

WATERFORD LANDING

**COMMUNITY DEVELOPMENT
DISTRICT**

April 27, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

April 20, 2023

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 Regular Meeting on April 27, 2023 at 11:00 a.m., at the Linsford Amenity Center, 4101 Dutchess Park Road, Fort Myers, Florida 33916. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates
4. Consideration of Resolution 2023-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022
5. Consideration of Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date
6. Updates
 - Lake Bank Erosion Inspections
 - Traffic Light at Winkler Avenue and Alderman's Walk Boulevard
7. Acceptance of Unaudited Financial Statements as of March 31, 2023
8. Approval of January 26, 2023 Regular Meeting Minutes
9. Other Business
10. Staff Reports
 - A. District Counsel: *Straley & Robin*

ATTENDEES:

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

- B. District Engineer: *Barraco and Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,529 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: August 24, 2023 at 11:00 AM
 - QUORUM CHECK

SEAT 1	JOYCE L. HEIN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	ROBERT E. STILLMAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	CHARLES COX	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	MARCINA STRANG	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	DONNA ACCARDO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 11. Supervisors' Requests
- 12. Public Comments
- 13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-909-7930.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL IN NUMBER: 1-888-354-0094
PARTICIPANT CODE: 528 064 2804

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, 2022**

**WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

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, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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, 2022, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

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 is the responsibility of management and, 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 Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 30, 2023, 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.

Bhav & Associates

March 30, 2023

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, 2022. 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 (\$2,484,383).
- The change in the District's total net position in comparison with the prior fiscal year was (\$64,171), 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, 2022, the District's governmental funds reported combined ending fund balances of \$691,811 a decrease of (\$29,844) in comparison with the prior fiscal year. A total 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,	
	2022	2021
Current and other assets	\$ 750,521	\$ 739,825
Capital assets, net of depreciation	6,102,280	6,356,534
Total assets	6,852,801	7,096,359
Current liabilities	272,184	236,571
Long-term liabilities	9,065,000	9,280,000
Total liabilities	9,337,184	9,516,571
Net position		
Net investment in capital assets	(2,962,720)	(2,923,466)
Restricted	437,650	444,001
Unrestricted	40,687	59,253
Total net position	\$ (2,484,383)	\$ (2,420,212)

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,	
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 854,822	\$ 854,544
Operating grants and contributions	2,061	43
General revenues		
Unrestricted investment earnings	119	179
Miscellaneous	-	5,374
Total revenues	<u>857,002</u>	<u>860,140</u>
Expenses:		
General government	115,236	113,297
Maintenance and operations	286,845	254,254
Interest	519,092	530,419
Total expenses	<u>921,173</u>	<u>897,970</u>
Change in net position	<u>(64,171)</u>	<u>(37,830)</u>
Net position - beginning	<u>(2,420,212)</u>	<u>(2,382,382)</u>
Net position - ending	<u>\$ (2,484,383)</u>	<u>\$ (2,420,212)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$921,173. 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 did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$7,627,500 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,525,220 has been taken, which resulted in a net book value of \$6,102,280. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$9,065,000 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, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 99,026
Assessments receivable	424
Restricted assets:	
Investments	651,071
Capital assets:	
Depreciable, net	6,102,280
Total assets	6,852,801
 LIABILITIES	
Accounts payable	48,613
Due to Developer	10,097
Accrued interest payable	213,474
Non-current liabilities:	
Due within one year	215,000
Due in more than one year	8,850,000
Total liabilities	9,337,184
 NET POSITION	
Net investment in capital assets	(2,962,720)
Restricted for debt service	437,650
Unrestricted	40,687
Total net position	\$ (2,484,383)

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, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 115,236	\$ 129,142	\$ -	\$ 13,906
Maintenance and operations	286,845	-	-	(286,845)
Interest on long-term debt	519,092	725,680	2,061	208,649
Total governmental activities	<u>921,173</u>	<u>854,822</u>	<u>2,061</u>	<u>(64,290)</u>
General revenues:				
				119
				<u>119</u>
				(64,171)
				<u>(2,420,212)</u>
				<u>\$ (2,484,383)</u>

See notes to the financial statements

**WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 99,026	\$ -	\$ 99,026
Investments	-	651,071	651,071
Assessments receivable	371	53	424
Total assets	<u>\$ 99,397</u>	<u>\$ 651,124</u>	<u>\$ 750,521</u>
LIABILITIES			
Liabilities:			
Accounts payable	\$ 48,613	\$ -	\$ 48,613
Due to Developer	10,097	-	10,097
Total liabilities	<u>58,710</u>	<u>-</u>	<u>58,710</u>
FUND BALANCES			
Restricted for:			
Debt service	-	651,124	651,124
Assigned to:			
Lake bank project	24,000	-	24,000
Public facilities report	5,000	-	5,000
Unassigned	11,687	-	11,687
Total fund balances	<u>40,687</u>	<u>651,124</u>	<u>691,811</u>
Total liabilities and fund balances	<u>\$ 99,397</u>	<u>\$ 651,124</u>	<u>\$ 750,521</u>

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, 2022**

Fund balance - governmental funds \$ 691,811

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	<u>(1,525,220)</u>	6,102,280

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	(213,474)	
Bonds payable	<u>(9,065,000)</u>	<u>(9,278,474)</u>

Net position of governmental activities		<u>\$ (2,484,383)</u>
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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, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 129,142	\$ 725,680	\$ 854,822
Interest	119	2,061	2,180
Total revenues	129,261	727,741	857,002
EXPENDITURES			
Current:			
General government	115,236	-	115,236
Maintenance	32,591	-	32,591
Debt service:			
Principal	-	215,000	215,000
Interest	-	524,019	524,019
Total expenditures	147,827	739,019	886,846
Excess (deficiency) of revenues over (under) expenditures	(18,566)	(11,278)	(29,844)
Fund balances - beginning	59,253	662,402	721,655
Fund balances - ending	\$ 40,687	\$ 651,124	\$ 691,811

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, 2022**

Net change in fund balances - total governmental funds	\$ (29,844)
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.	215,000
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.	<u>4,927</u>
Change in net position of governmental activities	<u><u>\$ (64,171)</u></u>

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.

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 acquisition 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:

<u>Assets</u>	<u>Years</u>
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, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Obligations Fund - Class Y	\$ 651,071	S&P AAAM	Weighted average of the fund portfolio: 18 days
	<u>\$ 651,071</u>		

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, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
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	1,270,966	254,254	-	1,525,220
Total accumulated depreciation	1,270,966	254,254	-	1,525,220
Total capital assets, being depreciated, net	6,356,534	(254,254)	-	6,102,280
Governmental activities capital assets, net	\$ 6,356,534	\$ (254,254)	\$ -	\$ 6,102,280

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, 2022.

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2014	\$ 9,280,000	\$ -	\$ 215,000	\$ 9,065,000	\$ 215,000
Total	\$ 9,280,000	\$ -	\$ 215,000	\$ 9,065,000	\$ 215,000

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 215,000	\$ 512,338	\$ 727,338
2024	230,000	500,513	730,513
2025	240,000	487,863	727,863
2026	255,000	474,663	729,663
2027	270,000	460,638	730,638
2028-2032	1,590,000	2,063,663	3,653,663
2033-2037	2,105,000	1,571,225	3,676,225
2038-2042	2,800,000	894,988	3,694,988
2043-2044	1,360,000	119,600	1,479,600
Total	\$ 9,065,000	\$ 7,085,491	\$ 16,150,491

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, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 127,690	\$ 127,690	\$ 129,142	\$ 1,452
Interest	6	119	119	-
Total revenues	<u>127,696</u>	<u>127,809</u>	<u>129,261</u>	<u>1,452</u>
EXPENDITURES				
Current:				
General government	113,941	129,324	115,236	14,088
Maintenance	-	32,502	32,591	(89)
Total expenditures	<u>113,941</u>	<u>161,826</u>	<u>147,827</u>	<u>13,999</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 13,755</u>	<u>\$ (34,017)</u>	<u>(18,566)</u>	<u>\$ 15,451</u>
Fund balance - beginning			<u>59,253</u>	
Fund balance - ending			<u>\$ 40,687</u>	

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 did not exceed appropriations for the fiscal year ended September 30, 2022.

**WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT
CITY OF FORT MYERS, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	5
Number of independent contractors compensated in September 2022	3
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$ 2,401.10
Independent contractor compensation for FYE 9/30/2022	\$ 53,057.43
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$139.57
	Debt service - \$792.89
Special assessments collected FYE 9/30/2022	\$ 854,822.00
Outstanding Bonds:	
Series 2014, due Nov 1, 2044	see Note 6 for details



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, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 30, 2023.

Report on 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.

Report on 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.

Bhav & Associates

March 30, 2023



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, 2022. 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, 2022.

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

March 30, 2023



**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, 2022 and have issued our report thereon dated March 30, 2023.

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 *Government 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 March 30, 2023, 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

March 30, 2023

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, 2021.

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, 2022.

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, 2022.

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, 2022. 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.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-03

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, 2022

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 2022;

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 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 27th day of April, 2023.

ATTEST:

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Waterford Landing Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 24, 2023

HOUR: 11:00 AM

LOCATION: Linsford Amenity Center
4101 Dutchess Park Road
Fort Myers, Florida 33916

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Fort Myers and Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF APRIL, 2023.

ATTEST:

**WATERFORD LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
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**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll	\$ 322,057				\$ 322,057
Allowable discount (4%)	(12,882)				(12,882)
Assessment levy - net	309,175	\$ 301,304	\$ 7,871	\$ 309,175	309,175
Interest and miscellaneous	6	724	724	1,448	-
Total Revenues	309,181	302,028	8,595	310,623	309,175
EXPENDITURES					
Professional & administrative					
Supervisors	4,306	1,077	3,660	4,737	4,306
Management & accounting	50,429	25,215	25,214	50,429	50,429
Audit	6,600	6,600	-	6,600	6,800
Dissemination agent	1,000	500	500	1,000	1,000
Arbitrage rebate calculation	750	-	750	750	750
Trustee	4,760	4,760	-	4,760	4,760
Legal	10,000	2,347	2,000	4,347	10,000
Engineering	27,000	27,420	-	27,420	27,000
Lift station water meter	1,000	69	-	69	250
Engineering - CFM utility turn over	10,000	-	10,000	10,000	-
Repairs to utility system	179,108	41,700	3,500	45,200	-
Postage	750	1,140	-	1,140	750
Insurance	7,300	6,918	-	6,918	7,300
Printing & reproduction	500	250	250	500	500
Legal advertising	1,500	172	1,328	1,500	1,500
Other current charges	500	35	465	500	500
Annual district filing fee	175	175	-	175	175
Telephone	200	100	100	200	200
Website hosting	705	705	-	705	705
Website ADA	210	-	210	210	210
Total professional & administrative	306,793	119,183	47,977	167,160	117,135
Other fees and charges					
Tax collector	953	953	-	953	953
Property appraiser	1,430	1,382	48	1,430	1,430
Total other fees & charges	2,383	2,335	48	2,383	2,383
Total expenditures	309,176	121,518	48,025	169,543	119,518
Net increase/(decrease) of fund balance	5	180,510	(39,430)	141,080	189,657
Fund balance - beginning (unaudited)	77,842	40,687	221,197	40,687	181,767
Fund balance - ending					
Assigned: lake bank project	24,000	24,000	24,000	24,000	24,000
Assigned: public facilities report	5,000	5,000	5,000	5,000	5,000
Assigned: 3 months working capital	33,615	33,615	18,859	18,859	35,355
Unassigned	18,847	158,582	133,908	133,908	307,069
Fund balance - ending (projected)	\$ 77,847	\$ 221,197	\$ 181,767	\$ 181,767	\$ 371,424

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

EXPENDITURES

Supervisors	\$ 4,306
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	50,429
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	6,800
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	10,000
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	27,000
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.	
Lift station water meter	250
Postage	750
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	7,300
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
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	953
Fees are \$1.00 per parcel on which the assessment is levied.	
Property appraiser	1,430
Fees are \$1.50 per parcel on which the assessment is levied.	
Total expenditures	\$ 119,518

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 755,624				\$ 755,624
Allowable discounts (4%)	(30,225)				(30,225)
Assessment levy: on-roll - net	725,399	\$ 703,691	\$ 21,708	\$ 725,399	725,399
Interest and miscellaneous	-	10,417	-	10,417	-
Total revenues	725,399	714,108	21,708	735,816	725,399
EXPENDITURES					
Principal	215,000	5,000	210,000	215,000	230,000
Principal prepayment	-	-	5,000	5,000	-
Interest	512,313	256,156	256,013	512,169	500,200
Total expenditures	727,313	261,156	471,013	732,169	730,200
Net change in fund balances	(1,914)	452,952	(449,305)	3,647	(4,801)
Beginning fund balance (unaudited)	648,802	662,402	1,115,354	662,402	666,049
Ending fund balance (projected)	\$646,888	\$1,115,354	\$ 666,049	\$ 666,049	661,248
Use of fund balance					
Debt service reserve account balance (required)					(362,700)
Interest expense - November 1, 2024					(243,775)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 54,773

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-		250,100.00	250,100.00
05/01/2024	230,000.00	5.500%	250,100.00	480,100.00
11/01/2024	-		243,775.00	243,775.00
05/01/2025	240,000.00	5.500%	243,775.00	483,775.00
11/01/2025	-		237,175.00	237,175.00
05/01/2026	255,000.00	5.500%	237,175.00	492,175.00
11/01/2026	-		230,162.50	230,162.50
05/01/2027	270,000.00	5.500%	230,162.50	500,162.50
11/01/2027	-		222,737.50	222,737.50
05/01/2028	285,000.00	5.500%	222,737.50	507,737.50
11/01/2028	-		214,900.00	214,900.00
05/01/2029	300,000.00	5.500%	214,900.00	514,900.00
11/01/2029	-		206,650.00	206,650.00
05/01/2030	315,000.00	5.500%	206,650.00	521,650.00
11/01/2030	-		197,987.50	197,987.50
05/01/2031	335,000.00	5.500%	197,987.50	532,987.50
11/01/2031	-		188,775.00	188,775.00
05/01/2032	355,000.00	5.500%	188,775.00	543,775.00
11/01/2032	-		179,012.50	179,012.50
05/01/2033	375,000.00	5.500%	179,012.50	554,012.50
11/01/2033	-		168,700.00	168,700.00
05/01/2034	395,000.00	5.500%	168,700.00	563,700.00
11/01/2034	-		157,837.50	157,837.50
05/01/2035	420,000.00	5.750%	157,837.50	577,837.50
11/01/2035	-		145,762.50	145,762.50
05/01/2036	445,000.00	5.750%	145,762.50	590,762.50
11/01/2036	-		132,968.75	132,968.75
05/01/2037	470,000.00	5.750%	132,968.75	602,968.75
11/01/2037	-		119,456.25	119,456.25
05/01/2038	495,000.00	5.750%	119,456.25	614,456.25
11/01/2038	-		105,225.00	105,225.00
05/01/2039	525,000.00	5.750%	105,225.00	630,225.00
11/01/2039	-		90,131.25	90,131.25
05/01/2040	555,000.00	5.750%	90,131.25	645,131.25
11/01/2040	-		74,175.00	74,175.00
05/01/2041	590,000.00	5.750%	74,175.00	664,175.00
11/01/2041	-		57,212.50	57,212.50
05/01/2042	625,000.00	5.750%	57,212.50	682,212.50
11/01/2042	-		39,243.75	39,243.75
05/01/2043	665,000.00	5.750%	39,243.75	704,243.75
11/01/2043	-		20,125.00	20,125.00
05/01/2044	700,000.00	5.750%	20,125.00	720,125.00
Total	8,845,000.00		6,564,225.00	15,409,225.00

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

On-Roll Payment*

Number of Units	Unit Type	Projected Fiscal Year 2024			FY 23 Assessment
		GF	DSF	GF & DSF	
160	35' SDA	\$ 337.94	\$ 792.89	\$1,130.83	\$ 1,130.83
82	40' SFA	337.94	792.89	1,130.83	1,130.83
345	50' SFD	337.94	792.89	1,130.83	1,130.83
130	60' SFD	337.94	792.89	1,130.83	1,130.83
<u>236</u>	TH	<u>337.94</u>	<u>792.89</u>	<u>1,130.83</u>	<u>1,130.83</u>
953					

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

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2023**

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2023**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash	\$ 231,294	\$ -	\$ 231,294
Investments			
Revenue 2014	-	741,851	741,851
Reserve 2014	-	362,184	362,184
Prepayment 2014	-	41	41
Total assets	<u>\$ 231,294</u>	<u>\$ 1,104,076</u>	<u>\$ 1,335,370</u>
LIABILITIES AND FUND BALANCES			
Liabilities			
Developer advance	2,500	-	2,500
Due to Developer	<u>7,597</u>	<u>-</u>	<u>7,597</u>
Total liabilities	<u>10,097</u>	<u>-</u>	<u>10,097</u>
Fund balances			
Restricted for:			
Debt service	-	1,104,076	1,104,076
Assigned:			
Lake bank project	24,000	-	24,000
Public facilities report	5,000	-	5,000
3 Months working capital	30,000	-	30,000
Unassigned	<u>162,197</u>	<u>-</u>	<u>162,197</u>
Total fund balances	<u>221,197</u>	<u>1,104,076</u>	<u>1,325,273</u>
Total liabilities and fund balances	<u>\$ 231,294</u>	<u>\$ 1,104,076</u>	<u>\$ 1,335,370</u>

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 2,342	\$ 301,304	\$ 309,175	97%
Interest and miscellaneous	119	724	6	12067%
Total revenues	<u>2,461</u>	<u>302,028</u>	<u>309,181</u>	98%
EXPENDITURES				
Professional				
Engineering - CFM utility turn over	-	-	10,000	0%
Lift station water meter	-	69	1,000	7%
Repairs to utility system	-	41,700	179,108	23%
Supervisor's fees	-	1,077	4,306	25%
Management	4,202	25,215	50,429	50%
Audit fees	6,600	6,600	6,600	100%
Dissemination agent fees	83	500	1,000	50%
Trustee fees	4,760	4,760	4,760	100%
Arbitrage rebate calculation	-	-	750	0%
Legal	1,754	2,347	10,000	23%
Telephone	17	100	200	50%
Engineering	-	27,420	27,000	102%
Postage	-	1,140	750	152%
Insurance	-	6,918	7,300	95%
Printing and reproduction	42	250	500	50%
Legal advertising	172	172	1,500	11%
Other current charges	-	35	500	7%
Annual district filing fee	-	175	175	100%
Website				
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional	<u>17,630</u>	<u>119,183</u>	<u>306,793</u>	39%
Other fees & charges				
Property appraiser	953	953	1,430	67%
Tax collector	-	1,382	953	145%
Total other fees & charges	<u>953</u>	<u>2,335</u>	<u>2,383</u>	98%
Total expenditures	<u>18,583</u>	<u>121,518</u>	<u>309,176</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	(16,122)	180,510	5	
Fund balances - beginning	237,319	40,687	77,842	
Assigned:				
Lake bank project	24,000	24,000	24,000	
Public facilities report	5,000	5,000	5,000	
3 Months working capital	30,000	30,000	30,000	
Unassigned	162,197	162,197	18,847	
Fund balances - ending	<u>\$ 221,197</u>	<u>\$ 221,197</u>	<u>\$ 77,847</u>	

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment - on roll	\$ 5,495	\$ 703,691	\$ 725,399	97%
Interest	2,973	10,417	-	N/A
Total revenues	<u>8,468</u>	<u>714,108</u>	<u>725,399</u>	98%
EXPENDITURES				
Debt service				
Principal	-	5,000	215,000	2%
Interest	-	256,156	512,313	50%
Total expenditures	<u>-</u>	<u>261,156</u>	<u>727,313</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	8,468	452,952	(1,914)	
Fund balances - beginning	1,095,608	651,124	648,802	
Fund balances - ending	<u>\$ 1,104,076</u>	<u>\$ 1,104,076</u>	<u>\$ 646,888</u>	

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Waterford Landing Community Development District held a Regular Meeting on January 26, 2023 at 11:00 a.m., at the Linsford Amenity Center, 4101 Dutchess Park Road, Fort Myers, Florida 33916.

Present were:

Charles Cox	Chair
Marcina Strang (via telephone)	Vice Chair
Donna Accardo	Assistant Secretary
Robert Stillman	Assistant Secretary
Joyce Hein	Assistant Secretary

Also present, were:

Daniel Rom	District Manager
Vivek Babbar	District Counsel
Carl Barraco (via telephone)	District Engineer

Residents present, were:

Maury Wiese	Helen Hazi	Pat Holcomb	Barbara Hanahan
Linda Young	Herb Klein	David Feyesh	Robert Peterson
Ed Oie	Rod DeMille	Lewis Romain	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:02 a.m. Supervisors Cox, Stillman, Hein and Accardo were present. Supervisor Strang attended via telephone.

Mr. Rom stated the Oath of Office was administered to Mr. Cox prior to the meeting and Ms. Strang and Ms. Accardo had their Oaths of Office administered and notarized and submitted them directly to the Supervisor of Elections (SOE).

SECOND ORDER OF BUSINESS

Public Comments

40 Mr. Rom welcomed all meeting attendees and explained the protocols for public
41 comments.

42 Resident Ed Oie asked when the CDD was established and about the bonds. Mr. Rom
43 stated the CDD has been in existence since 2006; there was a pause in activity due to the
44 recession and then a change in ownership. He explained the bond process.

45 Resident Robert Peterson asked if the CDD has reserves. Mr. Rom stated that the CDD
46 has a reserve fund and the Unaudited Financials will be reviewed later in the meeting.

47 Resident Rod Lenick asked about the makeup of the Board and Board Member elections.
48 Mr. Rom discussed the candidate qualifying requirements, including being a citizen of the United
49 States, a Florida resident, a registered voter in Lee County and a resident within the CDD
50 boundaries. Board Members are elected via the General Election and vacated seats are filled by
51 the remaining Board Members. Asked if the CDD is just for Linsford or for other neighborhoods,
52 Mr. Cox stated the boundaries of the CDD encapsulate 252 acres in the development, including
53 three neighborhoods and some of the preserves.

54 Resident Lewis Romain asked if the CDD has any influence or impact on water pressure
55 problems. Mr. Barraco stated water pressure is a function of the City; the last steps are
56 underway to dedicate the remaining utilities to the City. The City will soon own all remaining
57 water and sewer infrastructure.

58 Mr. Rom stated his contact information is on the CDD website, waterfordlandcdd.net,
59 and encouraged residents to contact him with any CDD-related questions or concerns.

60

61 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Elected Supervisors, Charles Cox [Seat 3],
Marcina Ann Strang [Seat 4] and Donna
Accardo [Seat 5] (the following to be
provided in a separate package)**

66

67 Mr. Rom reiterated that Mr. Cox, Ms. Strang and Ms. Accardo were sworn in prior to the
68 meeting. He provided and briefly explained the following:

69 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

70 **B. Membership, Obligations and Responsibilities**

71 C. Financial Disclosure Forms

72 I. Form 1: Statement of Financial Interests

73 II. Form 1X: Amendment to Form 1, Statement of Financial Interests

74 III. Form 1F: Final Statement of Financial Interests

75 D. Form 8B – Memorandum of Voting Conflict

76

77 FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01,
Designating Certain Officers of the District,
and Providing for an Effective Date

78

79

80

81 Mr. Rom presented Resolution 2023-01. Ms. Hein nominated the following slate:

82 Charles Cox Chair

83 Marcina Strang Vice Chair

84 Robert E. Stillman Assistant Secretary

85 Joyce L. Hein Assistant Secretary

86 Donna Accardo Assistant Secretary

87 Daniel Rom Assistant Secretary

88 No other nominations were made.

89 Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer
90 remain unaffected by this Resolution.

91

**On MOTION by Mr. Stillman and seconded by Ms. Accardo, with all in favor,
Resolution 2023-01, Designating Certain Officers of the District, as nominated,
and Providing for an Effective Date, was adopted.**

95

96

97 FIFTH ORDER OF BUSINESS

Updates

98

99 • Utility Turnover to City of Fort Myers

100 Mr. Rom noted the following items:

101 ➤ At the August or September meeting, the Board directed the District Manager, District
102 Engineer and Chair to continue discussing and meeting with the City Engineer and the City of

103 Fort Myers regarding final punchlist items for the utilities, to finally transfer the utilities to the
104 City.

105 ➤ Discussions between the team and the City have been ongoing for over one year.

106 ➤ The team met with City representatives and were able to negotiate what was initially
107 discussed and what needed to be repaired and located certain valves within all the utilities in
108 the CDD.

109 ➤ Within the last four weeks, all repairs were completed and the City was able to inspect
110 and check off the entire checklist.

111 ➤ The CDD is in the final stages of the turnover process and the City agreed to place a few
112 items on the Commission's agenda for final acceptance of the utilities by the City of Fort
113 Meyers.

114 Asked about the timing, Mr. Rom assumed it will take approximately 30 days.

115 Mr. Barraco stated, since the beginning of this CDD, the intention has always been that
116 the water and sewer systems would be dedicated to the City for operation, ownership and
117 maintenance. The City has always supplied the water and always received the sanitary effluent
118 water; this is the last process, wherein the City will take ownership of the actual pipes within
119 and around the CDD.

120 • **Lake Bank Erosion Inspections**

121 Mr. Rom stated the inspections were delayed due to the hurricane and subsequently by
122 other rainstorms in the area.

123 Mr. Barraco stated lake levels are approaching dry season elevation and the observation
124 Engineers commenced the lake inspections, which will be completed in the coming week. A
125 report and recommendations will be presented at the next meeting. Mr. Rom stated, coupled
126 with that, the Board previously asked for the specific properties that might unknowingly be
127 contributing to the lake bank erosion issues to be identified.

128 In response to Ms. Hein's question regarding violations, Mr. Barraco stated the report
129 will locate any potential violations relative to the South Florida Water Management District
130 (SFWMD) maintenance criteria, which is that slopes at or around the waterline should not be
131 any steeper than 3.5' horizontal and the vertical drop-off should not be more than 9". If

132 anything is in excess of either of the criteria, it will be documented and highlighted in aerial
133 photographs. It is important to note that some of the erosion is caused by nature, wind and
134 wave action or by things that property owners need to maintain.

135 • **Traffic Light at Winkler Avenue and Alderman’s Walk Boulevard**

136 Mr. Rom stated it was determined at the last meeting that the Board will work with the
137 City Council to facilitate installation of a traffic light at Winkler Avenue and Alderman’s Walk
138 Boulevard.

139 Mr. Cox stated, at its December 5, 2022 meeting, the City Council instructed the City
140 Manager to develop an accelerated plan for installation of the traffic light. There are funds in
141 the City budget this year for the design work. Typically, the design work would be done in the
142 first year, right-of-way (ROW) acquisitions in the second year and installation in the third year.
143 He recently learned that the City Engineer stated that the signal will be installed in less than
144 three years. Ms. Strang stated she also attended the Council meeting and felt that the City is
145 trying to have the traffic light installed. In her opinion, property owners should continue
146 stressing the importance of the traffic light to the Council and the Mayor.

147

148 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02,
Relating to the Amendment of the Annual
Budget for the Fiscal Year Beginning
October 1, 2021 and Ending September 30,
2022; and Providing for an Effective Date**

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154 Mr. Rom presented Resolution 2023-02.

155

**On MOTION by Mr. Cox and seconded by Mr. Stillman, with all in favor,
Resolution 2023-02, Relating to the Amendment of the Annual Budget for the
Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and
Providing for an Effective Date, was adopted.**

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162 **SEVENTH ORDER OF BUSINESS**

**Ratification of Denco Construction Inc.,
First Amendment to Construction
Agreement**

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165

166 Mr. Rom presented the Denco Construction Inc., First Amendment to Construction
167 Agreement, which pertains to the utility repairs.

168

**On MOTION by Mr. Cox and seconded by Ms. Hein, with all in favor, the Denco
169 Construction Inc., First Amendment to Construction Agreement, was ratified.**

171

172

EIGHTH ORDER OF BUSINESS

**Ratification of Denco Invoice #010523 for
173 Linsford Valve Repairs**

174

175

176 Mr. Rom presented Denco Invoice #010523 for Linsford Valve Repairs, which was
177 previously executed by the Board Chair.

178

**On MOTION by Mr. Stillman and seconded by Ms. Accardo, with all in favor,
179 Denco Invoice #010523 for Linsford Valve Repairs, in the amount of \$36,700,
180 was ratified.**

182

183

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
184 Statements as of December 31, 2022**

185

186

187 Mr. Rom presented the Unaudited Financial Statements as of December 31, 2022.

188

**On MOTION by Mr. Stillman and seconded by Mr. Cox, with all in favor, the
189 Unaudited Financial Statements as of December 31, 2022, were accepted.**

191

192

TENTH ORDER OF BUSINESS

**Approval of August 25, 2022 Public
193 Hearings and Regular Meeting Minutes**

194

195

196 Mr. Rom presented the August 25, 2022 Public Hearings and Regular Meeting Minutes.

197

**On MOTION by Ms. Hein and seconded by Mr. Stillman, with all in favor, the
198 August 25, 2022 Public Hearings and Regular Meeting Minutes, as presented,
199 were approved.**

201

202

203

204 **ELEVENTH ORDER OF BUSINESS****Other Business**

205

206 In response to Mr. Cox's question regarding the easement that the City requested for the
207 pump, Mr. Barraco stated this is not a CDD item; however, per the City's request, Staff wrote
208 and provided a legal description so that Florida Power & Light (FPL) can have an easement to
209 install permanent power. The project is almost complete. Asked if the easement will not cover
210 any land owned or controlled by the CDD, Mr. Barraco replied affirmatively.

211

212 **TWELFTH ORDER OF BUSINESS****Staff Reports**

213

214 **A. District Counsel: *Straley & Robin***

215 Mr. Babbar stated Staff is monitoring the current legislative session and, so far, there is
216 nothing that pertains to CDDs or Special districts. He will continue monitoring the session and
217 provide updates.

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

219 Mr. Barraco reported the following:

220 ➤ Several months ago, the Board gave Barraco & Associates permission to respond to a
221 City of Fort Myers Request for Qualifications (RFQ) for a Serena Park project between
222 Alderman's Way and Shumaker. The RFQ was for a consultant to design and help construct
223 infrastructure that will serve the platted lots in the subdivision.

224 ➤ His firm responded to the RFQ for the project and was selected to provide the
225 Engineering Services for that subdivision; it will go to the Council for approval.

226 Asked about the construction time length, Mr. Barraco stated one year.

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

228 • **NEXT MEETING DATE: April 27, 2023 at 11:00 AM**

229 ○ **QUORUM CHECK**

230

231 **THIRTEENTH ORDER OF BUSINESS****Supervisors' Requests**

232

233 There were no Supervisors' requests.

234

235 **FOURTEENTH ORDER OF BUSINESS****Public Comments**

236

237 Resident Helen Hazi asked about the significance of turning the utilities over to the City,
238 what the CDD loses and gains and what the City of Fort Myers provides to the CDD. Mr. Rom
239 stated one benefit in turning the utilities over to the City is that the CDD will no longer be
240 obligated to maintain those utilities; that was the blueprint and it was anticipated from the
241 start. Mr. Barraco stated interested residents can access the original Engineer's Report, which
242 contemplated constructing the infrastructure and dedicating it to the City of Fort Myers for
243 ownership and O&M.

244

245 Resident Rod DeMille voiced concerns about flood mitigation; the lake that abuts his
246 property came within inches of breaching his home. He asked if the lakes are inspected
247 regularly and suggested the Board consider an overflow outlay into the canal. Mr. Barraco
248 explained that the purpose of the lakes is to collect and treat stormwater runoff and to
249 attenuate or store runoff from rainfall events. It should be expected that the lakes rise and fall
250 with rainfall. There are controlled discharge points such that the water leaving the system is not
251 any greater than the water that left the system prior to the system being developed. The
252 system is designed so that, if a torrential rainfall raises levels above the design, the perimeter
253 berm will overflow before any homes are breached. Asked who controls the water
254 management system, Mr. Barraco stated the CDD owns, maintains and operates the system.
255 Although there is no regularly scheduled routine maintenance, the District Engineer
256 occasionally inspects of the lake perimeter primarily for safety.

256

257 Discussion ensued regarding the weirs, pumping out the lakes, lift stations, generators,
258 manholes, pipes, gutters, downspouts, regulations, controlled elevation, swales, lake erosion
259 inspections, City code inspections and the City owning and maintaining the infrastructure.

259

260 A resident voiced his concerns about pollution and illegal port-o-potty dumping and
261 asked if the lake bank erosion inspection is confined to only erosion. Mr. Cox stated the CDD
262 and Master Association are required to monitor water quality in the lakes, as well as
263 maintaining lakeshore vegetation. When conducting their inspections, Mr. Barraco's team
264 examines where the littorals, which help stabilize the banks, are planted and makes
265 recommendations; however, the CDD does not have any responsibility for pollution monitoring.

265 Mr. Barraco stated if he or a team member discovers an illicit discharge, they will bring it to the
266 Board’s attention even though that is not a part of their inspection.

267 A resident stated, during Hurricane Ian, some areas in Phase 2 experienced street
268 flooding around the box drains and gutters and the Master Association had the drains cleaned.
269 The resident asked if the CDD is responsible for making sure the lines are clean, from the drain
270 to the lake, and are discharging water into the lake correctly. Mr. Barraco stated Alderman’s
271 Way is owned, operated and maintained by the CDD so it is the CDD’s responsibility. The other
272 roadways are private and are the responsibility of the HOA, except for any pipes that connect
273 one lake to another. The Master Association is responsible for the street drains. Asked who
274 maintains the outflow structures for the ponds and where the release points are located, Mr.
275 Barraco stated the outflow structures are maintained by the CDD and water is discharged into
276 the City’s north colonial waterway, which crosses the property. The City controls how the weirs
277 are set in the canal and it is coordinated through the SFWMD.

278

279 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

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281

282 **On MOTION by Mr. Stillman and seconded by Ms. Accardo, with all in favor,**
283 **the meeting adjourned at 12:15 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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294

Secretary/Assistant Secretary

Chair/Vice Chair

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2023

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2023
Babcock Ranch	0
Bay Creek	790
Bayside Improvement	3,043
Beach Road Golf Estates	1,302
Brooks I of Bonita Springs	2,240
Brooks II of Bonita Springs	1,516
Coral Bay	0
East Bonita Beach	485
Mediterra	451
Parklands Lee	565
Parklands West	599
River Hall	2,433
River Ridge	1,482
Savanna Lakes	0
Stonewater	76
Stoneybrook	1,776
University Square	0
University Village	0
Verandah East	917
Verandah West	977
Waterford Landing	1,529
WildBlue	721

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

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Linsford Amenity Center, 4101 Dutchess Park Road, Fort Myers, Florida 33916

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 17, 2022* CANCELED	Regular Meeting	11:00 AM
January 26, 2023	Regular Meeting	11:00 AM
April 27, 2023	Regular Meeting	11:00 AM
August 24, 2023	Public Hearing & Regular Meeting	11:00 AM

***Exception**

November meeting date is held one week earlier due to the Thanksgiving Holiday