out of order.

Ms. Cerbone asked if the Board wanted to approve additional meeting dates to be utilized if new information, such as the traffic study or roadway improvement plans, were received prior to the July 22, 2020 meeting. The consensus was not to add any new dates.

FIFTEENTH ORDER OF BUSINESS **Approval of Unaudited Financial Statements as of March 31, 2020**

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2020.

On MOTION by Mr. Taylor and seconded by Mr. Cox, with all in favor, the Unaudited Financial Statements as of March 31, 2020, were approved.

SIXTEENTH ORDER OF BUSINESS **Approval of February 6, 2020 Special Meeting Minutes**

Ms. Cerbone presented the February 2, 2020 Special Meeting Minutes.

On MOTION by Ms. Strang and seconded by Mr. Taylor, with all in favor, the February 2, 2020 Special Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS Other Business

There being no other business, the next item followed.

EIGHTEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: *Straley & Robin*

Ms. Schalter stated some bills from the recent Legislative Session would become law, around May 15, 2020, if not vetoed. The requirement to post the Auditor's Report would be replaced with a link to the Auditor General's website and the requirement to post meeting materials, other than the agenda, would be removed.

B. District Engineer: *Barraco and Associates, Inc.*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **1,042 Registered Voters in District as of April 15, 2020**
- **NEXT MEETING DATE: July 22, 2020 at 10:00 A.M.**
  - **QUORUM CHECK**

Ms. Cerbone stated the next meeting will be held on July 22, 2020 at 10:00 a.m.

NINETEENTH ORDER OF BUSINESS Supervisors' Requests

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

TWENTIETH ORDER OF BUSINESS Public Comments

There being no public comments, the next item followed.

TWENTY-FIRST ORDER OF BUSINESS Adjournment

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

On MOTION by Mr. Taylor and seconded by Ms. Strang, with all in favor, the meeting adjourned at 11:39 a.m.

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277 Secretary/Assistant Secretary Chair/Vice Chair