



Rizzetta & Company

Waterford Community Development District

Board of Supervisors Meeting January 6, 2023

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

Offices of Coastal-Engineering Associates, LLC.
At: 966 Candlelight Blvd., Brooksville, FL 34601

District Board of Supervisors

Ron Bastyr	Board Member
Shane O'Neil	Board Member
Cole Bastyr	Board Member
Lynette Bastyr	Board Member

District Manager

Jayna Cooper	Rizzetta & Company, Inc.
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District Counsel

John Vericker	Straley, Robin, Vericker
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Interim Engineer

Cliff Manuel	Coastal Engineering
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All Cellular phones and pagers must be turned off or silenced while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **10:00 a.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fourth section is called **Business Items**. The Business Items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office. Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

December 22, 2022

**Board of Supervisors
Waterford Community
Development District**

REVISED FINAL AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Waterford Community Development District will be held on **Friday, January 6, 2023 at 10:30 a.m.** at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601. The following is the Final Agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A.** Consideration of Regular Meeting Minutes for November 4, 2022... Tab 1
 - B.** Consideration of Audit Meeting Minutes for November 4, 2022..... Tab 2
 - C.** Consideration of Operation and Maintenance Expenditures for August 2022, September 2022 and October 2022 Tab 3
- 4. BUSINESS ITEMS**
 - A.** Consideration of Completion Resolution for Phase One Tab 4
 - B.** Consideration of Supplemental Engineer's Report Tab 5
 - C.** Consideration of Preliminary Supplement Assessment Report Tab 6
- 5. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** District Manager Report..... Tab 7
 1. September 2022 Financial Statement
- 5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Jayna Cooper
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of Somerset Bay Community Development District was held on Friday, November 4, 2022, at 10:00 a.m. at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Boulevard, Brooksville, Florida 34601

Present and Constituting a Quorum:

Ron Bastyr
Shane O'Neil
Cole Bastyr
Lynette Bastyr

Board Supervisor, Chairperson
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also Present Were:

Jayna Cooper
John Vericker

District Manager, Rizzetta & Company, Inc.
District Counsel, Straley, Robin & Vericker
(via conference call)

Audience

None

FIRST ORDER OF BUSINESS

Call To Order

Ms. Jayna Cooper opened the meeting at 10:06 a.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience present.

THIRD ORDER OF BUSINESS

Consideration of the Regular Meeting Minutes of October 7, 2022

On a motion by Mr. Ron Bastyr and seconded by Mr. Shane O'Neil, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes of October 7, 2022, as presented, for the Waterford Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for July 2022 and
August 2022**

On a motion by Mr. Ron Bastyr and seconded by Mr. Shane O'Neil, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July 2022 (\$7,079.80) and August 2022 (\$2,267.80) for the Waterford Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Recommendations of Audit
Committee**

On a motion by Mr. Ron Bastyr and seconded by Mr. Shane O'Neil, with all in favor, the Board of Supervisors approved the recommendations of the audit committee pertaining to instructions and criteria with price and setting the 2nd Audit Committee Meeting for February 3, 2023, for the Waterford Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A.** District Counsel – No Report
- B.** District Manager

Ms. Jayna Cooper reviewed her report and informed the Board of Supervisors the next meeting would be on December 2, 2022 at 10:00 a.m. at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Boulevard, Brooksville, Florida 34601.

SEVENTH ORDER OF BUSINESS

Adjournment

Ms. Jayna Cooper stated if there was no further business to come before the Board of Supervisors then a motion to adjourn would be in order.

On a motion by Mr. Ron Bastyr and seconded by Mr. Shane O'Neil, with all in favor, the Board of Supervisors, adjourned the meeting at 10:23 a.m., for the Waterford Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

The Audit Meeting of the Board of Supervisors of Somerset Bay Community Development District was held on Friday, November 4, 2022, at 10:00 a.m. at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Boulevard, Brooksville, Florida 34601

Present and Constituting a Quorum:

Ron Bastyr
Shane O'Neil
Cole Bastyr
Lynette Bastyr

Board Supervisor, Chairperson
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also Present Were:

Jayna Cooper
John Vericker

District Manager, Rizzetta & Company, Inc.
District Counsel, Straley, Robin & Vericker
(via conference call)

Audience

None

FIRST ORDER OF BUSINESS

Call To Order

Ms. Jayna Cooper opened the meeting at 10:06 a.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience present.

THIRD ORDER OF BUSINESS

Consideration of Audit Proposal Instructions

On a motion by Mr. Ron Bastyr and seconded by Mr. Shane O'Neil, with all in favor, the Board of Supervisors approved the Audit Proposal Instructions with price, as presented, for the Waterford Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Audit Evaluation Criteria

On a motion by Mr. Ron Bastyr and seconded by Mr. Shane O'Neil, with all in favor, the Board of Supervisors approved the Audit Evaluation Criteria with price, as presented, for the Waterford Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of RFP for Audit Services
November 16, 2022 Advertisement**

On a motion by Mr. Ron Bastyr and seconded by Mr. Shane O'Neil, with all in favor, the Board of Supervisors approved the RFP for Audit Services November 16, 2022 advertisement,, as presented, for the Waterford Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests

SEVENTH ORDER OF BUSINESS

Adjournment

Ms. Jayna Cooper stated thar if there was no further business to come before the Board of Supervisors then a motion to adjourn would be in order.

On a motion by Mr. Ron Bastyr and seconded by Mr. Shane O'Neil, with all in favor, the Board of Supervisors, adjourned the meeting at 10:20 a.m., for the Waterford Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 3

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures

August 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2022 through August 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$2,267.80**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cheryl O'Neil	100025	CO070122	Board of Supervisor Meeting 07/01/22	\$ 200.00
Cole Michael Bastyr	100026	CB070122	Board of Supervisor Meeting 07/01/22	\$ 200.00
Lynette Wagner Bastyr	100027	LB070122	Board of Supervisor Meeting 07/01/22	\$ 200.00
Ronald Bastyr	100028	RB070122	Board of Supervisor Meeting 07/01/22	\$ 200.00
Shane O'Neil	100029	SO070122	Board of Supervisor Meeting 07/01/22	\$ 200.00
Times Publishing Company	100030	0000232968 06/29/22	Acct 323765 Legal Advertising 06/22	\$ 78.80
Times Publishing Company	100030	0000232969 07/06/22	Acct 323765 Legal Advertising 07/22	\$ 168.90
Times Publishing Company	100030	0000232970 07/27/22	Acct 323765 Legal Advertising 07/22	\$ 357.60
Times Publishing Company	100030	0000232972 07/06/22	Acct 323765 Legal Advertising 07/22	\$ 145.10
Times Publishing Company	100030	0000233462 07/20/22	Acct 323765 Legal Advertising 07/22	\$ <u>517.40</u>
Report Total				\$ <u>2,267.80</u>

Waterford CDD
Meeting Date: July 1, 2022

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Ron Bastyr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Shane O'Neil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cheri O'Neil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cole Bastyr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lynette Bastyr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:12
Meeting End Time:	10:27
Total Meeting Time:	15 min

Time Over _____ (3) Hours:	0
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Total at \$175 per Hour:	\$0.00
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.585
Mileage to Charge	\$0.00

DM Signature: Jayna Cooper

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval Jayna Cooper Date 7-20-2022

Date entered _____

Fund _____ GL _____ OC _____

Check # _____

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
06/29/22		WATERFORD CDD	
Billing Date		Sales Rep	Customer Account
06/29/2022		Deirdre Bonett	323765
Total Amount Due		Ad Number	
\$78.80		0000232968	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/29/22	06/29/22	0000232968	Times	Legals CLS	Rule Development	1	2x45 L	\$74.80
06/29/22	06/29/22	0000232968	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x45 L	\$0.00 \$4.00

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Tampa Bay Times

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

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06/29/22		WATERFORD CDD	
Billing Date		Sales Rep	Customer Account
06/29/2022		Deirdre Bonett	323765
Total Amount Due		Ad Number	
\$78.80		0000232968	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

WATERFORD CDD
C/O RIZZETTA & CO.
3434 COLWELL AVENUE SUITE 200
TAMPA, FL 33614

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hernando, Citrus

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Development** was published in said newspaper by print in the issues of: **6/29/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus County, Florida** and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus County, Florida** each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DB

Signature Affiant

Sworn to and subscribed before me this **06/29/2022**

Mitotes
 Signature of Notary Public

Personally known

☒

or produced identification

Type of identification produced

**NOTICE OF RULE DEVELOPMENT BY THE
 WATERFORD COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the Waterford Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

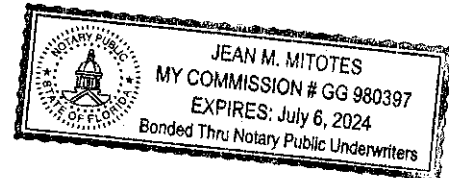
Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, via email at jcooper@rizzetta.com, or by calling (813) 994-1001.

Waterford Community Development District
 Jayna Cooper, District Manager

Run Date: June 29, 2022

0000232968



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Times Publishing Company

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/ 6/22	WATERFORD CDD	
Billing Date	Sales Rep	Customer Account
07/06/2022	Deirdre Bonett	323765
Total Amount Due	Ad Number	
\$168.90	0000232969	

PAYMENT DUE UPON RECEIPT

JUL 11 2022

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/06/22	07/06/22	0000232969	Times	Legals CLS	Rulemaking	1	2x98 L	\$164.90
07/06/22	07/06/22	0000232969	Tampabay.com	Legals CLS	Rulemaking	1	2x98 L	\$0.00
					AffidavitMaterial			\$4.00

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Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
07/ 6/22	WATERFORD CDD	
Billing Date	Sales Rep	Customer Account
07/06/2022	Deirdre Bonett	323765
Total Amount Due	Ad Number	
\$168.90	0000232969	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

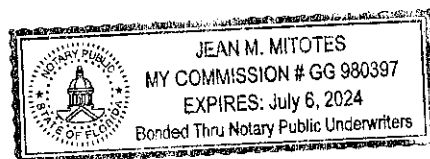
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TIMES PUBLISHING COMPANY

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C/O RIZZETTA & CO.
3434 COLWELL AVENUE SUITE 200
TAMPA, FL 33614

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PO BOX 123396
DALLAS, TX 75312-3396



Tampa Bay Times

tampabay.com

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Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

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07/06/22 - 07/27/22		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
07/27/2022	Deirdre Bonett	323765	
Total Amount Due		Ad Number	
\$357.60		0000232970	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/06/22	07/27/22	0000232970	Times	Legals CLS	Uniform Method of Collection	4	2x53 L	\$353.60
07/06/22	07/27/22	0000232970	Tampabay.com	Legals CLS	Uniform Method of Collection AffidavitMaterial	4	2x53 L	\$0.00 \$4.00

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PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Uniform Method of Collection** was published in said newspaper by print in the issues of: **7/ 6/22, 7/13/22, 7/20/22, 7/27/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus County, Florida** and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus County, Florida** each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} SS

**The Waterford Community Development District
Notice of a public hearing and the intent to use the
uniform method for the levy, collection, and
enforcement of non-ad valorem assessments**

The Board of Supervisors ("Board") of the Waterford Community Development District ("District") will hold a public hearing and a regular Board meeting on August 5, 2022, at 10:00 a.m., at the offices of Coastal Engineering Associates, located at 956 Candlelight Blvd., Brooksville, Florida 34601 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Hernando County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at jcooper@rizzetta.com at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Jayna Cooper
District Manager

Publication dates: July 6, 13, 20 and 27, 2022

0000232970

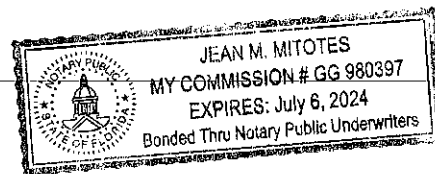
Signature Affiant

Sworn to and subscribed before me this 07/27/2022

Signature of Notary Public

Personally known ☒ or produced identification ☐

Type of identification produced



Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

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PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/06/22	07/06/22	0000232972	Times	Legals CLS	RFQ Engineering Services	1	2x84 L	\$141.10
07/06/22	07/06/22	0000232972	Tampabay.com	Legals CLS	RFQ Engineering Services AffidavitMaterial	1	2x84 L	\$0.00 \$4.00

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Tampa Bay Times

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

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DALLAS, TX 75312-3396

Tampa Bay Times**Published Daily**

STATE OF FLORIDA

COUNTY OF Hernando, Citrus

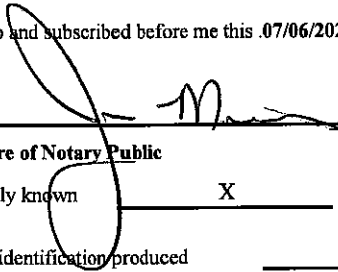
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFQ Engineering Services** was published in said newspaper by print in the issues of: 7/ 6/22 or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus County, Florida** and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus County, Florida** each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this .07/06/2022



Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

**REQUEST FOR QUALIFICATIONS FOR
ENGINEERING SERVICES
WATERFORD COMMUNITY DEVELOPMENT DISTRICT**

The Waterford Community Development District ("District"), located in Hernando County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: (1) hold applicable federal, state and local licenses; (2) be authorized to do business in Florida in accordance with Florida law; and (3) furnish a statement ("Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by 3:00 p.m. on July 22, 2022, to the attention of Jayna Cooper, District Manager, c/o Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

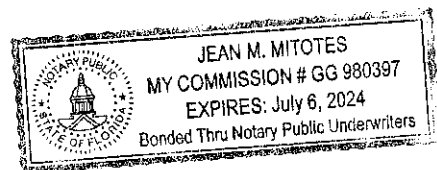
The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Jayna Cooper, District Manager at jcooper@rizzetta.com.

Jayna Cooper, District Manager
Run Date: July 6, 2022

0000232972





Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/13/22 - 07/20/22		WATERFORD CDD	
Billing Date		Sales Rep	Customer Account
07/20/2022		Deirdre Bonett	324355
Total Amount Due			Ad Number
\$517.40			0000233462

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/13/22	07/20/22	0000233462	Times	Legals CLS	CASE NO.: 22-CA-000552	2	2x152 L	\$513.40
07/13/22	07/20/22	0000233462	Tampabay.com	Legals CLS	CASE NO.: 22-CA-000552 AffidavitMaterial	2	2x152 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/13/22 - 07/20/22		WATERFORD CDD	
Billing Date		Sales Rep	Customer Account
07/20/2022		Deirdre Bonett	324355
Total Amount Due			Ad Number
\$517.40			0000233462

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

WATERFORD CDD

C/O STRALEY ROBIN VERICKER

1510 W CLEVELAND STREET

TAMPA, FL 33606

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hernando, Citrus

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: CASE NO.: 22-CA-000552** was published in said newspaper by print in the issues of: **7/13/22, 7/20/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

<p>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HERNANDO COUNTY, FLORIDA CASE NO.: 22-CA-000552 BOND VALIDATION</p> <p>WATERFORD COMMUNITY DEVELOPMENT DISTRICT, Plaintiff,</p> <p>vs. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WATERFORD COMMUNITY DEVELOPMENT DISTRICT, INCLUD- ING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSU- ANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.</p> <p>NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED</p> <p>TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WATERFORD COMMUNITY DEVELOPMENT DISTRICT, IN- CLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESS- MENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE IS- SUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:</p> <p>The Waterford Community Development (the "District") having filed its Complaint for Validation of not to exceed \$52,100,000 principal amount Waterford Community Development District Capital Improvement Re- venue Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for pay- ing the costs of acquiring, constructing, and equipping certain capital Projects (as defined in said Complaint), and it also appearing that all of the facts required to be stated in said Complaint and Exhibits by Chap- ter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:</p> <p>NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District and Hernando County, Florida, including non-residents owning property or subject to taxation therein, and the State of Florida, through the State Attorney of the Fifth Judicial Circuit, in and for Hernando Coun- ty, Florida, appear on Thursday, August 18, 2022, at 2:00 p.m. of said day, before the Honorable Pam Vergara by Zoom (30 minutes reserved) and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. Zoom information for hearing is:</p> <p>Zoom https://zoom.us/j/93194640707?pwd=cWpnKytUem40Tm5CbDk0bS4vXkFvUT09 Meeting ID: 931 9464 0707 Passcode: 249232 One tap mobile +17866351003,,93194640707#,,,,*249232# US (Miami) +16465189805,,93194640707#,,,,*249232# US (New York)</p> <p>Dial by your location +1 786 635 1003 US (Miami) +1 646 518 9805 US (New York) +1 646 558 8656 US (New York) +1 651 372 8299 US (Minnesota) +1 267 831 0333 US (Philadelphia) +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) +1 470 250 9358 US (Atlanta) +1 470 381 2552 US (Atlanta) +1 602 753 0140 US (Phoenix) +1 609 219 2599 US (San Jose) +1 669 900 9128 US (San Jose) +1 720 928 9299 US (Denver) +1 971 247 1195 US (Portland) +1 206 337 9723 US (Seattle) +1 213 338 8477 US (Los Angeles) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +48 22 307 3488 Poland +48 22 398 7356 Poland +48 22 306 5342 Poland</p> <p>Meeting ID: 931 9464 0707 Passcode: 249232 Find your local number: https://zoom.us/u/ahe2TzbrV</p> <p>Join by SIP 02104640707/010 312 73 107</p>
--

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures

September 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2022 through September 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$25,154.86**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cole Michael Bastyr	100031	CB080522 621	Board Of Supervisors Meeting 08/05/22	\$ 200.00
Lynette Wagner Bastyr	100032	LB080522	Board Of Supervisors Meeting 08/05/22	\$ 200.00
Rizzetta & Company, Inc.	100033	INV0000069366	District Management 07/22	\$ 6,400.00
Rizzetta & Company, Inc.	100034	INV0000070185	District Management Fees 08/22	\$ 3,760.00
Rizzetta & Company, Inc.	100038	INV0000071175	District Management Fees 09/22	\$ 3,230.00
Ronald Bastyr	100035	RB080522 621	Board Of Supervisors Meeting 08/05/22	\$ 200.00
Straley Robin Vericker	100036	21552	Legal Services 04/22	\$ 2,315.00
Straley Robin Vericker	100036	21725	Legal Services 05/22	\$ 4,103.51
Straley Robin Vericker	100036	21854	Legal Services 07/22	\$ 2,874.71
Straley Robin Vericker	100039	21990	Legal Services 08/22	\$ 1,398.94
Times Publishing Company	100037	0000243578 08/31/22	Acct 323765 Legal Advertising 08/22	\$ 100.90
Times Publishing Company	100040	0000232059 07/20/22	Acct 323765 Legal Advertising 07/22	\$ 163.80

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	100040	0000232976 07/20/22	Acct 323765 Legal Advertising 07/22	\$ <u>208.00</u>
Report Total				\$ <u>25,154.86</u>

Waterford CDDMeeting Date: August 5, 2022**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Ron Bastyr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Shane O'Neil	<input type="checkbox"/>	<input type="checkbox"/>
Cheri O'Neil	<input type="checkbox"/>	<input type="checkbox"/>
Cole Bastyr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lynette Bastyr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(*) Does not get paid

*NOTE: Supervisors are only paid if checked present.***EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:41
Meeting End Time:	11:05
Total Meeting Time:	24 min

Time Over _____ (3) Hours:	0
------------------------------	---

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.585
Mileage to Charge	\$0.00

DM Signature: _____

Jayma Cooper

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/1/2022	INV0000071175

Bill To:

Waterford CDD
Oak Hill Land, LLC
18125 Wayne Road
Odessa FL 33556

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/1/2022	INV0000069366

Bill To:

Waterford CDD
Oak Hill Land, LLC
18125 Wayne Road
Odessa FL 33556

Services for the month of	Terms	Client Number
July	Upon Receipt	00621

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,250.00	\$1,250.00
Administrative Services	1.00	\$350.00	\$350.00
Management Services	1.00	\$1,600.00	\$1,600.00
Accounting Services - June	1.00	\$1,250.00	\$1,250.00
Administrative Services - June	1.00	\$350.00	\$350.00
Management Services - June	1.00	\$1,600.00	\$1,600.00
<div>Date Rec'd Rizzetta & Co., Inc. <u>07/18/22</u> D/M approval <u>Jayna Cooper</u> Date <u>7-20-2022</u> Date entered _____ Fund _____ GL _____ OC _____ Check # _____</div>			
Subtotal			\$6,400.00
Total			\$6,400.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/1/2022	INV0000070185

Bill To:

Waterford CDD
Oak Hill Land, LLC
18125 Wayne Road
Odessa FL 33556

Services for the month of	Terms	Client Number
August	Upon Receipt	00621

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,250.00	\$1,250.00
Administrative Services	1.00	\$350.00	\$350.00
Email Accounts, Admin & Maintenance	2.00	\$15.00	\$30.00
Management Services	1.00	\$1,600.00	\$1,600.00
Email Accounts, Admin & Maintenance - July	2.00	\$15.00	\$30.00
Email Setup Fee	1.00	\$500.00	\$500.00
			<div>RECEIVED</div> <div>08/01/22</div>
		Subtotal	\$3,760.00
		Total	\$3,760.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Waterford Community Development District
3434 Colwell Avenue Suite 200
Tampa, FL 33614

May 24, 2022

Client: 001592

Matter: 000001

Invoice #: 21552

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/28/2022	MS	PREPARE DRAFT AGENDA FOR ORGANIZATIONAL MEETING; PREPARE NUMEROUS RESOLUTIONS FOR ORGANIZATIONAL MEETINGS RE DESIGNATION OF OFFICERS, APPROVAL OF DISTRICT MANAGER, DISTRICT COUNSEL, BOND COUNSEL, INVESTMENT BANKER AND INTERIM DISTRICT ENGINEER, REGISTERED AGENT, RECORDS OFFICE AND RETENTION POLICY, PUBLIC COMMENT PERIOD, PROMPT PAYMENT POLICIES, INVESTMENT GUIDELINES, BOARD MEMBERS COMPENSATION, INSURANCE FOR THE DISTRICT, FISCAL YEAR MEETINGS, PROPOSED BUDGET HEARING, LANDOWNERS ELECTION, BANKING AUTHORIZATIONS, AND INTENT TO USE UNIFORM METHOD OF COLLECTION, AND VARIOUS OTHER RELATED RESOLUTIONS AND DOCUMENTS FOR ORGANIZATIONAL MEETING; CREATE AND UPDATE ORGANIZATIONAL MEETING CHECKLIST; REVIEW AND EDIT DRAFT RESOLUTIONS.	6.5	\$1,072.50
5/5/2022	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD ORGANIZATIONAL MEETING.	0.3	\$106.50
5/9/2022	MS	PREPARE PUBLICATION NOTICES AND OTHER DOCUMENTS IN PREPARATION FOR THE ORGANIZATIONAL MEETING.	2.5	\$412.50
5/10/2022	JMV	REVIEW COMMUNICATION RE: CDD ORGANIZATIONAL MEETING.	0.3	\$106.50
5/10/2022	MS	FINALIZE AND PROCESS PUBLICATION NOTICES FOR ORGANIZATIONAL MEETING; PREPARE DEBT ASSESSMENT RESOLUTIONS AND RULES OF PROCEDURE.	3.0	\$495.00

May 24, 2022
Client: 001592
Matter: 000001
Invoice #: 21552

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/11/2022	VTS	EXCHANGE CORRESPONDENCE WITH R. PIANTA OF HERNANDO COUNTY RE: INTERLOCAL AGREEMENT BETWEEN DISTRICT AND COUNTY.	0.4	\$122.00
Total Professional Services			13.0	\$2,315.00
Total Services			\$2,315.00	
Total Disbursements			\$0.00	
Total Current Charges				\$2,315.00
PAY THIS AMOUNT				\$2,315.00

Date Rec'd Rizzetta & Co., Inc. 05.24.22

D/M approval Jayna Cooper Date 7-20-2022

Date entered _____

Fund _____ GL _____ OC _____

Check # _____

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Waterford Community Development District
3434 Colwell Avenue Suite 200
Tampa, FL 33614

June 27, 2022

Client: 001592

Matter: 000001

Invoice #: 21725

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/16/2022	MS	REACH OUT TO HERNANDO COUNTY CLERK REGARDING A STATUS UPDATE FOR THE ORDINANCE ESTABLISHING THE DISTRICT.	0.2	\$33.00
5/18/2022	JMV	PREPARE DOCUMENTS FOR CDD ORGANIZATIONAL MEETING.	3.3	\$1,171.50
5/19/2022	MS	FINALIZE NOTICE OF ESTABLISHMENT; PROCESS NOTICE OF ESTABLISHMENT TO HERNANDO COUNTY FOR E-RECORDING; REVIEW AND REVISED RESOLUTIONS FOR ORGANIZATIONAL MEETING ON JUNE 3, 2022.	3.4	\$561.00
5/25/2022	LB	WORK ON REVISING RESOLUTIONS AND RELATED DOCUMENTS FOR ORGANIZATIONAL MEETING; PREPARE CORRESPONDENCE TO J. COOPER TRANSMITTING SAME FOR MEETING PACKAGE; REVISE AGENDA; PREPARE CORRESPONDENCE TO J. COOPER RE REVISIONS TO AGENDA.	1.9	\$313.50
5/26/2022	JMV	REVIEW COMMUNICATION FROM J. COOPER; REVIEW LEGAL NOTICE.	0.5	\$177.50
5/26/2022	LB	PREPARE CORRESPONDENCE TO M. ELWIN, HERNANDO COUNTY, TRANSMITTING ORIGINAL AFFIDAVIT OF PUBLICATION FOR NOTICE OF ESTABLISHMENT; PREPARE CORRESPONDENCE TO J. GASKINS, DEPARTMENT OF ECONOMIC OPPORTUNITY RE ESTABLISHMENT OF THE DISTRICT AND PROVIDING THE ORDINANCE, LOCATION MAP AND REGISTERED AGENT INFORMATION.	0.4	\$66.00
5/31/2022	LB	REVISE RESOLUTIONS 2022-26 AND 2022-27; PREPARE CORRESPONDENCE TO J. COOPER RE INSERTING RESOLUTIONS INTO AGENDA PACKAGE.	0.3	\$49.50

June 27, 2022

Client: 001592

Matter: 000001

Invoice #: 21725

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2022	DCC	PREPARE FOR MEETING.	0.2	\$61.00
6/3/2022	DCC	ATTEND MEETING.	0.9	\$274.50
6/3/2022	LB	REVIEW PROPOSED FY 2021/2022 BUDGET AND PROPOSED FY 2022/2023 BUDGET; PREPARE DRAFT MAILED NOTICE LETTER RE INCREASE AND PUBLICATION AD FOR BUDGET PUBLIC HEARING.	0.7	\$115.50
6/6/2022	LB	FINALIZE PUBLICATION AD FOR RULES OF PROCEDURE PUBLIC HEARING; PREPARE DRAFT PUBLICATION AD FOR UNIFORM METHOD OF COLLECTION, PUBLICATION AD FOR ENGINEER'S SERVICES AND PUBLICATION AD FOR LANDOWNER'S ELECTION.	0.9	\$148.50
6/8/2022	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING; PREPARE LANDOWNER ELECTION DOCUMENTS.	1.1	\$390.50
6/8/2022	LB	FINALIZE VARIOUS PUBLICATION ADS; PREPARE CORRESPONDENCE TO J. COOPER TRANSMITTING VARIOUS PUBLICATION ADS AND MAILED NOTICE LETTER WITH INSTRUCTIONS; FINALIZE PUBLICATION AD FOR BUDGET HEARINGS AND MAILED NOTICE LETTER; PREPARE CORRESPONDENCE TO J. COOPER TRANSMITTING SAME.	0.7	\$115.50
6/13/2022	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING.	0.5	\$177.50
6/14/2022	JMV	MEETING WITH R. BASTYR.	0.5	\$177.50
6/14/2022	LB	PREPARE CORRESPONDENCE TO P. HARE TRANSMITTING INTERLOCAL AGREEMENT; TELEPHONE CONFERENCE WITH S. O'NEIL RE ITEMS FOR DR HORTON; PREPARE CORRESPONDENCE TRANSMITTING ORDINANCE, RECORDED NOTICE OF ESTABLISHMENT AND SIGNED/APPROVED INTERLOCAL AGREEMENT BY THE DISTRICT.	0.6	\$99.00
Total Professional Services			16.1	\$3,931.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/26/2022	Simplefile E-Recording- Filing Fee- Filing Fees	\$40.75
5/26/2022	Postage	\$1.36
6/15/2022	Photocopies	\$129.90
Total Disbursements		\$172.01

June 27, 2022

Client: 001592

Matter: 000001

Invoice #: 21725

Page: 3

Total Services	\$3,931.50	
Total Disbursements	\$172.01	
Total Current Charges		\$4,103.51
Previous Balance		\$2,315.00
PAY THIS AMOUNT		\$6,418.51

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval *Jayna Cooper* Date 7-20-2022

Date entered _____

Fund _____ GL _____ OC _____

Check # _____

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
21552	May 24, 2022	\$2,315.00	\$0.00	\$0.00	\$0.00	\$6,418.51
Total Remaining Balance Due						\$6,418.51

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,103.51	\$2,315.00	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Waterford Community Development District
3434 Colwell Avenue Suite 200
Tampa, FL 33614

July 21, 2022

Client: 001592

Matter: 000001

Invoice #: 21854

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
6/16/2022	LB	REVIEW EMAIL FROM JA RE DATES/TIMES FOR HEARING; REVIEW CALENDARS RE SAME; PREPARE EMAIL TO JA RE SAME; REVIEW EMAIL FROM D. ALLEN AND RESPOND TO SAME; REVIEW EMAIL FROM JA WITH HEARING DATE, TIME AND ZOOM INFORMATION.	0.3	\$49.50
6/28/2022	JMV	REVIEW COMMUNICATION FROM S. BRIZENDINE; REVIEW ENGINEER'S REPORT; PREPARE RESOLUTIONS FOR CDD BOARD MEETING; TELEPHONE CALL WITH S. BRIZENDINE.	1.1	\$390.50
6/29/2022	JMV	REVIEW COMMUNICATION FROM J. COOPER; DRAFT EMAIL TO J. COOPER.	0.2	\$71.00
6/30/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$142.00
7/1/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$177.50
7/7/2022	MS	PREPARE BUDGET RESOLUTIONS; PREPARE DEVELOPER FUNDING AGREEMENT.	1.4	\$231.00
7/8/2022	LB	PREPARE DRAFT INSTRUCTIONS, PROXY AND BALLOT FOR LANDOWNERS ELECTION, DRAFT RESOLUTION CANVASSING AND CERTIFYING LANDOWNER'S ELECTION, DRAFT RESOLUTION DESIGNATING OFFICERS, DRAFT OATH OF OFFICE, DRAFT RESOLUTION ADOPTING RULES OF PROCEDURE, AND DRAFT RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION.	1.2	\$198.00
7/11/2022	JMV	PREPARE DOCUMENTS FOR CDD LANDOWNER ELECTIONS; PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	2.6	\$923.00

July 21, 2022

Client: 001592

Matter: 000001

Invoice #: 21854

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
7/12/2022	LB	FINALIZE LANDOWNERS' MEETING DOCUMENTS AND VARIOUS RESOLUTIONS FOR AUGUST 5, 2022 BOARD MEETING AND PUBLIC HEARINGS; PREPARE CORRESPONDENCE TO J. COOPER TRANSMITTING SAME.	0.4	\$66.00
7/12/2022	MS	PREPARE BUDGET RESOLUTIONS ADOPTING AND LEVYING O&M BUDGET FOR FY 2021/2022.	1.0	\$165.00
Total Professional Services			9.1	\$2,413.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/8/2022	Simplefile E-Recording- Filing Fee- e-filing	\$405.00
6/10/2022	FEDEX- Federal Express- FedEx Services	\$24.77
6/14/2022	FEDEX- Federal Express- FedEx Services	\$25.89
7/15/2022	Photocopies	\$5.55
Total Disbursements		\$461.21

Total Services	\$2,413.50
Total Disbursements	\$461.21
Total Current Charges	\$2,874.71
Previous Balance	\$6,418.51
PAY THIS AMOUNT	\$9,293.22

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
21552	May 24, 2022	\$2,315.00	\$0.00	\$0.00	\$0.00	\$5,189.71
21725	June 27, 2022	\$3,931.50	\$172.01	\$0.00	\$0.00	\$6,978.22
Total Remaining Balance Due						\$9,293.22

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$6,978.22	\$2,315.00	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Waterford Community Development District
3434 Colwell Avenue Suite 200
Tampa, FL 33614

August 24, 2022

Client: 001592

Matter: 000001

Invoice #: 21990

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
7/18/2022	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING; PREPARE FUNDING AGREEMENT.	0.7	\$248.50
8/1/2022	VTs	REVIEW LANDOWNER ELECTION AGENDA AND REGULAR AUGUST BOARD MEETING AGENDA.	0.4	\$122.00
8/3/2022	VTs	EXCHANGE CORRESPONDENCE WITH DISTRICT MANAGER RE: AUGUST BOARD MEETING.	0.1	\$30.50
8/5/2022	VTs	PREPARE FOR AND ATTEND LANDOWNERS' MEETING AND REGULAR BOARD MEETING VIA TELEPHONE.	1.2	\$366.00
8/11/2022	JMV	TELEPHONE CALL WITH S. BRIZENDINE AND J. COOPER; PREPARE RESOLUTIONS FOR CDD BOARD MEETING; DRAFT EMAIL TO S. BRIZENDINE.	1.2	\$426.00
8/11/2022	LB	PREPARE RESOLUTION RESCINDING RESOLUTIONS 2022-37 AND 2022-38 RE FY 2022/2023 BUDGET.	0.4	\$66.00
Total Professional Services			4.0	\$1,259.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/2/2022	FEDEX- Federal Express- FedEx Services	\$24.42
8/9/2022	FEDEX- Federal Express- FedEx services	\$31.67
8/15/2022	Photocopies	\$83.85
Total Disbursements		\$139.94

August 24, 2022

Client: 001592

Matter: 000001

Invoice #: 21990

Page: 2

Total Services	\$1,259.00	
Total Disbursements	\$139.94	
Total Current Charges		\$1,398.94
Previous Balance		\$9,293.22
PAY THIS AMOUNT		\$10,692.16

RECEIVED
08/24/22

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
21552	May 24, 2022	\$2,315.00	\$0.00	\$0.00	\$0.00	\$3,713.94
21725	June 27, 2022	\$3,931.50	\$172.01	\$0.00	\$0.00	\$5,502.45
21854	July 21, 2022	\$2,413.50	\$461.21	\$0.00	\$0.00	\$4,273.65
Total Remaining Balance Due						\$10,692.16

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,398.94	\$6,978.22	\$0.00	\$2,315.00

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

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Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/31/22		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
08/31/2022	Deirdre Bonett	323765	
Total Amount Due		Ad Number	
\$100.90		0000243578	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/31/22	08/31/22	0000243578	Times	Legals CLS	Meeting Dates	1	2x58 L	\$96.90
08/31/22	08/31/22	0000243578	Tampabay.com	Legals CLS	Meeting Dates AffidavitMaterial	1	2x58 L	\$0.00 \$4.00

RECEIVED
SEP - 8 2022

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Advertising Run Dates		Advertiser Name	
08/31/22		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
08/31/2022	Deirdre Bonett	323765	
Total Amount Due		Ad Number	
\$100.90		0000243578	

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C/O RIZZETTA & CO.
3434 COLWELL AVENUE SUITE 200
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Dates** was published in said newspaper by print in the issues of: **8/31/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus County, Florida** and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus County, Florida** each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **08/31/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**Notice of FY 2022/2023 Meeting Schedule
Waterford Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023, regular meetings of the Board of Supervisors of the Waterford Community Development District are scheduled to be held at 10:00 a.m. at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, Florida 34601, as follows:

October 7, 2022
November 4, 2022
December 2, 2022
January 6, 2023
February 3, 2023
March 3, 2023
April 7, 2023
May 5, 2023
June 2, 2023
July 7, 2023
August 4, 2023
September 1, 2023

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

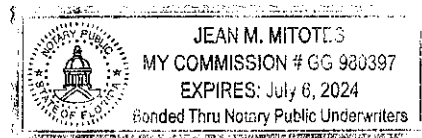
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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

Jayna Cooper
District Manager

Run Date: 08/31/22

0000243578



Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Dates** was published in said newspaper by print in the issues of **8/31/22** or by publication on the newspaper's website, if authorized, on

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Signature Affiant

Sworn to and subscribed before me this **08/31/2022**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced

Notice of FY 2022/2023 Meeting Schedule
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Jayna Cooper
District Manager

Run Date: 08/31/22

0000243578





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Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/13/22 - 07/20/22		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
07/20/2022	Deirdre Bonett	323765	
Total Amount Due		Ad Number	
\$163.80		0000232059	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/13/22	07/20/22	0000232059	Times	Legals CLS	Hearings for FY 21-22 & FY 22-23 Final Budg	2	2x48 L	\$159.80
07/13/22	07/20/22	0000232059	Tampabay.com	Legals CLS	Hearings for FY 21-22 & FY 22-23 Final Budg AffidavitMaterial	2	2x48 L	\$0.00 \$4.00

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Advertising Run Dates		Advertiser Name	
07/13/22 - 07/20/22		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
07/20/2022	Deirdre Bonett	323765	
Total Amount Due		Ad Number	
\$163.80		0000232059	

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DALLAS, TX 75312-3396

Tampa Bay Times

tampabay.com

- Ad Proof -

09/22/2022

Order Confirmation

Ad Order Number

0000232059

Sales Rep.

dbonett

EMail

dbonett@tampabay.com

Order Taker

dbonett

Order Source

Customer

WATERFORD CDD

Customer Account

323765

Customer Address

3434 COLWELL AVENUE SUITE 200

TAMPA FL 33614 USA

Customer Phone

8139941001

Payor Customer

WATERFORD CDD

Payor Account

323765

Payor Address

3434 COLWELL AVENUE SUITE 200

TAMPA FL 33614 USA

Payor Phone

8139941001

PO Number

Ordered By

Jayna Cooper

Customer Fax

Customer EMail

jlouis@rizzetta.com

Special Pricing

Tear Sheets

0

Proofs

0

Affidavits

2

Blind Box

Promo Type

Materials

Invoice Text

Hearings for FY 21-22 & FY 22-23 Final Budgets

Ad Order Notes

Net Amount

\$163.80

Tax Amount

\$0.00

Total Amount

\$163.80

Payment Method

Credit Card

Payment Amount

\$0.00

Amount Due

\$163.80

Tampa Bay Times

tampabay.com

- Ad Proof -

Ad Number

0000232059-01

Ad Type

CLS Legal Liner

Production Method

AdBooker

Production Notes

External Ad Number

Ad Attributes

Ad Released

No

Pick Up

0000227182-01

Ad Size

2 X 47 li

Color

WYSIWYG Content

**Notice of Public Hearing and Board of Supervisors Meeting
of the Waterford Community Development District**

The Board of Supervisors (the "Board") of the Waterford Community Development District (the "District") will hold a public hearing and a meeting on August 5, 2022, at 10:00 a.m. at the offices of Coastal Engineering, 966 Candlelight Blvd., Brooksville, Florida 34601.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2022 proposed budget and the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at jcooper@rizzeta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
District Manager

Run Date: July 13 and 20, 2022

0000232059

Run Date

Product

Placement

Position

Zone

07/13/2022

Tampa Bay Times

Legals - CLS

Legal

BL-Hernando

07/20/2022

Tampa Bay Times

Legals - CLS

Legal

BL-Hernando



Times Publishing Company

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ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/13/22 - 07/20/22		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
07/20/2022	Deirdre Bonett	323765	
Total Amount Due		Ad Number	
\$208.00		0000232976	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/13/22	07/20/22	0000232976	Times	Legals CLS	Landowners' Meeting & Election	2	2x61 L	\$204.00
07/13/22	07/20/22	0000232976	Tampabay.com	Legals CLS	Landowners' Meeting & Election AffidavitMaterial	2	2x61 L	\$0.00 \$4.00

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09/22/22

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Toll Free Phone: 1 (877) 321-7355

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07/13/22 - 07/20/22		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
07/20/2022	Deirdre Bonett	323765	
Total Amount Due		Ad Number	
\$208.00		0000232976	

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Tampa Bay Times

tampabay.com

- Ad Proof -

09/22/2022

Order Confirmation

Ad Order Number

0000232976

Sales Rep.

dbonett

EMail

dbonett@tampabay.com

Order Taker

dbonett

Order Source

Customer

WATERFORD CDD

Customer Account

323765

Customer Address

3434 COLWELL AVENUE SUITE 200

TAMPA FL 33614 USA

Customer Phone

8139941001

Payor Customer

WATERFORD CDD

Payor Account

323765

Payor Address

3434 COLWELL AVENUE SUITE 200

TAMPA FL 33614 USA

Payor Phone

8139941001

PO Number

Ordered By

Jayna Cooper

Customer Fax

Customer EMail

jlouis@rizzetta.com

Special Pricing

Tear Sheets

0

Proofs

0

Affidavits

2

Blind Box

Promo Type

Materials

Invoice Text

Landowners' Meeting & Election

Ad Order Notes

Net Amount

\$208.00

Tax Amount

\$0.00

Total Amount

\$208.00

Payment Method

Credit Card

Payment Amount

\$0.00

Amount Due

\$208.00



- Ad Proof -

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0000232976-01	CLS Legal Liner	AdBooker	
<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	0000227182-01

<u>Ad Size</u>	<u>Color</u>
2 X 60 li	

WYSIWYG Content

- Ad Proof -

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Waterford Community Development District**

Notice is hereby given to the public and all landowners within the Waterford Community Development District (the "District"), comprised of approximately 296.39 acres in Hernando County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: August 5, 2022

TIME: 10:00 a.m.

LOCATION: Coastal Engineering Associates, Inc.
966 Candlelight Blvd.
Brooksville, Florida 34601

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at Jayna Cooper at jcooper@rizzetta.com or by phone at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jayna Cooper, District Manager
Run Date(s): July 13 and 20, 2022

0000232976

<u>Run Date</u>	<u>Product</u>	<u>Placement</u>	<u>Position</u>	<u>Zone</u>
07/13/2022	Tampa Bay Times	Legals - CLS	Legal	BL-Hernando
07/20/2022	Tampa Bay Times	Legals - CLS	Legal	BL-Hernando

WATERFORD CDD - Operation and Maintenance Expenditures
October 2022
For Board Approval

No Operations and Maintenance Expenses were paid from October 1, 2022 through October 31, 2022. Therefore, there are no new items to present at this time.

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Tab 4

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS ("BOARD") OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") DECLARING PHASE ONE OF THE SERIES 2023 PROJECT COMPLETE AND ADOPTING THE ENGINEER'S CERTIFICATE OF COMPLETION FOR THE PHASE ONE COMPONENT OF THE SERIES 2023 PROJECT; FINALIZING THE SERIES 2023 SPECIAL ASSESSMENTS FOR THE PHASE ONE COMPONENT OF THE SERIES 2023 PROJECT; AND ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Waterford Community Development District (the "**District**") was established by Hernando County, Florida to construct, acquire, install, operate and/or maintain systems and facilities for the public infrastructure described in the Engineer's Report for Waterford Community Development District dated June 1, 2022 (the "**Engineer's Report**"); and

WHEREAS, the District duly authorized and intends to issue its Waterford Community Development District Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One) (the "**Series 2023 Bonds**") for the purpose of funding the construction, installation, and acquisition of the public infrastructure described in the Engineer's Report (the "**Series 2023 Project**"); and

WHEREAS, in order to repay the Series 2023 Bonds, the District levied special assessments securing the Series 2023 Bonds (the "**Special Assessments**") as described in the Waterford Community Development District Master Special Assessment Allocation Report dated July 1, 2022; and

WHEREAS, Phase One of the Series 2023 Project, as defined in the Engineer's Report, specially benefits certain assessable lands in the District which are subject to the Special Assessments, and it is reasonable, proper, just and right to continue to assess the costs of the Phase One component of the Series 2023 Project financed with the Series 2023 Bonds to the specially benefited properties; and

WHEREAS, effective as of the date of this Resolution, the Board of Supervisors further finds that it is in the best interests of the District to declare the Phase One component of the Series 2023 Project complete; and

WHEREAS, as set forth in the Engineer's Certificate of Completion attached as **Exhibit "A"**, the District Engineer has certified the Phase One component of the Series 2023 Project complete; and

WHEREAS, in reliance upon the Engineer's Certificate of Completion, and to be effective as of the date of this Resolution, the Board of Supervisors of the District desires to certify the Phase One component of the Series 2023 Project complete; and

WHEREAS, Section 170.08 Florida Statutes requires that upon completion of Phase One of the Series 2023 Project, the District is to credit each of the Special Assessments the difference, if any, between the amount assessed and the actual cost of the improvements; and

WHEREAS, based on the Engineer's Certification of Completion, no modification to the Special Assessments for the Phase One component of the Series 2023 Project are necessary.

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

SECTION 1. RECITALS. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

SECTION 2. GENERAL AUTHORITY. This resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, Florida Statutes.

SECTION 3. COMPLETION OF PHASE ONE OF THE SERIES 2023 PROJECT AND FINALIZATION OF THE SPECIAL ASSESSMENTS. Based on the Engineer's Certificate attached as **Exhibit "A"**, and the above findings incorporated herein, and to be effective as of the date of this Resolution, the Board hereby adopts the Engineer's Certificate of Completion and hereby certifies the Phase One component of the Series 2023 Project complete and determines that no modifications to the Special Assessments are necessary for the Phase One component of the Series 2023 Project.

SECTION 4. GENERAL AUTHORIZATION. The District's Chair, Vice Chair, Secretary, Assistant Secretaries, District Manager, District Counsel, District Engineer, and District Bond Counsel, are hereby authorized, upon the adoption of this Resolution to do all acts and things required of them to effect the transactions described herein, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chair and Secretary are hereby further authorized to execute any and all documents necessary to effect the transactions. The Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chair, in the absence or unavailability of the Chair, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 5. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 6. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 7. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of January, 2023.

Attest:

**Waterford
Community Development District**

By: _____
Name: _____
Assistant Secretary

By: _____
Ron Bastyr
Chair of the Board of Supervisors

Exhibit "A" –Engineer’s Certificate of Completion for Phase One component of the Series 2023 Project.

Exhibit “A”



January 6, 2023

Waterford Community Development District
c/o Rizzetta & Company
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544
Attn: Jayna Cooper, District Manager

**Re: Waterford Community Development District
Certificate of Completion for Phase One component of the Series 2023 Project**

Dear Ms. Cooper:

As the District Engineer, we are providing this letter to update the Board of Supervisors of the Waterford Community Development District (the “**District**”) on the status of a portion of the capital improvement program described in the Engineer’s Report for Waterford Community Development District dated June 1, 2022 (“**Series 2023 Project**”). A portion of the Series 2023 Project will be funded with proceeds from the District’s Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One).

We have reviewed certain available documentation including, but not limited to, reports, invoices, certifications, agreements, plats, plans, conveyance documents, and other documents relating to the Phase One component of the Series 2023 Project and information provided by the project developers within the District. Based on such documentation and information, it is our professional opinion that the Phase One component of the Series 2023 Project is complete, and the actual cost of construction of the Phase One was in line with, or less than, the cost estimates included in our report. This letter serves as the Certificate of Completion for the Phase One component of the Series 2023 Project.

Sincerely,

Coastal Engineering Associates

Clifford E. Manuel, Jr., PE
District Engineer

cc. John M. Vericker, District Counsel

Tab 5

Supplemental Engineer's Report

(Series 2023 Bonds)

For

Waterford
Community Development District

Hernando County, Florida

December 9, 2022

Prepared by:



Coastal Engineering Associates
966 Candlelight Boulevard
Brooksville, Florida 34601

I. Introduction

The purpose of this report is to supplement the Engineer's Report dated June 1, 2022 (the "**Master Report**") for the Waterford Community Development District (the "**District**"). The Master Report generally describes the overall public capital improvement plan (the "**CIP**") anticipated to be developed within the District. This report focuses on the portion of the CIP that will be financed by the Series 2023 Bonds to be issued by the District (the "**2023 Project**"). For detailed descriptions of the improvements to be financed by the District, including those improvements constituting the 2023 Project, please refer to the Master Report.

The 2023 Project will benefit the Phase 1 and 2 lands within the District planned for 196 residential units as shown in **Exhibit A**.

II. Opinion of Probable Construction Costs

Table 1 presents a summary of the actual and probable construction costs for the 2023 Project serving the District.

Table 1

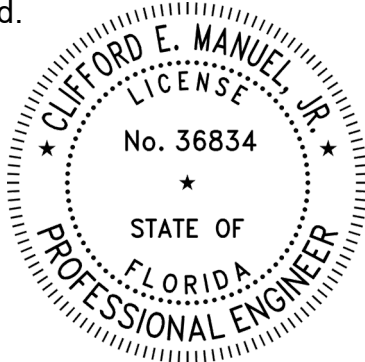
DESCRIPTION	PHASE 1 (118 Lots) General Improvements	PHASE 2 (78 Lots) General Improvements	TOTAL
General Conditions	\$200,000	\$150,000	\$350,000
Clearing, Grubbing & Earthwork	\$1,000,000	\$700,000	\$1,700,000
Storm Water Management	\$400,000	\$300,000	\$700,000
Roads	\$1,000,000	\$700,000	\$1,700,000
Water Facilities	\$600,000	\$500,000	\$1,100,000
Sewer and Wastewater	\$700,000	\$500,000	\$1,200,000
Dry Utilities	\$100,000	\$50,000	\$150,000
Recreational Amenities	\$350,000	\$250,000	\$600,000
Landscaping/Hardscaping/Irrigation	\$250,000	\$150,000	\$400,000
SUBTOTAL	\$4,600,000	\$3,300,000	\$7,900,000
Engineering (Design, Permitting, Surveying, & Testing)	\$760,000	\$544,500	\$1,304,500
CONTINGENCY @ 10%	\$460,000	\$330,000	\$790,000
SUBTOTAL	\$1,220,000	\$874,500	\$2,094,500
TOTAL ESTIMATED BUDGET	\$5,820,000	\$4,174,500	\$9,994,500

It is my professional opinion that the infrastructure costs provided herein for the District's improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and comparable items of work in Hernando County and quantities as represented on the construction plans.

The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed in substantial accordance with approved plans and specifications, can be completed and meet their intended function. Where necessary, historical data, in relation to costs, as well as expertise from other professionals (utility consultants and contractors) has been considered in preparation of this report. Consultants and contractors who have contributed their professional opinion regarding cost data to this report are reputable entities within the Hernando County area. It is therefore our opinion that the construction of the proposed project can be completed at the costs, as stated.



Clifford E. Manuel, Jr., PE
Florida Registered Engineer # 36834
Coastal Engineering Associates, Inc.

Tab 6



Rizzetta & Company

Waterford Community Development District

Preliminary Supplemental Special
Assessment Allocation Report

Capital Improvement Revenue Bonds, Series 2023
(Assessment Area One)

January 6, 2023

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

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I. INTRODUCTION

This Preliminary Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds by the Waterford Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District's infrastructure project. This report will detail the preliminary financing and assessment allocation of the Series 2023 Bonds expected to fund the District's Assessment Area One Project.

II. DEFINED TERMS

"Assessment Area One" – An assessment area within the District consisting of 118 platted residential units in phase 1 and 26.32 acres in phase 2, benefitted by the Assessment Area One Project.

"Assessment Area One Assessments" – The special assessments, as contemplated by Chapter 190 and Chapter 170, Florida Statutes, that are levied to secure repayment of the District's Series 2023 Bonds.

"Assessment Area One Project" – A portion of the CIP with an estimated cost of \$9,994,500 as shown in the Supplemental Engineer's Report (Series 2023 Bonds) dated December 9, 2022 and prepared by the District Engineer.

"Capital Improvement Program" – (or **"CIP"**) The District's comprehensive plan for constructing and/or acquiring the District-wide system of public infrastructure improvements, all or a portion of which may be funded by the proceeds of District bonds.

"Developer" – Oak Hill Land, LLC

"District" – Waterford Community Development District.

"District Engineer" – Coastal Engineering Associates, Inc.

"End User" - The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

"Engineer's Report" – Refers to the *Master Engineer's Report* Dated June 1, 2022 as amended by *Supplemental Engineer's Report (Series 2023 Bonds)* dated December 9, 2022, each prepared by the District Engineer.



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“Equivalent Assessment Unit” – (or “EAU”) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Indentures” – The District’s Master Trust Indenture and First Supplemental Trust Indenture, both dated January 1, 2023.

“Master Report” – The Master Special Assessment Allocation Report, dated July 1, 2022.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Series 2023 Bonds” – The \$4,835,000 (estimated) Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One).

“True-Up Agreement” – The Agreement to be executed between the District and the Developer, regarding the True-Up and Payment of the Assessment Area One Assessments.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION

The District was established effective May 11, 2022, pursuant to Hernando County Ordinance No. 2022-12. The District encompasses approximately 296.36 +/- acres and is located entirely within unincorporated Hernando County. The current development plan for Assessment Area One of the District includes 118 Platted Units in phase one and approximately 26.32 acres or 78 planned units in phase 2.

Table 1 illustrates the District’s Preliminary Development Plan for Assessment Area One.

IV. CAPITAL IMPROVEMENT Program

The District’s Capital Improvement Program for Assessment Area One includes, but is not limited to, general conditions, clearing/grubbing/earthwork, stormwater management, roads, sanitary sewer, dry utilities, water facilities, landscaping/hardscaping/irrigation, and recreational amenities. The total cost of the Assessment Area One Project is estimated to be \$9,994,000 as described in the Supplemental Engineer’s Report (Series 2023 Bonds) dated December 9, 2022. A detail of these costs can be found in Table 2. The District expects to issue the Series 2023 Bonds to fund a portion of the Assessment Area One Project in the estimated amount of \$4,066,168.



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V. SERIES 2023 BONDS AND ASSESSMENTS

In order to provide for the Assessment Area One Project funding described in Section IV above, the District will issue the Series 2023 Bonds in the estimated principal amount of \$4,835,000, which will be secured by the pledged revenues from the Assessment Area One Assessments. The Assessment Area One Assessments will initially be levied in the estimated amount of \$351,257 and shall be structured in the same manner as the Series 2023 Bonds, so that revenues from the Assessment Area One Assessments are sufficient to fulfill the debt service requirements for the Series 2023 Bonds.

The Series 2023 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in thirty (30) substantially equal annual installments of principal and interest, excluding any capitalized interest. Interest payment dates shall occur every May 1 and November 1 until final maturity on May 1, 2053. The first scheduled payment of coupon interest will be due on May 1, 2023, although interest will be capitalized through May 1, 2023, with the first installment of principal due on May 1, 2024. The annual principal payment will be due each May 1 thereafter until final maturity. The maximum annual debt service (MADS) is estimated to be \$351,257.

It is expected that the Assessment Area One Assessments will initially be levied on the 118 Platted Units in phase one and the approximately 26.32 remaining gross acreage in phase 2, within Assessment Area One. Assessment Area One Assessments will only be assigned to the remaining lots once they are platted. Assessment Area One Assessments assigned to the Platted Units will be collected via the Hernando County property tax bill process (Uniform Method).¹ Accordingly, the Assessment Area One Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for such costs and discounts is 8.0%, but this may fluctuate as provided by law. The unplatted parcels are expected to be collected directly by the District and will not include any county collection costs or early payment discounts. However, for purposes of this report, all units are inclusive of the associated costs and discounts for presentation purposes only.

VI. ASSESSMENT AREA ONE ASSESSMENT ALLOCATION

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments and the District's CIP. As stated therein, the CIP costs per unit and Maximum Assessments were allocated pursuant to an EAU-based methodology.

Per Section IV above, the Series 2023 Bonds will fund a portion of the District's Assessment Area One Project, which is expected to be constructed in a manner generally proportionate to the construction of improvements for the CIP. Accordingly, it is expected that the improvements funded by the Series 2023 Bonds will confer benefit on the District's

¹ The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report.

A. Assessment Area One Assessment Allocation

The Assessment Area One Assessments are expected to ultimately be allocated to the units shown on Table 5 using target annual assessments provided by the Developer. As allocated, the Assessment Area One Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report. The District will recognize in-kind contributions of infrastructure by the Developer in the estimated amount of \$579,350 as an assessment credit to the lots in phase 1 specified in Table 6, in order to reach target assessment levels. See Table 6 for the contribution calculation.

Table 5 reflects the estimated Assessment Area One Assessments per Platted Unit. It is expected that the Assessment Area One Assessments will initially be levied on the 118 Platted Units in phase one and the approximately 26.32 remaining gross acreage in phase 2, within Assessment Area One, on an equal assessment per acre basis. As land is either sold in bulk to third parties, or as land is platted or otherwise subdivided in Platted Units, the Assessment Area One Assessments will be assigned to the gross acres as described in the Master Report or assigned to those Platted Units at the per-unit amounts described in Table 5, on a first platted and first assigned basis, thereby reducing the Assessment Area One Assessments encumbering the Unplatted Parcels by a corresponding amount. The Assessment Area One Assessments are expected to be assigned to 196 Platted Units.

As allocated, the Assessment Area One Assessments fall within the cost/benefit thresholds, as well as the Maximum Special Assessment levels, established by the Master Report, and are fairly and reasonably allocated among the different product types.

In the event an Unplatted Parcel is sold to a party not affiliated with the Developer, Assessment Area One Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total Assessment Area One Assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting).

The Series 2023 Preliminary Assessment Roll is located on page A-6.



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VII. PREPAYMENT AND TRUE UP OF ASSESSMENT AREA ONE ASSESSMENTS

The Assessment Area One Assessments encumbering a parcel may be prepaid in full or in part at any time, without penalty, together with interest at the rate on the Series 2023 Bonds to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Assessment Area One Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of assessments able to be assigned to the lands described in Table 1, then a true-up, or principal reduction payment will be required to cure the deficiency ("True Up Payment"). The District shall perform a review of the development plan for true-up calculation purposes at each time any plat/site plan is presented to the District. For further detail on the true-up process, please refer to the True-Up Agreement. Similarly, if a reconfiguration of lands or redemption of outstanding Series 2023 Bonds would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Incorporated makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report. If there is anything contained in the Master Report that is inconsistent with the provisions of this report, the provisions of this report shall govern. For additional information on the Series 2023 Bond structure and related items, please refer to the Preliminary Limited Offering Memorandum associated with this transaction.

Rizzetta & Company, Incorporated, does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated, registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated, does not provide the District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN

PRODUCT	EAU	PHASE 1	PHASE 2	TOTAL LOTS ⁽¹⁾
Single Family 50'	1.00	118	78	196
TOTAL:		118	78	196

(1) Unit mix is preliminary and subject to change.

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

TABLE 2: SERIES 2023 PROJECT COST DETAIL

DESCRIPTION	PHASE 1	PHASE 2	TOTAL ESTIMATED COST
General Conditions	\$200,000	\$150,000	\$350,000
Clearing, Grubbing & Earthwork	\$1,000,000	\$700,000	\$1,700,000
Stormwater Management	\$400,000	\$300,000	\$700,000
Roads	\$1,000,000	\$700,000	\$1,700,000
Water Facilities	\$600,000	\$500,000	\$1,100,000
Sewer and Wastewater	\$700,000	\$500,000	\$1,200,000
Dry Utilities	\$100,000	\$50,000	\$150,000
Recreational Amenities	\$350,000	\$250,000	\$600,000
Landscaping/Hardscaping/Irrigation	\$250,000	\$150,000	\$400,000
Subtotal	\$4,600,000	\$3,300,000	\$7,900,000
Contingencies (10%)	\$460,000	\$330,000	\$790,000
Engineering (Design, Permitting, Surveying, & Testing)	\$760,000	\$544,500	\$1,304,500
Subtotal	\$1,220,000	\$874,500	\$2,094,500
Total Series 2023 Project Costs	\$5,820,000	\$4,174,500	\$9,994,500
Series 2023 Project Funded by Series 2023 Bonds			\$4,066,168
Recognized Contribution of Infrastructure to Reach Target Assessments			\$579,350
Additional Construction Costs Funded by Developer or Other Sources			\$5,348,982
Total Series 2023 Project Costs			\$9,994,500

NOTE: Infrastructure cost estimates provided by District Engineer.



**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

TABLE 3: PRELIMINARY FINANCING INFORMATION - SERIES 2023 BONDS

Estimated Average Coupon Rate	6.00%
Maximum Annual Debt Service (MADS)	\$351,257
SOURCES:	
ESTIMATED PRINCIPAL AMOUNT	\$4,835,000
Total Net Proceeds	\$4,835,000
USES:	
Construction Account	(\$4,066,168)
Debt Service Reserve Fund (100% MADS)	(\$351,257)
Capitalized Interest (May 1, 2023)	(\$120,875)
Costs of Issuance	(\$296,700)
Total Uses	(\$4,835,000)

Note: Numbers provided by the District Underwriter and are considered preliminary and subject to change.

TABLE 4: PRELIMINARY FINANCING INFORMATION - SERIES 2023 ASSESSMENTS

Estimated Average Coupon Rate	6.00%
Est. Maximum Initial Principal Amount	\$4,835,000
Aggregate Annual Installment	\$351,257 ⁽¹⁾
Estimated Collection Costs	4.00% \$14,941 ⁽²⁾
Estimated Early Payment Discount	4.00% \$14,941 ⁽²⁾
Estimated Total Annual Installment	\$381,138

(1) Based on estimated MADS for the Series 2023 Bonds.

(2) May vary as provided by law.

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

TABLE 5: PRELIMINARY ASSESSMENT ALLOCATION - SERIES 2023 ASSESSMENTS

PRODUCT	LOTS ⁽¹⁾	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT ANNUAL INSTLMT. ⁽³⁾⁽⁴⁾
Single Family 50' (PH 1)	118	\$2,221,974	\$18,830	\$175,156	\$1,484
Single Family 50' (PH 2)	78	\$2,613,026	\$33,500	\$205,982	\$2,641
TOTAL	196	\$4,835,000		\$381,138	

⁽¹⁾ Series 2023 Assessments are expected to be absorbed by 118 platted lots in phase 1 and 78 lots planned in phase 2.

⁽²⁾ Product total shown for illustrative purposes only and are not fixed per product type.

⁽³⁾ Includes estimated Hernando County collection costs which may fluctuate.

⁽⁴⁾ Developer is making a contribution of infrastructure in lieu of assessments to reach a target assessment level for the phase 1 lots. Phase 2 assessments may be bought down to reach phase 1 assessment level.

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023**

TABLE 6: CONTRIBUTION CALCULATION ⁽¹⁾

PRODUCT	UNITS	TOTAL COSTS FUNDED ⁽²⁾	TARGET COSTS PER UNIT ⁽³⁾	COSTS PER UNIT BY EAU	CONTRIBUTION PER UNIT	TOTAL CONTRIBUTION ⁽⁴⁾
Single Family 50' (PH 1)	118	\$1,868,649	\$15,836	\$20,746	\$4,910	\$579,350
Single Family 50' (PH 2)	78	\$2,197,519	\$28,173	\$28,173	\$0	\$0
	196	\$4,066,168				\$579,350

(1) All numbers are based on construction costs and thus are net of financing costs.

(2) Total 2023 Project costs to be funded with Series 2023 Bonds. See Table 2.

(3) Per unit costs funded with Series 2023 Bonds.

(4) Total contribution of infrastructure due to the difference between the target and the EAU allocation. See Table 2 for the application of the contribution.

**Waterford Community Development District
Capital Improvement Revenue Bonds, Series 2023
Preliminary Assessment Roll**

Parcel ID	Lots	Series 2023 Preliminary Principal	Series 2023 Preliminary Annual Installment ⁽¹⁾
R2221830378100000010	LOT 1	\$18,830	\$1,484
R2221830378100000020	LOT 2	\$18,830	\$1,484
R2221830378100000030	LOT 3	\$18,830	\$1,484
R2221830378100000040	LOT 4	\$18,830	\$1,484
R2221830378100000050	LOT 5	\$18,830	\$1,484
R2221830378100000060	LOT 6	\$18,830	\$1,484
R2221830378100000070	LOT 7	\$18,830	\$1,484
R2221830378100000080	LOT 8	\$18,830	\$1,484
R2221830378100000090	LOT 9	\$18,830	\$1,484
R2221830378100000100	LOT 10	\$18,830	\$1,484
R2221830378100000110	LOT 11	\$18,830	\$1,484
R2221830378100000120	LOT 12	\$18,830	\$1,484
R2221830378100000130	LOT 13	\$18,830	\$1,484
R2221830378100000140	LOT 14	\$18,830	\$1,484
R2221830378100000150	LOT 15	\$18,830	\$1,484
R2221830378100000160	LOT 16	\$18,830	\$1,484
R2221830378100000170	LOT 17	\$18,830	\$1,484
R2221830378100000180	LOT 18	\$18,830	\$1,484
R2221830378100000190	LOT 19	\$18,830	\$1,484
R2221830378100000200	LOT 20	\$18,830	\$1,484
R2221830378100000210	LOT 21	\$18,830	\$1,484
R2221830378100000220	LOT 22	\$18,830	\$1,484
R2221830378100000230	LOT 23	\$18,830	\$1,484
R2221830378100000240	LOT 24	\$18,830	\$1,484
R2221830378100000250	LOT 25	\$18,830	\$1,484
R2221830378100000260	LOT 26	\$18,830	\$1,484
R2221830378100000270	LOT 27	\$18,830	\$1,484
R2221830378100000280	LOT 28	\$18,830	\$1,484
R2221830378100000290	LOT 29	\$18,830	\$1,484
R2221830378100000300	LOT 30	\$18,830	\$1,484
R2221830378100000310	LOT 31	\$18,830	\$1,484
R2221830378100000320	LOT 32	\$18,830	\$1,484
R2221830378100000330	LOT 33	\$18,830	\$1,484

**Waterford Community Development District
Capital Improvement Revenue Bonds, Series 2023
Preliminary Assessment Roll**

Parcel ID	Lots	Series 2023 Preliminary Principal	Series 2023 Preliminary Annual Installment ⁽¹⁾
R2221830378100000340	LOT 34	\$18,830	\$1,484
R2221830378100000350	LOT 35	\$18,830	\$1,484
R2221830378100000360	LOT 36	\$18,830	\$1,484
R2221830378100000370	LOT 37	\$18,830	\$1,484
R2221830378100000380	LOT 38	\$18,830	\$1,484
R2221830378100000390	LOT 39	\$18,830	\$1,484
R2221830378100000400	LOT 40	\$18,830	\$1,484
R2221830378100000410	LOT 41	\$18,830	\$1,484
R2221830378100000420	LOT 42	\$18,830	\$1,484
R2221830378100000430	LOT 43	\$18,830	\$1,484
R2221830378100000440	LOT 44	\$18,830	\$1,484
R2221830378100000450	LOT 45	\$18,830	\$1,484
R2221830378100000460	LOT 46	\$18,830	\$1,484
R2221830378100000470	LOT 47	\$18,830	\$1,484
R2221830378100000480	LOT 48	\$18,830	\$1,484
R2221830378100000490	LOT 49	\$18,830	\$1,484
R2221830378100000500	LOT 50	\$18,830	\$1,484
R2221830378100000510	LOT 51	\$18,830	\$1,484
R2221830378100000520	LOT 52	\$18,830	\$1,484
R2221830378100000530	LOT 53	\$18,830	\$1,484
R2221830378100000540	LOT 54	\$18,830	\$1,484
R2221830378100000550	LOT 55	\$18,830	\$1,484
R2221830378100000560	LOT 56	\$18,830	\$1,484
R2221830378100000570	LOT 57	\$18,830	\$1,484
R2221830378100000580	LOT 58	\$18,830	\$1,484
R2221830378100000590	LOT 59	\$18,830	\$1,484
R2221830378100000600	LOT 60	\$18,830	\$1,484
R2221830378100000610	LOT 61	\$18,830	\$1,484
R2221830378100000620	LOT 62	\$18,830	\$1,484
R2221830378100000630	LOT 63	\$18,830	\$1,484
R2221830378100000640	LOT 64	\$18,830	\$1,484
R2221830378100000650	LOT 65	\$18,830	\$1,484
R2221830378100000660	LOT 66	\$18,830	\$1,484

**Waterford Community Development District
Capital Improvement Revenue Bonds, Series 2023
Preliminary Assessment Roll**

Parcel ID	Lots	Series 2023 Preliminary Principal	Series 2023 Preliminary Annual Installment ⁽¹⁾
R2221830378100000670	LOT 67	\$18,830	\$1,484
R2221830378100000680	LOT 68	\$18,830	\$1,484
R2221830378100000690	LOT 69	\$18,830	\$1,484
R2221830378100000700	LOT 70	\$18,830	\$1,484
R2221830378100000710	LOT 71	\$18,830	\$1,484
R2221830378100000720	LOT 72	\$18,830	\$1,484
R2221830378100000730	LOT 73	\$18,830	\$1,484
R2221830378100000740	LOT 74	\$18,830	\$1,484
R2221830378100000750	LOT 75	\$18,830	\$1,484
R2221830378100000760	LOT 76	\$18,830	\$1,484
R2221830378100000770	LOT 77	\$18,830	\$1,484
R2221830378100000780	LOT 78	\$18,830	\$1,484
R2221830378100000790	LOT 79	\$18,830	\$1,484
R2221830378100000800	LOT 80	\$18,830	\$1,484
R2221830378100000810	LOT 81	\$18,830	\$1,484
R2221830378100000820	LOT 82	\$18,830	\$1,484
R2221830378100000830	LOT 83	\$18,830	\$1,484
R2221830378100000840	LOT 84	\$18,830	\$1,484
R2221830378100000850	LOT 85	\$18,830	\$1,484
R2221830378100000860	LOT 86	\$18,830	\$1,484
R2221830378100000870	LOT 87	\$18,830	\$1,484
R2221830378100000880	LOT 88	\$18,830	\$1,484
R2221830378100000890	LOT 89	\$18,830	\$1,484
R2221830378100000900	LOT 90	\$18,830	\$1,484
R2221830378100000910	LOT 91	\$18,830	\$1,484
R2221830378100000920	LOT 92	\$18,830	\$1,484
R2221830378100000930	LOT 93	\$18,830	\$1,484
R2221830378100000940	LOT 94	\$18,830	\$1,484
R2221830378100000950	LOT 95	\$18,830	\$1,484
R2221830378100000960	LOT 96	\$18,830	\$1,484
R2221830378100000970	LOT 97	\$18,830	\$1,484
R2221830378100000980	LOT 98	\$18,830	\$1,484
R2221830378100000990	LOT 99	\$18,830	\$1,484

**Waterford Community Development District
Capital Improvement Revenue Bonds, Series 2023
Preliminary Assessment Roll**

Parcel ID	Lots	Series 2023 Preliminary Principal	Series 2023 Preliminary Annual Installment ⁽¹⁾
R2221830378100001000	LOT 100	\$18,830	\$1,484
R2221830378100001010	LOT 101	\$18,830	\$1,484
R2221830378100001020	LOT 102	\$18,830	\$1,484
R2221830378100001030	LOT 103	\$18,830	\$1,484
R2221830378100001040	LOT 104	\$18,830	\$1,484
R2221830378100001050	LOT 105	\$18,830	\$1,484
R2221830378100001060	LOT 106	\$18,830	\$1,484
R2221830378100001070	LOT 107	\$18,830	\$1,484
R2221830378100001080	LOT 108	\$18,830	\$1,484
R2221830378100001090	LOT 109	\$18,830	\$1,484
R2221830378100001100	LOT 110	\$18,830	\$1,484
R2221830378100001110	LOT 111	\$18,830	\$1,484
R2221830378100001120	LOT 112	\$18,830	\$1,484
R2221830378100001130	LOT 113	\$18,830	\$1,484
R2221830378100001140	LOT 114	\$18,830	\$1,484
R2221830378100001150	LOT 115	\$18,830	\$1,484
R2221830378100001160	LOT 116	\$18,830	\$1,484
R2221830378100001170	LOT 117	\$18,830	\$1,484
R2221830378100001180	LOT 118	\$18,830	\$1,484
PHASE 2	26.32 ACRES	\$2,613,026	\$205,982

TOTAL	\$4,835,000	\$381,138
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Amounts per unplatted acre for Phase 2	\$99,279	\$7,826
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⁽¹⁾ Includes estimated Hernando county collection costs and discounts

LEGAL DESCRIPTION FOR WATERFORD PHASE-2

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, RUN N00°06'40"W, 976.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 N00°06'40"W, 350.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, RUN N00°06'45"W, 276.78 FEET; THENCE LEAVING SAID WEST LINE, RUN N89°53'15"E, 170.00 FEET; THENCE N00°06'45"W, 21.34 FEET; THENCE N89°53'15"E, 50.00 FEET; THENCE S00°06'45"E, 13.52 FEET; THENCE N89°53'15"E, 120.00 FEET; THENCE N00°06'45"W, 520.71 FEET; THENCE N00°06'45"W, 612.90 FEET; THENCE N32°36'21"E, 195.60 FEET; THENCE S56°33'59"E, 111.80 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 20°21'42", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S66°44'50"E, 116.66 FEET; THENCE ALONG THE ARC OF SAID CURVE 117.27 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 26°13'18", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF N63°49'01"W, 122.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 123.57 FEET; THENCE N39°17'39"E, 60.00 FEET; THENCE S50°42'22"E, 74.30 FEET; THENCE S55°41'56"E, 100.38 FEET; THENCE S54°02'43"E, 224.51 FEET TO THE WESTERLY BOUNDARY LINE OF WATERFORD PHASE-1 AS RECORDED IN PLAT BOOK 44, PAGES 35-41 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE, RUN S35°57'17"W, 80.00 FEET TO THE PC OF A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 88°33'20", A RADIUS OF 80.00 FEET AND A CHORD BEARING AND DISTANCE OF S09°46'03"E, 111.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 123.65 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 19°26'26", A RADIUS OF 2365.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°47'24"W, 798.61 FEET; THENCE ALONG THE ARC OF SAID CURVE 802.45 FEET; THENCE CONTINUE ALONG A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 16°05'15", A RADIUS OF 2365.00 FEET, AND A CHORD BEARING AND DISTANCE OF S07°01'33"W, 661.87 FEET; THENCE ALONG THE ARC OF SAID CURVE 664.05 FEET; THENCE S01°01'05"E, 26.50 FEET; THENCE N90°00'00"W, 296.54 FEET; THENCE N90°00'00"W, 372.67 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, AND THE POINT OF BEGINNING.

CONTAINING 26.32 ACRES, MORE OR LESS.

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- ✓ **Next Regular Meeting:** February 3, 2023 at 10:00 a.m. – immediately following the Audit Committee Meeting.
- ✓ **Audit Committee Meeting:** February 3, 2023 at 10:00 a.m.

District Manager's Report

January 6

2023

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FINANCIAL SUMMARY

09/30/2022

General Fund Annual Budget	\$193,000
YTD Budget	\$193,000
YTD Actual	\$35,283

General Fund Expense Variance: \$157,717

**Under
Budget**



Rizzetta & Company

Waterford Community Development District

**Financial Statements
(Unaudited)**

September 30, 2022

Prepared by: Rizzetta & Company, Inc.

waterfordcdd.org
rizzetta.com

Waterford Community Development District

Balance Sheet

As of 09/30/2022

(In Whole Numbers)

	<u>General Fund</u>	<u>Total Gvmnt Fund</u>
Assets		
Cash In Bank	5,498	5,498
Total Assets	<u>5,498</u>	<u>5,498</u>
Liabilities		
Accounts Payable	780	780
Deferred Revenue	4,718	4,718
Total Liabilities	<u>5,498</u>	<u>5,498</u>
Fund Equity & Other Credits		
Beginning Fund Balance	0	0
Net Change in Fund Balance	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>0</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>5,498</u>	<u>5,498</u>

Waterford Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Contributions & Donations from Private Sources				
Developer Contributions	193,000	193,000	35,283	157,717
Total Revenues	193,000	193,000	35,283	157,717
Expenditures				
Legislative				
Supervisor Fees	4,000	4,000	2,400	1,600
Total Legislative	4,000	4,000	2,400	1,600
Financial & Administrative				
Administrative Services	1,400	1,400	1,400	0
District Management	7,000	7,000	6,400	600
District Engineer	7,500	7,500	0	7,500
Disclosure Report	5,000	5,000	0	5,000
Trustees Fees	5,000	5,000	0	5,000
Financial & Revenue Collections	1,200	1,200	0	1,200
Tax Collector/Property Appraiser Fees	250	250	0	250
Accounting Services	6,400	6,400	5,000	1,400
Auditing Services	3,500	3,500	0	3,500
Arbitrage Rebate Calculation	500	500	0	500
Public Officials Liability Insurance	3,000	3,000	740	2,260
Legal Advertising	5,000	5,000	3,577	1,424
Miscellaneous Mailings	500	500	0	500
Dues, Licenses & Fees	175	175	100	75
Miscellaneous Fees	500	500	0	500
Website Hosting, Maintenance, Backup & Email	5,000	5,000	3,290	1,710
Total Financial & Administrative	51,925	51,925	20,507	31,419
Legal Counsel				
District Counsel	30,000	30,000	11,472	18,527
Total Legal Counsel	30,000	30,000	11,472	18,527
Other Physical Environment				
Property Insurance	4,000	4,000	0	4,000
General Liability Insurance	3,075	3,075	904	2,171
Total Other Physical Environment	7,075	7,075	904	6,171
Contingency				
Miscellaneous Contingency	100,000	100,000	0	100,000
Total Contingency	100,000	100,000	0	100,000

Waterford Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Expenditures	193,000	193,000	35,283	157,717
Total Excess of Revenues Over(Under) Expenditures	0	0	0	0
Total Fund Balance, End of Period	0	0	0	0

**Waterford Community Development District
Summary A/P Ledger
From 10/1/2021 to 9/30/2022**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
621, 2810						
	621 General Fund	09/30/2022	Straley Robin Vericker	22265	Legal Services 09/22	351.93
	621 General Fund	08/31/2022	Straley Robin Vericker	22125	Legal Services 08/22	428.40
Sum for 621, 2810						780.33
Sum for 621						780.33
Sum Total						780.33