



Rizzetta & Company

# **Waterford Community Development District**

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## **Board of Supervisors' Regular Meeting September 2, 2025**

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

**[www.waterfordcdd.org](http://www.waterfordcdd.org)**

# **WATERFORD COMMUNITY DEVELOPMENT DISTRICT**

Offices of Coastal-Engineering Associates, LLC.  
966 Candlelight Blvd., Brooksville, FL 34601  
[www.waterfordcdd.org](http://www.waterfordcdd.org)

<b>Board of Supervisors</b>	Ron Bastyr	Chairman
	Shane O'Neil	Vice Chairman
	Cole Bastyr	Assistant Secretary
	Lynette Bastyr	Assistant Secretary
	Cheri O'Neil	Assistant Secretary
<b>District Manager</b>	Sean Craft	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley, Robin, Vericker
<b>District Engineer</b>	Cliff Manuel	Coastal Engineering

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

# WATERFORD COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
Waterfordcdd.org

August 26, 2025

Board of Supervisors  
**Waterford Community  
Development District**

## FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterford Community Development District will be held on **Tuesday, September 2, 2025 at 11:00 a.m.**, or immediately following the adjournment of Emerald Creek CDD at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601. The following is the agenda for the meeting:

### BOS MEETING

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. District Counsel
  - B. Interim Engineer
  - C. District Manager
    - i. Presentation of District Manager Report.....Tab 1
    - ii. Review of 2<sup>nd</sup> Quarter Website Audit Report.....Tab 2
- 4. BUSINESS ITEM**
  - A. Consideration of Dog Waste Station Proposals.....Tab 3
  - B. Consideration of Key Fob Proposal (under separate cover)
  - C. Discussion of 2025/2026 EGIS Insurance and Invoice
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Regular Meeting Minutes for August 5, 2025.....Tab 4
  - B. Ratification of Operation & Maintenance Expenditures for July 2025.....Tab 5
  - C. Ratification of Requisition CR 15 2024.....Tab 6

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**  
**7. 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,  
*Sean Craft*  
Sean Craft  
District Manager



## **Tab 1**



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

✓ **Next Regular Meeting:** October 7, 2025 at 10:00 a.m.

**District  
Manager's  
Report**

September 2

**2025**

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**FINANCIAL SUMMARY**

**7/31/2025**

General Fund Cash Balance  
Debt Service Fund

\$61,438  
\$2,660,422

Capital Project Fund

\$996

Total Government Fund

\$2,722,855

**General Fund Expense Variance: \$103,988**

**Under  
Budget**

## **Tab 2**



# Quarterly Compliance Audit Report

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## Waterford

**Date:** July 2025 - 2nd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard





# Florida F.S. 189.069 Requirements

Result: **PASSED**

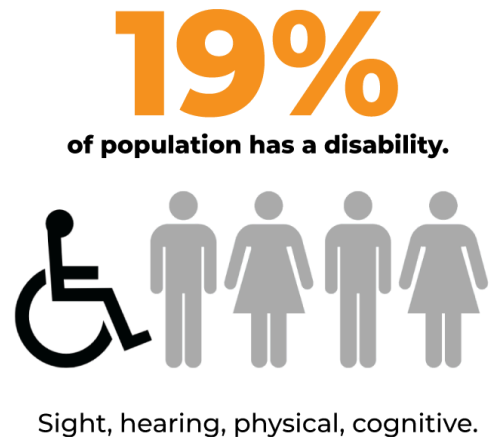
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

## **Tab 3**



Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008      jaymanenterprises@live.com

Estimate

Date	Estimate #
8/13/2025	1286

Name / Address
Waterford C/O Rizzetta & Co. 3434 Colwell Ave Ste 200 Tampa, Fl.

			Project
Description	Qty	Rate	Total
Purchase and Install dog station concreted into the ground at desired location determined by BOD and/or Management.  Note: Servicing once per week which includes all dog waste liners and dog baggies. Cost per month is \$250 This includes all materials as the community will never have to buy additional materials for servicing as they will be provided by the vendor.	3	400.00	1,200.00
Client Signature		Total	\$1,200.00

## **Tab 4**

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board 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 Waterford Community Development District held on **Tuesday, August 5, 2025, at 11:21 a.m.** or immediately following the adjournment of the Emerald Creek CDD meeting, at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, FL 34601.

Present and constituting a quorum:

Ron Bastyr	<b>Board Supervisor, Chairman</b>
Shane O'Neil	<b>Board Supervisor, Vice Chairman</b>
Lynette Bastyr	<b>Board Supervisor, Assistant Secretary</b>
Cole Bastyr	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Wesley Elias	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley Robin Vericker (via phone)</b>

Audience	<b>Not Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Elias called the meeting to order at 11:21 a.m., confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments at this time.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No Report.

**B. District Engineer**

The Board asked that District Engineer follow up on the status of the Gopher Tortoise permit.

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT**  
**August 5, 2025 - Minutes of Meeting**  
**Page 2**

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**C. District Manager Report**

Mr. Elias presented his District Manager report and reminded the Board that the next regular meeting is on September 2, 2025, at 11:00 a.m. or immediately following the adjournment of the Emerald Creek CDD meeting.

**FOURTH ORDER OF BUSINESS**

**Public Hearing for Fiscal Year  
2025/2026 Final Budget**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 final budget, for the Waterford Community Development District.

There were no questions or comments regarding the fiscal year 2025/2026 final budget

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 final budget, for the Waterford Community Development District.

**i. Consideration of Resolution 2025-11, Adopting Fiscal Year 2025/2026  
Final Budget**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adopted Resolution 2025-11, adopting fiscal year 2025/2026 final budget totaling \$1,935,403.30 (\$GF-\$501,175 & DSF-\$1,935,403.30), for the Waterford Community Development District.

**FIFTH ORDER OF BUSINESS**

**Public Hearing for Fiscal Year  
2025/2026 Assessments**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 assessments, for the Waterford Community Development District.

There were no questions or comments regarding the fiscal year 2025/2026 assessments.

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 assessments, for the Waterford Community Development District.

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT**  
**August 5, 2025 - Minutes of Meeting**  
**Page 3**

**i. Consideration of Resolution 2025-12, Levying O & M Assessments for Fiscal Year 2025/2026**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adopted Resolution 2025-12, levying O & M assessments for fiscal year 2025/2026, for the Waterford Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Developer Budget Funding Agreement**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the fiscal year 2025/2026 developer funding agreement, as presented, and in substantial form, for the Waterford Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-13. Setting Meeting Dates for FY 2025/2026**

Mr. Elias stated that the proposed schedule coincides with the current schedule of meeting immediately following the adjournment of Emerald Creek CDD.

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adopted Resolution 2025-06, setting the meeting schedule for fiscal year 2025/2026, as presented, for the Waterford Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Amenity Staffing Proposed Budget**

Discussion was held regarding the two options presented to the Board.

On a Motion by Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved option 1 of the proposal for a CDD coordinator for 30 hours a week at a cost of \$46,671.68, for the Waterford Community Development District.

**NINTH ORDER OF BSUINESS**

**Consideration of Waterford Amenity Center Rules and Policies**

The Vice Chairman will work with District Management on the Rules and Policies.

**TENTH ORDER OF BUSINESS**

**Consideration of Pool Cleaning Services Proposals**

Discussion was held regarding proposals from Stahl Pools and Shore Pools.

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT**  
**August 5, 2025 - Minutes of Meeting**  
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On a Motion by Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the proposal from Stahl at a monthly cost of \$1,399, for the Waterford Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Office Pride  
Proposals for Janitorial and Dog Waste  
Station**

Following a brief discussion, the Board decided against the proposals and directed Management to look at purchasing 2 dog stations and having a handyman install them.

**TWELFTH ORDER OF BUSINESS**

**Discussion of Request for Temporary  
Rear Access for Pool Excavation**

The Board stated that it would review the request and get back to the District Manager.

**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Berger and Tooms 2024  
Audit Report.**

On a Motion by Ms. L. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors accepted the Fiscal year 2024 financial audit and authorized its filing with the appropriate governmental entities, for the Waterford Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors Meeting held on  
June 4, 2025**

On a Motion by Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting held on June 4, 2025, as presented, for the Waterford Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Ratification of Operation &  
Maintenance Expenditures for May  
and June 2025**

On a Motion by Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for May 2025 (\$19,135.73) and June (\$20,134.02), for the Waterford Community Development District.

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT**  
**August 5, 2025 - Minutes of Meeting**  
**Page 5**

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**SIXTEENTH ORDER OF BUSINESS**

**Ratification of Construction  
Requisition #12**

On a Motion by Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified Construction requisition #12 payable to Ovida Construction Group, Inc, (\$186,843.15), for the Waterford Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Ratification of Construction  
Requisition #16**

On a Motion by Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified Construction requisition #16 payable to Oak Hill Land, LLC (\$77,285.35), for the Waterford Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor comments or requests at this time.

**NINETEENH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adjourned the meeting at 12:17 p.m., for the Waterford Community Development District.

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman / Vice-Chairman

## **Tab 5**



# WATERFORD COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

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

## **Operation and Maintenance Expenditures**

**July 2025**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$18,384.04**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Waterford Community Development District Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Berger, Toombs, Elam, Gaines & Frank CPA	100244	372754	Audit Services FYE 09/30/24	\$ 3,200.00
Coastal Engineering Associates, Inc	100245	00358898	Engineering Services 06/25	\$ 270.00
Hernando County Utilities	20250708-1	CZ00001-00 06/25	Water Services 06/25	\$ 86.98
K Johnson's Lawn & Landscaping, Inc.	100241	35062	Monthly Services 06/25	\$ 5,400.00
Rizzetta & Company, Inc.	100240	INV0000100518	District Management Fees 07/25	\$ 4,966.01
Rizzetta & Company, Inc.	100243	INV0000100659	Mass Mailing 07/25	\$ 275.01
Straley Robin Vericker	100246	26817	Legal Services 06/25	\$ 1,031.70
Straley Robin Vericker	100246	26818	Legal Services 06/25	\$ 984.29
Times Publishing Company	100247	44463-070925	Account #323765 Legal Advertising 07/25	\$ 85.30
Times Publishing Company	100247	44466-070225	Account #323765 Legal Advertising 07/25	\$ 1,250.00
Withlacoochee River Electric Cooperative, Inc.	100242	2276516 6/25	11261 Cortez Blvd - East Irrigation Well Lights 06/25	\$ 834.75
<b>Report Total</b>				<b><u>\$ 18,384.04</u></b>



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120  
FAX: 772/468-9278

RECEIVED  
JUL 7 2025

BT: .....

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT**  
**3434 COLWELL AVENUE**  
**SUITE 200**  
**TAMPA, FL 33614**

**Invoice No. 372754**  
**Date 07/03/2025**  
**Client No. 40086**

Services rendered in connection with the audit of Financial Statements  
as of and for the year ended September 30, 2024

Total Invoice Amount \$ 3,200.00

You can pay online at: <https://treasurecoastcpas.com> or

**Scan to Pay**

Berger, Toombs, Elam, Gaines, Frank,  
McGuire & Gonano CPAs PL  
**Invoice Payment**



POWERED BY  
CPACHARGE

We accept major credit cards.  
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

**Coastal Engineering Associates Inc**  
966 CANDLELIGHT BLVD.  
BROOKSVILLE, FL 34601  
(352) 796-9423

WATERFORD COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVENUE  
SUITE 200  
ATTN: DISTRICT MANAGER  
TAMPA, FL 33614

Invoice number 00358898  
Date 06/30/2025

Project **22089 Waterford CDD/District  
Engineering Services**

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### Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Project Manager/Construction	06/10/2025	1.50	180.00	270.00
CDD Requisition CR16				

<b>RECEIVED</b> 07/02/2025	Invoice total	<b>270.00</b>

### Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
PROFESSIONAL SERVICES	0.00	43,925.25	44,195.25	270.00	-44,195.25
Total	0.00	43,925.25	44,195.25	270.00	-44,195.25

### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00358898	06/30/2025	270.00	270.00				
	Total	270.00	270.00	0.00	0.00	0.00	0.00

**TERMS: DUE UPON RECEIPT**



MAIL PAYMENT TO:  
HERNANDO COUNTY UTILITIES  
P.O. BOX 30384  
TAMPA, FL 33630-3384  
(352) 754-4037 "AT YOUR SERVICE"  
EMAIL: hcudcs@co.hernando.fl.us  
www.hernandocounty.us

Statement Date  
Account Number

06/17/25  
CZ00001-00

RECEIVED  
JUN 23 2025

Current Charges 12,674.73  
Current Charges Due Date 07/07/25  
Total Due 86.98

WATERFORD CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BY: .....

CZ0000100 & 000008698 9 0



PLEASE FOLD AND TEAR THE TOP PORTION OF STATEMENT & RETURN WITH YOUR PAYMENT MADE PAYABLE TO HERNANDO COUNTY UTILITIES DEPARTMENT IN US FUNDS.  
PLEASE DO NOT FOLD, CLIP OR STAPLE PAYMENT STUB. INCLUDE ACCOUNT NUMBER ON PAYMENT.

### IMPORTANT MESSAGES

\*\*\*\*\* SAVE TIME WITH EFT AUTOPAY. IT'S FREE \*\*\*\*\*  
Sign up for Electronic Fund Transfer AUTOPAY  
Visit [www.invoicecloud.com/hernandocounty](http://www.invoicecloud.com/hernandocounty)

#### ACCOUNT NUMBER

CZ00001-00

#### ACCOUNT NAME

WATERFORD CDD

#### SERVICE ADDRESS

11379 MEMORIAL DR

#### TRANSPONDER ID

1577291758

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
15695636	1"	2.5000	06/06/2025	05/21/2025	05/21/2025	06/17/2025 16

AVG MONTHLY USAGE	AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR	3 YR RESIDENTIAL AVERAGE
100	0	0	

CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION
100	0	100			

#### Water Account

1	\$2.00	0 - 25,000	0.20
2	\$3.20	25,001 - 50,000	N/A
3	\$4.80	50,001 - 75,000	N/A
4	\$6.90	75,001 - 125,000	N/A
5	\$9.80	125,001 - 187,500	N/A
6	\$13.50	187,501 - and up	N/A

PREVIOUS BALANCE 0.00  
PAYMENTS RECEIVED 13,024.50 CR  
**BALANCE FORWARD 12,587.75 CR**

Any Past Due Balance Must Be Paid Immediately to Avoid Interruption in Service

#### CURRENT ACTIVITY

WATER USAGE 0.20  
WATER BASE CHG 23.75

SEWER USAGE 0.60  
SEWER USAGE - Billed at \$6.01/1,000 gallons  
based on meter units  
SEWER BASE CHG 62.68

CONNECTION FEE COMM WTR 2,867.50  
CONNECTION FEE COMM SWR 8,860.00  
WATER TAP IN FEE COMM 860.00  
INTEREST ON DEPOSIT 0.25 CR  
DEPOSIT DUE 437.00

TOTAL CURRENT CHARGES 12,674.73

**TOTAL DUE 86.98**

#### HISTORY (GAL)

CZ00001-00



Dear Hernando County Utilities' Customer,

GREAT NEWS!! Your **2024 Water Quality Report** will be available at the following website starting July 1, 2025:

**<https://www.hernandocounty.us/2024WestHernandoWS>**

This report contains very important information about the source and quality of your drinking water.

**Please note that the website address above has CHANGED and is different from any recent and previous publications.**

A printed copy of the 2024 Water Quality Report will be mailed by request. Please complete the section below and return to HCUD, 15365 Cortez Blvd, Brooksville, FL 34613 or call us at (352) 754-4037.

Customer Name: \_\_\_\_\_ Account Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

INVOICE

K. Johnson's Lawn &  
Landscaping, Inc  
13620 Vernon Dairy Rd  
Spring Hill, FL 34610

KJLAWN@GMAIL.COM  
+1 (813) 917-9262



RECEIVED  
06/30/25

Bill to  
Waterford CDD  
Waterford CDD  
C/O Rizetta & Co.  
Wesley Chapel, FL 33544

Invoice details  
Invoice no.: 35062  
Invoice date: 06/30/2025

Service Month: June

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.		Waterford CDD	Monthly service as per contract.	1	\$5,400.00	\$5,400.00
Total						\$5,400.00

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

# Invoice

Date	Invoice #
7/2/2025	INV0000100518

**Bill To:**

Waterford CDD  
3434 Colwell Ave., Suite 200  
Tampa FL 33614

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

[illegible]



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

# Invoice

Date	Invoice #
7/11/2025	INV0000100659

**Bill To:**

Waterford CDD  
3434 Colwell Ave., Suite 200  
Tampa FL 33614

RECEIVED  
07/11/25

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

[illegible]

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Waterford CDD  
C/O Rizzetta & Company  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

July 09, 2025

Client: 001592

Matter: 000001

Invoice #: 26817

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/3/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
6/4/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
6/13/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$39.00
6/20/2025	VKB	REVIEW AND REPLY TO EMAILS RE: DRAFT FY 23-24 AUDIT; REVIEW AND REVISE AUDIT.	0.8	\$324.00
6/24/2025	CAW	EMAIL AND PHONE CORRESPONDENCE WITH DISTRICT MANAGER REGARDING AGENDA FOR JULY 1ST BOARD MEETING.	0.1	\$37.50
6/26/2025	CAW	PHONE AND EMAIL CORRESPONDENCE WITH W. ELIAS REGARDING TRESPASS CONCERNS ON DISTRICT PROPERTY; REVIEW FILE AND PROCEDURE FOR ADDRESSING TRESPASS ISSUES.	0.6	\$225.00
6/27/2025	JMV	REVIEW EMAIL FROM S. GILLIS; REVIEW LEGAL NOTICE.	0.2	\$81.00
Total Professional Services			2.7	\$1,030.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
6/30/2025	Photocopies	\$1.20
Total Disbursements		\$1.20

July 09, 2025  
Client: 001592  
Matter: 000001  
Invoice #: 26817

Page: 2

---

Total Services	\$1,030.50
Total Disbursements	\$1.20
Total Current Charges	\$1,031.70
Previous Balance	\$2,863.50
Less Payments	(\$2,863.50)
<b>PAY THIS AMOUNT</b>	<b>\$1,031.70</b>

RECEIVED  
07/09/2025

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Waterford CDD  
C/O Rizzetta & Company  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

July 09, 2025

Client: 001592

Matter: 000004

Invoice #: 26818

Page: 1

RE: Expansion – Casitas Parcel

For Professional Services Rendered Through June 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/3/2025	LC	WORK ON PETITION PACKAGES TO INCLUDE CORRECTED LEGAL DESCRIPTIONS; PREPARE DRAFT HEARING NOTICE AND DRAFT ORDINANCE.	2.6	\$507.00
6/5/2025	CAW	REVIEW DRAFT ORDINANCE EXPANDING THE BOUNDARIES, NOTICE OF PUBLIC HEARING, AND PETITION PACKAGE.	0.4	\$150.00
6/6/2025	LC	FINALIZE DRAFT ORDINANCE AND HEARING NOTICE; FINALIZE PETITION PACKAGE SETS; PREPARE ELECTRONIC VERSION OF PETITION PACKAGE; PREPARE CORRESPONDENCE TO M. MILLER, HERNANDO COUNTY, TRANSMITTING PETITION PACKAGE VIA EMAIL AND FEDEX.	1.3	\$253.50
6/18/2025	LC	PREPARE CORRESPONDENCE TO M. MILLER RE STATUS OF PETITION REVIEW.	0.1	\$19.50
6/30/2025	LC	PREPARE CORRESPONDENCE TO M. MILLER, HERNANDO COUNTY PLANNER, RE STATUS OF PETITION.	0.1	\$19.50
Total Professional Services			4.5	\$949.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
6/6/2025	FEDEX- Federal Express- FedEx Services	\$34.79
Total Disbursements		\$34.79

July 09, 2025  
Client: 001592  
Matter: 000004  
Invoice #: 26818

Page: 2

Total Services	\$949.50
Total Disbursements	\$34.79
Total Current Charges	\$984.29
Previous Balance	\$2,123.50
Less Payments	(\$2,123.50)
PAY THIS AMOUNT	\$984.29

RECEIVED  
07/09/2025

*Please Include Invoice Number on all Correspondence*

# 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

## DVERTISING INVOICE

vertising Run Dates		Advertiser Name	
7/9/25-7/9/25		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
7/9/2025	Jean Mitotes	TB323765	
Total Amount Due		Invoice Number	
\$85.30		44463-070925	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/9/25	7/9/25	44463	Baylink Hernando , tampabay.com	Legal-CLS 2 col	Budget  Affidavit Fee	2	1.00x51.00 L	\$83.30  \$2.00

**RECEIVED**  
07/09/2025

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/9/25-7/9/25	WATERFORD CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Jean Mitotes	TB323765
Total Amount Due		Invoice Number
\$85.30		44463-070925

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WATERFORD CDD  
3434 Colwell Ave Ste 200 # Rizzetta  
Tampa, FL 33614-8390

#### REMIT TO:

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

44463

## Tampa Bay Times

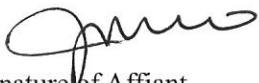
Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget was published in said newspaper by print in the issues of 07/09/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. 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.



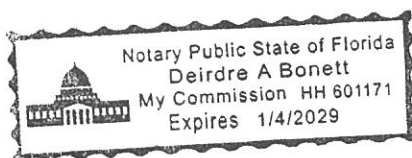
Signature of Affiant \_\_\_\_\_

Sworn to and subscribed before me this **07/09/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced \_\_\_\_\_



### 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, 2025, at 11:00 a.m. at the Offices of Coastal Engineering Associates, Inc., located at 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 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [www.waterfordcdd.org](http://www.waterfordcdd.org), or may be obtained by contacting the District Manager's office via email at [welias@rizzetta.com](mailto:welias@rizzetta.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.

Wesley Elias  
District Manager

Run Date: July 9, 2025

44463

# 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

## DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/2/25-7/2/25	WATERFORD CDD	
Billing Date	Sales Rep	Customer Account
7/2/2025	Jean Mitotes	TB323765
Total Amount Due	Invoice Number	
\$1,250.00	44466-070225	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/2/25	7/2/25	44466	Tampa Bay Times , tampabay.com	B Section	Public Hearing - Budget	1	4.00x12.00 IN	\$1,248.00
					Affidavit Fee			\$2.00
7/2/25	7/2/25	44466	Tampa Bay Times , tampabay.com	B Section	Public Hearing - Budget	1	4.00x12.00 IN	\$0.00

**RECEIVED**  
07/02/2025

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

imes Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/2/25-7/2/25	WATERFORD CDD	
Billing Date	Sales Rep	Customer Account
7/2/2025	Jean Mitotes	TB323765
Total Amount Due	Invoice Number	
\$1,250.00	44466-070225	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WATERFORD CDD  
3434 Colwell Ave Ste 200 # Rizzetta  
Tampa, FL 33614-8390

#### REMIT TO:

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



**Tampa Bay Times**

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Public Hearing - Budget was published in said newspaper by print in the issues of 07/02/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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.



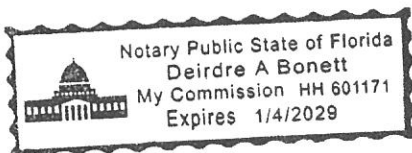
Signature of Affiant \_\_\_\_\_

Sworn to and subscribed before me this **07/02/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced \_\_\_\_\_

## 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, 2025, at 11:00 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 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting at <https://www.waterfordcdd.org>, or may be obtained by contacting the District Manager's office via email at [welias@rizzeta.com](mailto:welias@rizzeta.com) or via phone at (813)994-1001.

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

<u>LOT SIZE</u>	<u>UNITS</u>	<u>PER LOT</u>
		<u>O&amp;M</u>
<b>Platted</b>		
Single Family 50' (Ph 1 & 2)	196	\$1,158.12
Single Family 40' (Phase 3B)	64	\$1,158.12
Single Family 50' (Phase 3B)	41	\$1,158.12
Single Family 60' (Phase 3B)	23	\$1,158.12
Single Family 40' (Phase 3A)	118	\$1,158.12
<b>Unplatted</b>		
Single Family 40'	128	\$0.00
Single Family 50'	246	\$0.00
Single Family 60'	103	\$0.00
<b>919 TOTAL UNITS</b>		

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 county property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190,

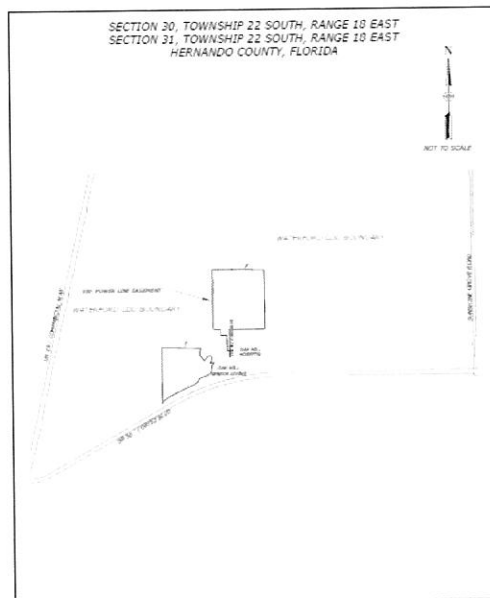
Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 2 business days 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.

Wesley Elias  
District Manager





Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2276516** Cycle **16**  
Meter Number **341575181**  
Customer Number **20155619**  
Customer Name **WATERFORD COMMUNITY DEVELOPMENT DIST**

Bill Date **06/24/2025**  
Amount Due **834.75**  
Current Charges Due **07/16/2025**

District Office Serving You  
West Hernando

Service Address **11261 CORTEZ BLVD**  
Service Description **EAST IRRIGATION WELL**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/20	55910	06/19	58246				2336

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2025	30	78
May 2025	29	38
Jun 2024	31	29

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



2 0 1 5 5 6 1 9

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **690.49**  
Payment **690.49CR**  
Balance Forward **0.00**

**RECEIVED**  
06/25/25

Customer Charge **39.16**  
Energy Charge 2,336 KWH @ 0.06090 **142.26**  
Fuel Adjustment 2,336 KWH @ 0.04400 **102.78**  
Light Energy Charge **6.08**  
Light Support Charge **14.08**  
Light Maintenance Charge **126.72**  
Light Fixture Charge **152.00**  
Light Fuel Adj 576 KWH @ 0.04400 **25.34**  
Poles (QTY 32) **160.00**  
FL Gross Receipts Tax **8.45**  
State Tax **53.99**  
Hernando County Tax **3.89**

Total Current Charges **834.75**  
Total Due **834.75** Please Pay

Lights/Poles Type/Qty Type/Qty  
205 32 910 32



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 06/24/2025**

District: WH16

**2276516** **WH16**  
WATERFORD COMMUNITY DEVELOPMENT DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	<b>07/16/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>834.75</b>
Total Charges Due After Due Date	<b>847.27</b>

000227651600008347500008472706

## **Tab 6**

# WATERFORD COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.watersetfordcdd.org](http://www.watersetfordcdd.org)

June 03, 2025

## U.S. BANK NATIONAL ASSOCIATION

Waterford CDD, Construction Account  
Corporate Trust Services  
Attention: Lori Pardee-Cushing  
60 Livingston Avenue  
Saint Paul, MN 55107

RE: Construction Account, Series 2024  
Requisitions for Payment

Dear Lori:

Below please find a table detailing the enclosed requisition(s) ready for payment from the Districts Construction Account.

### PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA WIRE

REQUISITION NO.	PAYEE	AMOUNT
CR 15	Oak Hill Land, LLC	\$147,952.16

If you have any questions regarding this request, please do not hesitate to call me at (813) 533-2950. Thank you for your prompt attention to this matter.

Sincerely,  
Waterford Community Development District

Wesley Elias  
District Manager

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT**  
**Series 2024 Project**

**FORM OF REQUISITION**

The undersigned, an Authorized Officer of Waterford Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of September 1, 2024, as amended and supplemented by the Second Supplemental Trust Indenture between the District and the Trustee, dated as of January 1, 2023 (collectively, the "Indenture"). All capitalized terms used herein shall have the meaning ascribed to such term in the Indenture.

**May 29, 2025**

(A) Requisition Number: **CR 15**

(B) Name of Payee: **Oak Hill Land, LLC**  
**18125 Wayne Road**  
**Odessa, FL 33556**

(C) Amount Payable: **\$147,952.16**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): **Acquisition for Invoices paid by developer for Waterford**

(E) Fund, Account or subaccount from which disbursement is to be made:  
**Series 2024 Construction Fund**

The undersigned hereby certifies that:

☐ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2024 Project and each represents a Cost of the Series 2024 Project, and has not previously been paid out of such Account or subaccount;

OR

☐ this requisition is for Costs of Issuance payable from the Series 2024 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or

served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

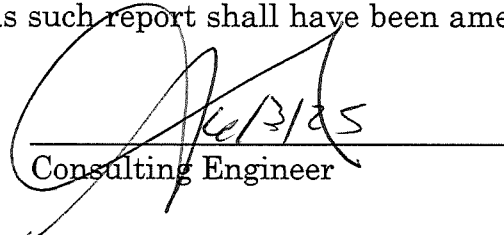
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**WATERFORD COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2024 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area Two Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Assessment Area Two Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

  
Consulting Engineer

**WATERFORD CDD REIMBURSEMENT CR 15 WORKSHEET**

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>** REIMBURSEMENT AMOUNT</u>
1	Goodwin Bros. (Waterford Amenity Pay App #7)	\$8,936.71	\$4,468.35	\$4,468.36
2	Goodwin Bros. (Waterford 3A Misc. 17366)	\$26,060.00	NA	\$26,060.00
3	Goodwin Bros. (Waterford 3A Pay App #3)	\$32,018.09	\$2,539.72	\$29,478.37
4	Goodwin Bros. (Waterford 3B Pay App #13)	\$103,658.96	\$20,251.53	\$83,407.43
5	Coastal Engineering (Invoice 00358518)	\$1,750.00	NA	\$1,750.00
6	Coastal Engineering (Invoice 00358519)	\$2,788.00	NA	\$2,788.00

**\*\* TOTAL REIMBURSEMENT DUE**

**\$147,952.16**

\* See Pay Application note & signature

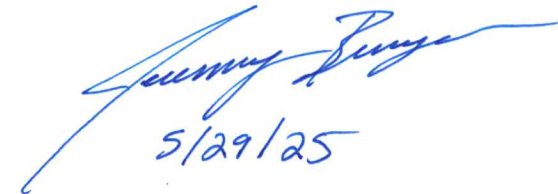
\*\* According to Ron Bastyr, this is to be a direct payment in-lieu of reimbursement

I hereby confirm that I have reviewed all submitted invoices related to Community Development District (CDD) for eligibility in accordance with Chapter 190 of the Florida Statutes. This review focuses specifically on costs associated with site civil infrastructure.

I confirm that these costs comply with the project requirements and are eligible for reimbursement under CDD guidelines.

Cliff E. Manuel Jr., P.E.  
Florida Registered Engineer #36834  
Coastal Engineering Associates, Inc.

Date:

  
5/29/25

**Reviewed For Accuracy**



# Waterford CR15

**May 27, 2025**

- **Goodwin Bros.** - \$8,936.71
  - (Waterford Amenity Pay App #7)
- **Goodwin Bros.** - \$26,060
  - (Waterford 3A Misc. 17366)
- **Goodwin Bros.** - \$32,018.09
  - (Waterford 3A Pay App #3)
- **Goodwin Bros.** - \$103,658.96
  - (Waterford 3B Pay App #13)
- **Coastal Engineering** - \$1,750
  - (Invoice 00358518)
- **Coastal Engineering** - \$2,788
  - (Invoice 00358519)

**TOTAL = \$175,211.76**

OAK HILL LAND LLC  
4805 W LAUREL ST STE 100  
TAMPA, FL 33607-4540

1597

63-27631 FL  
11023

DATE 5-20-2025

PAY TO THE ORDER OF Goodwin Bros Construction \$ 26,000-

Twenty Six Thousand Sixty & No/100 DOLLARS

BANK OF AMERICA

ACH R/T 083100277

FOR Waterford Townhome - Inv 17366

R Bastyr

⑈001547⑈ ⑆063100277⑆ 898128868682⑈

OAK HILL LAND LLC  
4805 W LAUREL ST STE 100  
TAMPA, FL 33607-4540

1600

63-27631 FL  
11023

DATE 5-20-2025

PAY TO THE ORDER OF Goodwin Bros Construction \$ 32,018.09

Thirty Two Thousand Eighteen & 09/100 DOLLARS

BANK OF AMERICA

ACH R/T 083100277

FOR Waterford 3A - Pay App #3

R Bastyr

⑈001600⑈ ⑆063100277⑆ 898128868682⑈



Goodwin Bros Construction Inc  
P O Box 1689  
Brooksville FL 34605  
352 796-0149

## Contract Invoice

Invoice#: 17366

Date: 05/01/2025

License:

**Billed To:** Waterford Community Development District  
FL

**Project:** WATERFORD PHASE 3A MISC  
FL

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**Due Date:** 05/30/2025

**Terms:**

**Order#**

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Description	Amount
Casitas Extra Work	
Pond Silt Fence	14,060.00
Clearing Pond	12,000.00

*Thank you for your prompt payment!*

Non-Taxable Amount:	26,060.00
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>26,060.00</b>

## APPLICATION AND RECOMMENDATION OF PAYMENT

Page 1 of 1

TO (OWNER)

Waterford Community Development District

PROJECT:

WATERFORD SUBDIVISION PHASE 3A

APPLICATION NO.:

3

FROM (CONTRACTOR):

GOODWIN BROS CONSTRUCTION  
PO BOX 1689  
BROOKSVILLE FL 34605

VIA PROFESSIONAL (Architect/Engineer):

COASTAL ENGINEERING

PERIOD TO:

4/30/2025

CONTRACT DATE:

## CONTRACTOR'S APPLICATION FOR PAYMENT

## CHANGE ORDER SUMMARY

C/O NUMBER	DATE APPROVED	ADDITIONS	DEDUCTIONS
TOTALS			
NET CHANGE BY CHANGE ORDER			

Application is made for Payment, as shown below, in connection with the Contract (ATTACH SCHEDULE OF VALUES).

## STATEMENT OF WORK

	AMOUNT
1 ORIGINAL CONTRACT PRICE .....	\$ 2,551,152.52
2 NET CHANGE ORDERS .....	\$ 0.00
3 CURRENT CONTRACT PRICE .....	\$ 2,551,152.52
4 TOTAL WORK COMPLETE & STORED TO DATE .....	\$ 643,812.24
5 RETAINAGE:	
10% OF COMPLETED & STORED WORK .....	(\$ 64,381.22 )
6 TOTAL EARNED LESS RETAINAGE .....	\$ 579,431.02
7 LESS PREVIOUS PAYMENTS RECOMMENDED .....	(\$ 547,412.93
8 AMOUNT DUE THIS APPLICATION .....	\$ 32,018.09
9 BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD .....	\$ 1,971,721.50

\$29,478.37

The undersigned CONTRACTOR certifies that to the best of the CONTRACTOR'S knowledge, information and belief that (1) the WORK covered by this APPLICATION FOR PAYMENT has been completed in accordance with the Contract Documents; (2) that all previous progress payment received on account of WORK done under the CONTRACT referred to above have been applied to discharge in full all obligations of the CONTRACTOR which have incurred in connection with the WORK covered by prior APPLICATIONS FOR PAYMENT numbered 1 through 1 inclusive; (3) that title to all materials and equipment incorporated in said WORK or otherwise listed in or covered by this APPLICATION FOR PAYMENT will pass to HERNANDO COUNTY (Owner) at time of payment free and clear of all liens, claims, security interests and encumbrances; and (4) that the current payment shown herein is now due CONTRACTOR.

## CONTRACTOR CERTIFICATION

By: \_\_\_\_\_

DATE: 4/30/25

## NOTARY SEAL

State of: FLORIDA

Subscribed and sworn to before me this 30 day of April, 2025

Notary Public: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

JENNIFER DELUCCO

MY COMMISSION # HH 141006

EXPIRES: June 12, 2025

Became Notary Public Underwriters

## PROFESSIONAL'S RECOMMENDATION OF PAYMENT (Architect/Engineer):

In accordance with contract Documents, based on on-site observations and the data comprising the above application, the PROFESSIONAL hereby certifies to HERNANDO COUNTY (OWNER), that to the best of the PROFESSIONAL'S knowledge, information and belief, the WORK is in accordance with the Contract Documents and the APPLICATION FOR PAYMENT (with supporting documentation) meets the requirements of the Contract Documents and payment of the AMOUNT DUE THIS PAYMENT APPLICATION is recommended.

DATED: 5/29, 2025 Coastal Engineering

By: \_\_\_\_\_

## COUNTY'S RECOMMENDATION OF PAYMENT:

DATED: \_\_\_\_\_, 20 \_\_\_\_\_

BY: \_\_\_\_\_

AMOUNT APPROVED FOR PAYMENT: \_\_\_\_\_

TITLE: \_\_\_\_\_

\* Reviewed only for  
Eligible CDD  
Reimbursement



Project Name and Number: WATERFORD PHASE 3A

Application for Payment Number: 3

Contractor: Goodwin Bros Construction, Inc.

Application for Payment Date: 4/30/2025

For Work Completed Through: 4/30/2025

1	2	3	4	5	6	7	8	9	10		11	12	13	14	15	16
ITEM NO.	DESCRIPTION OF WORK	UNIT	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4 x 5)	WORK COMPLETED TO DATE				MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE QUANTITY (7 + 9)	VALUE (8 + 10 + K)	% COMPLETED (12 ÷ 6)	BALANCE OF WORK TO COMPLETE		RETAINAGE HELD @ 10% (12 x 10%)
						PREVIOUS QUANTITY	APPLICATIONS TOTAL VALUE (5 x 7)	THIS QUANTITY	PERIOD TOTAL VALUE (5 x 9)					QUANTITY (4 - 11)	VALUE (6 - 12)	
GENERAL CONDITIONS																
1	Mobilization/Bond	LS	1	\$ 112,027.00	\$ 112,027.00	1	\$ 112,027.00		\$ -		1	\$ 112,027.00	100.00%	0.0000	\$ -	\$ 11,202.70
2	Layout/Staking & As Builts	LS	1	\$ 53,130.00	\$ 53,130.00	0.1	\$ 5,313.00		\$ -		0.1	\$ 5,313.00	10.00%	0.9000	\$ 47,817.00	\$ 531.30
3	Construction Testing	LS	1	\$ 70,136.20	\$ 70,136.20	0.04	\$ 2,805.45	0.060	\$ 4,208.17		0.1	\$ 7,013.62	10.00%	0.9000	\$ 63,122.58	\$ 701.36
4	Silt Fence (Previously Completed)															
CLEARING, EARTHWORK & GRADING																
	Site Clearing & Grubbing (Previously Completed)															
5	Disc Site	LS	1	\$ 31,050.00	\$ 31,050.00	1	\$ 31,050.00		\$ -		1	\$ 31,050.00	100.00%	0.0000	\$ -	\$ -
6	Excavation (Cut to Fill Onsite)	CY	75,289	\$ 3.65	\$ 274,804.85	75289	\$ 274,804.85		\$ -		75289	\$ 274,804.85	100.00%	0.0000	\$ -	\$ 3,105.00
7	Final Grading	LS	1	\$ 28,713.28	\$ 28,713.28	0.15	\$ 4,306.99	0.050	\$ 1,435.66		0.2	\$ 5,742.65	20.00%	0.8000	\$ 22,970.63	\$ 574.27
8	CMU Retaining Wall	LS	1	\$ 242,329.30	\$ 242,329.30		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 242,329.30	\$ -
9	Seed & Mulch (Lots/Pads)	SY	61,687	\$ 0.40	\$ 24,674.80		\$ -		\$ -		0	\$ -	0.00%	61687.0000	\$ 24,674.80	\$ -
10	Sod (Ponds, Roadway)	SY	31,439	\$ 2.59	\$ 81,427.01		\$ -	3088.000	\$ 7,997.92		3088	\$ 7,997.92	9.82%	28351.0000	\$ 73,429.09	\$ 799.79
PAVING IMPROVEMENTS																
SERVICE ROAD																
11	1" SP 9.5 Asphalt (1st Lift)	SY	2,331	\$ 21.82	\$ 50,862.42		\$ -		\$ -		0	\$ -	0.00%	2331.0000	\$ 50,862.42	\$ -
12	8" Limerock Base	SY	2,447	\$ 15.40	\$ 37,683.80		\$ -		\$ -		0	\$ -	0.00%	2447.0000	\$ 37,683.80	\$ -
13	12" Stabilized Subgrade	SY	2,569	\$ 6.31	\$ 16,210.39		\$ -		\$ -		0	\$ -	0.00%	2569.0000	\$ 16,210.39	\$ -
PAISLEY RD																
14	2" SP 9.5 Asphalt Pavement	SY	5,900	\$ 18.09	\$ 106,731.00		\$ -		\$ -		0	\$ -	0.00%	5900.0000	\$ 106,731.00	\$ -
15	8" Limerock Base	SY	5,900	\$ 15.40	\$ 90,860.00		\$ -		\$ -		0	\$ -	0.00%	5900.0000	\$ 90,860.00	\$ -
16	12" Stabilized Subgrade	SY	6,195	\$ 6.07	\$ 37,603.65		\$ -		\$ -		0	\$ -	0.00%	6195.0000	\$ 37,603.65	\$ -
LANYARD RD																
17	1.75" Type SP 9.5 Asphalt (2nd Lift)	SY	1,675	\$ 16.60	\$ 27,805.00		\$ -		\$ -		0	\$ -	0.00%	1675.0000	\$ 27,805.00	\$ -
18	6" Limerock Base	SY	1,675	\$ 12.55	\$ 21,021.25		\$ -		\$ -		0	\$ -	0.00%	1675.0000	\$ 21,021.25	\$ -
19	9" Stabilized Subgrade	SY	1,759	\$ 6.42	\$ 11,292.78		\$ -		\$ -		0	\$ -	0.00%	1759.0000	\$ 11,292.78	\$ -
MAYFIELD RD																
20	1.75" Type SP 9.5 Asphalt (2nd Lift)	SY	5,075	\$ 14.61	\$ 74,145.75		\$ -		\$ -		0	\$ -	0.00%	5075.0000	\$ 74,145.75	\$ -
21	6" Limerock Base	SY	5,075	\$ 12.55	\$ 63,691.25		\$ -		\$ -		0	\$ -	0.00%	5075.0000	\$ 63,691.25	\$ -
22	9" Stabilized Subgrade	SY	6,368	\$ 6.40	\$ 40,755.20		\$ -		\$ -		0	\$ -	0.00%	6368.0000	\$ 40,755.20	\$ -
CONCRETE CURB, SEPARATORS & SIDEWALKS																
23	Type F Curb	LF	1,490	\$ 25.88	\$ 38,561.20		\$ -		\$ -		0	\$ -	#DIV/0!	0.0000	\$ -	\$ -
24	Drop Curb (Miami)	LF	10,125	\$ 20.70	\$ 209,587.50		\$ -		\$ -		0	\$ -	0.00%	1490.0000	\$ 38,561.20	\$ -
25	Valley Gutter	LF	260	\$ 40.25	\$ 10,465.00		\$ -		\$ -		0	\$ -	0.00%	10125.0000	\$ 209,587.50	\$ -
26	5' Wide Concrete Sidewalk	SF	5,165	\$ 10.93	\$ 56,453.45		\$ -		\$ -		0	\$ -	0.00%	260.0000	\$ 10,465.00	\$ -
27	Lift Station Concrete Pad and Drive 6"	SF	3,650	\$ 14.38	\$ 52,487.00		\$ -		\$ -		0	\$ -	0.00%	5165.0000	\$ 56,453.45	\$ -
28	Power Line Concrete Drive Aprons 6"	SF	960	\$ 14.38	\$ 13,804.80		\$ -		\$ -		0	\$ -	0.00%	3650.0000	\$ 52,487.00	\$ -
29	Truncated Domes ADA Ramps	SF	1,000	\$ 23.00	\$ 23,000.00		\$ -		\$ -		0	\$ -	0.00%	960.0000	\$ 13,804.80	\$ -
30	Striping & Signage	LS	1	\$ 37,475.05	\$ 37,475.05		\$ -		\$ -		0	\$ -	0.00%	1000.0000	\$ 23,000.00	\$ -
STORM DRAINAGE SYSTEM																
31	18" ADS HP Pipe	LF	2,620	\$ 45.03	\$ 117,978.60	524	\$ 23,595.72		\$ -		524	\$ 23,595.72	20.00%	0.0000	\$ -	\$ -
32	24" ADS HP Pipe	LF	980	\$ 64.16	\$ 62,876.80	196	\$ 12,575.36		\$ -		196	\$ 12,575.36	20.00%	2096.0000	\$ 94,382.88	\$ 2,359.57
33	30" ADS HP Pipe	LF	160	\$ 95.18	\$ 15,228.80		\$ -		\$ -		0	\$ -	0.00%	784.0000	\$ 50,301.44	\$ 1,257.54
34	Type P Manhole	EA	12	\$ 3,847.46	\$ 46,169.52	6	\$ 23,084.76		\$ -		6	\$ 23,084.76	50.00%	160.0000	\$ 15,228.80	\$ -
35	Type P-3 Curb Inlet	EA	8	\$ 6,487.86	\$ 51,902.88	4	\$ 25,951.44		\$ -		4	\$ 25,951.44	50.00%	6.0000	\$ 23,084.76	\$ 2,308.48
36	Type P-3 Curb Inlet Top	EA	8	\$ 5,446.86	\$ 43,574.88	4	\$ 21,787.44		\$ -		4	\$ 21,787.44	50.00%	4.0000	\$ 25,951.44	\$ 2,595.14
37	Type P-4 Curb Inlet	EA	1	\$ 6,871.60	\$ 6,871.60	0.5	\$ 3,435.80		\$ -		0.5	\$ 3,435.80	50.00%	4.0000	\$ 21,787.44	\$ 2,178.74
38	Type 4 Curb Inlet	EA	4	\$ 4,878.07	\$ 19,512.28	2	\$ 9,756.14		\$ -		2	\$ 9,756.14	50.00%	0.5000	\$ 3,435.80	\$ 343.58
														2.0000	\$ 9,756.14	\$ 975.61

39	Type 4 Curb Inlet Top	EA	4	\$ 3,622.53	\$ 14,490.12	2	\$ 7,245.06	\$ -	2	\$ 7,245.06	50.00%	2.0000	\$ 7,245.06	\$ 724.51
40	Type H Inlet	EA	1	\$ 7,319.73	\$ 7,319.73	0.5	\$ 3,659.87	\$ -	0.5	\$ 3,659.87	50.00%	0.5000	\$ 3,659.86	\$ 365.99
41	Type V Inlet	EA	18	\$ 5,204.19	\$ 93,675.42	9	\$ 46,837.71	\$ -	9	\$ 46,837.71	50.00%	9.0000	\$ 46,837.71	\$ 4,683.77
42	Weir Skimmers	EA	3	\$ 7,930.68	\$ 23,792.04		\$ -	\$ -	0	\$ -	0.00%	3.0000	\$ 23,792.04	\$ -
43	24" Mitered End Section	EA	4	\$ 1,190.36	\$ 4,761.44		\$ -	\$ -	0	\$ -	0.00%	4.0000	\$ 4,761.44	\$ -
44	30" Mitered End Section	EA	1	\$ 2,147.33	\$ 2,147.33		\$ -	\$ -	0	\$ -	0.00%	1.0000	\$ 2,147.33	\$ -
45	Rip Rap MES	SY	455	\$ 49.53	\$ 22,536.15		\$ -	\$ -	0	\$ -	0.00%	455.0000	\$ 22,536.15	\$ -
46	Weir 1	SF	700	\$ 25.88	\$ 18,116.00		\$ -	105,000 \$ 2,717.40	105	\$ 2,717.40	15.00%	595.0000	\$ 15,398.60	\$ 271.74
47	Weir 2	SF	900	\$ 29.90	\$ 26,910.00		\$ -	135,000 \$ 4,036.50	135	\$ 4,036.50	15.00%	765.0000	\$ 22,873.50	\$ 403.65
SANITARY SEWER SYSTEM				\$ -	\$ -		\$ -	\$ -	0	\$ -	#DIV/0!	0.0000	\$ -	\$ -
LIFT STATION SUPPORT WORK				\$ -	\$ -		\$ -	\$ -	0	\$ -	#DIV/0!	0.0000	\$ -	\$ -
48	50 LF HDPE Sheet Pile for Trench Safety of Lift Station	LF	50	\$ 690.00	\$ 34,500.00		\$ -	22,000 \$ 15,180.00	22	\$ 15,180.00	44.00%	28.0000	\$ 19,320.00	\$ 1,518.00
TOTAL					\$ 2,551,152.52		\$ 608,236.59	\$ 35,575.65		\$ 643,812.24			\$ 1,907,340.28	\$ 64,381.22

\$32,753.74 CDD Eligible  
 - \$3,275.37 10% Retainage  
 \$29,478.37



OAK HILL LAND LLC  
4805 W LAUREL ST STE 100  
TAMPA, FL 33607-4540

1598

03/27/31 FL  
11023

DATE 5-21-2025

PAY TO THE ORDER OF Goodwin Bros Construction \$ 8936.71

Eighty Nine Hundred Thirty Six & 7/100 DOLLARS

BANK OF AMERICA

ACH R/T 003100277

FOR Waterford Amenity- Pay App #7

R. Buster

⑈001598⑈ ⑆063100277⑆ 898128868682⑈

OAK HILL LAND LLC  
4805 W LAUREL ST STE 100  
TAMPA, FL 33607-4540

1599

03/27/31 FL  
11023

DATE 5-20-2025

PAY TO THE ORDER OF Goodwin Bros Construction \$ 103,658.96

One Hundred Three Thousand Six Hundred Fifty Eight & 96/100 DOLLARS

BANK OF AMERICA

ACH R/T 003100277

FOR Waterford 3B- Pay App #13

R. Buster

⑈001599⑈ ⑆063100277⑆ 898128868682⑈

## APPLICATION AND RECOMMENDATION OF PAYMENT

Page 1 of 1

TO: (OWNER) Waterford Community Development District	PROJECT: WATERFORD AMENITY CENTER	APPLICATION NO.: 7
FROM (CONTRACTOR): GOODWIN BROS CONSTRUCTION PO BOX 1689 BROOKSVILLE FL 34605	VIA PROFESSIONAL (Architect/Engineer): COASTAL ENGINEERING	PERIOD TO: 5/1/2025
		CONTRACT DATE:

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
C/O NUMBER	DATE APPROVED	ADDITIONS	DEDUCTIONS
TOTALS			
NET CHANGE BY CHANGE ORDER			

Application is made for Payment, as shown below, in connection with the Contract (ATTACH SCHEDULE OF VALUES).

STATEMENT OF WORK		AMOUNT
1 ORIGINAL CONTRACT PRICE		\$ 628,442.44
2 NET CHANGE ORDERS		\$ 0.00
3 CURRENT CONTRACT PRICE		\$ 628,442.44
4 TOTAL WORK COMPLETE & STORED TO DATE		\$ 203,721.42
5 RETAINAGE:		
10% OF COMPLETED & STORED WORK	(\$	20,372.14 )
6 TOTAL EARNED LESS RETAINAGE	\$	183,349.28
7 LESS PREVIOUS PAYMENTS RECOMMENDED	(\$	174,412.57 )
8 AMOUNT DUE THIS APPLICATION	\$	8,936.71
9 BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD	\$	445,093.16

\$4,468.36

The undersigned CONTRACTOR certifies that to the best of the CONTRACTOR'S knowledge, information and belief that (1) the WORK covered by this APPLICATION FOR PAYMENT has been completed in accordance with the Contract Documents; (2) that all previous progress payment received on account of WORK done under the CONTRACT referred to above have been applied to discharge in full all obligations of the CONTRACTOR which have incurred in connection with the WORK covered by prior APPLICATIONS FOR PAYMENT numbered 1 through 1 inclusive; (3) that title to all materials and equipment incorporated in said WORK or otherwise listed in or covered by this APPLICATION FOR PAYMENT will pass to HERNANDO COUNTY (Owner) at time of payment free and clear of all liens, claims, security interests and encumbrances; and (4) that the current payment shown herein is now due CONTRACTOR.

CONTRACTOR CERTIFICATION:

By: [Signature]

DATE: 5/1/25

NOTARY SEAL

State of: FLORIDA

Subscribed and sworn to before me this 1 day of May, 2024

Notary Public: [Signature]

My Commission expires: JENNIFER DELUCCO

## PROFESSIONAL'S RECOMMENDATION OF PAYMENT (Architect/Engineer):

In accordance with contract Documents, based on on-site observations and the data comprising the above application, the PROFESSIONAL hereby certifies to HERNANDO COUNTY (OWNER), that to the best of the PROFESSIONAL'S knowledge, information and belief, the WORK is in accordance with the Contract Documents and the APPLICATION FOR PAYMENT (with supporting documentation) meets the requirements of the Contract Documents and payment of the AMOUNT DUE THIS PAYMENT APPLICATION is recommended.

DATED: 5/29, 2025 Coastal Engineering By: [Signature]

## COUNTY'S RECOMMENDATION OF PAYMENT:

DATED: \_\_\_\_\_, 20 \_\_\_\_\_

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

\* Reviewed only for  
Eligible CDD  
Reimbursement



## AIA DOCUMENT G703

Project Name and Number: WATERFORD AMENITY CENTER

Application for Payment Number: 7

Contractor: Goodwin Bros Construction, Inc.

Application for Payment Date: 5/1/2025

For Work Completed Through: 5/1/2025

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
ITEM NO.	DESCRIPTION OF WORK	UNIT	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4 x 5)	WORK COMPLETED TO DATE				MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE QUANTITY (7 + 9)	VALUE (8 + 10 + K)	% COMPLETED (12 ÷ 6)	BALANCE OF WORK TO COMPLETE		RETAINAGE HELD @ 10% (12 x 10%)
						PREVIOUS QUANTITY	APPLICATIONS TOTAL VALUE (5 x 7)	THIS QUANTITY	PERIOD TOTAL VALUE (5 x 9)					QUANTITY (4 - 11)	VALUE (6 - 12)	
GENERAL CONDITIONS																
1	Mobilization	LS	1	\$ 9,600.00	\$ 9,600.00	1	\$ 9,600.00		\$ -		1	\$ 9,600.00	100.00%	0.0000	\$ -	\$ 960.00
2	Construction Layout & Staking	LS	1	\$ 12,980.00	\$ 12,980.00	0.35	\$ 4,543.00		\$ -		0.35	\$ 4,543.00	35.00%	0.6500	\$ 8,437.00	\$ 454.30
3	Construction Testing	LS	1	\$ 4,130.00	\$ 4,130.00	0.1	\$ 413.00		\$ -		0.1	\$ 413.00	10.00%	0.9000	\$ 3,717.00	\$ 41.30
4	Construction Entrance	EA	1	\$ 2,818.00	\$ 2,818.00	1	\$ 2,818.00		\$ -		1	\$ 2,818.00	100.00%	0.0000	\$ -	\$ 281.80
5	Silt Fence (Type III)	LF	3250	\$ 2.30	\$ 7,475.00	3250	\$ 7,475.00		\$ -		3250	\$ 7,475.00	100.00%	0.0000	\$ (0.00)	\$ 747.50
CLEARING & GRUBBING																
6	Excavation Cut to Fill	CY	8,978	\$ 5.53	\$ 49,648.34	7182.4	\$ 39,718.67	1795.600	\$ 9,929.67		8978	\$ 49,648.34	100.00%	0.0000	\$ 0.00	\$ 4,964.83
7	Final Grading	LS	1	\$ 9,352.08	\$ 9,352.08		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 9,352.08	\$ -
PAVING IMPROVEMENTS																
8	2" Type SP 12.5 Asphalt Paving	SY	7,290	\$ 18.67	\$ 136,104.30		\$ -		\$ -		0	\$ -	0.00%	7290.0000	\$ 136,104.30	\$ -
9	6" Limerock Base	SY	7,290	\$ 14.91	\$ 108,693.90	1093.5	\$ 16,304.09		\$ -		1093.5	\$ 16,304.09	15.00%	6196.5000	\$ 92,389.81	\$ 1,630.41
10	9" Stabilized Subgrade	SY	7,290	\$ 4.69	\$ 34,190.10	1093.5	\$ 5,128.52		\$ -		1093.5	\$ 5,128.52	15.00%	6196.5000	\$ 29,061.58	\$ 512.85
11	Trench Curb	LF	1,426	\$ 20.95	\$ 29,874.70		\$ -		\$ -		0	\$ -	0.00%	1426.0000	\$ 29,874.70	\$ -
12	3'-0" Valley Gutter	LF	175	\$ 87.91	\$ 15,384.25		\$ -		\$ -		0	\$ -	0.00%	175.0000	\$ 15,384.25	\$ -
13	Striping, Signs & Wheelstops	LS	1	\$ 16,029.12	\$ 16,029.12		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 16,029.12	\$ -
ALTERNATE ITEMS																
STORM DRAINAGE SYSTEM																
14	15" ads hp Heavy Wall Pipe	LF	900	\$ 46.38	\$ 41,742.00	900	\$ 41,742.00		\$ -		900	\$ 41,742.00	100.00%	0.0000	\$ -	\$ 4,174.20
15	Type "C" Inlet	EA	4	\$ 3,868.81	\$ 15,475.24	4	\$ 15,475.24		\$ -		4	\$ 15,475.24	100.00%	0.0000	\$ -	\$ 1,547.52
16	Type "F" Inlet	EA	5	\$ 5,951.16	\$ 29,755.80	5	\$ 29,755.80		\$ -		5	\$ 29,755.80	100.00%	0.0000	\$ -	\$ 2,975.58
17	Valley Gutter Inlet	EA	1	\$ 3,954.43	\$ 3,954.43	1	\$ 3,954.43		\$ -		1	\$ 3,954.43	100.00%	0.0000	\$ -	\$ 395.44
SANITARY SEWER SYSTEM																
18	4' Dia Sanitary Manhole (6-8 ft)	EA	1	\$ 6,922.88	\$ 6,922.88	1	\$ 6,922.88		\$ -		1	\$ 6,922.88	100.00%	0.0000	\$ -	\$ 692.29
19	8" SDR 26 PVC (8-10 ft)	LF	140	\$ 47.86	\$ 6,700.40	140	\$ 6,700.40		\$ -		140	\$ 6,700.40	100.00%	0.0000	\$ -	\$ 670.04
20	Single Services	EA	1	\$ 2,339.44	\$ 2,339.44	1	\$ 2,339.44		\$ -		1	\$ 2,339.44	100.00%	0.0000	\$ -	\$ 233.94
21	Inflow Protectors	EA	1	\$ 141.95	\$ 141.95	1	\$ 141.95		\$ -		1	\$ 141.95	100.00%	0.0000	\$ -	\$ 14.20
22	Core Existing Structures	EA	1	\$ 759.33	\$ 759.33	1	\$ 759.33		\$ -		1	\$ 759.33	100.00%	0.0000	\$ -	\$ 75.93
23	Recoat Existing Structure	EA	1	\$ 4,720.00	\$ 4,720.00		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 4,720.00	\$ -
24	Air Test	EA	140	\$ 10.05	\$ 1,407.00		\$ -		\$ -		0	\$ -	0.00%	140.0000	\$ 1,407.00	\$ -
POTABLE WATER DISTRIBUTION SYSTEM																
25	8"x6" Reducer - Tie In	EA	1	\$ 4,488.96	\$ 4,488.96		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 4,488.96	\$ -
26	6"x2" T3 Saddle	EA	1	\$ 1,486.34	\$ 1,486.34		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 1,486.34	\$ -
27	6" Gate Valve W/ Slab	EA	1	\$ 3,105.94	\$ 3,105.94		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 3,105.94	\$ -
28	1" RPZ for Water Service	EA	1	\$ 2,788.27	\$ 2,788.27		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 2,788.27	\$ -
29	1" Meter Box Assembly w/o Meter	EA	1	\$ 1,221.72	\$ 1,221.72		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 1,221.72	\$ -
30	1" Water Service Service to Building	EA	1	\$ 4,388.55	\$ 4,388.55		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 4,388.55	\$ -
31	1" Water Hose Bibb to Park	EA	1	\$ 5,444.64	\$ 5,444.64		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 5,444.64	\$ -
32	1 1/2" Meter Box Assembly w/o Meter	EA	1	\$ 4,037.39	\$ 4,037.39		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 4,037.39	\$ -
33	1 1/2" Gate Valve	EA	1	\$ 1,718.06	\$ 1,718.06		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 1,718.06	\$ -
34	6" C900 DR14	LF	260	\$ 48.88	\$ 12,708.80		\$ -		\$ -		0	\$ -	0.00%	260.0000	\$ 12,708.80	\$ -
35	6" Bell Restraints	EA	10	\$ 237.24	\$ 2,372.40		\$ -		\$ -		0	\$ -	0.00%	10.0000	\$ 2,372.40	\$ -
36	6" MJ 90	EA	1	\$ 468.67	\$ 468.67		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 468.67	\$ -
37	6" MJ 45	EA	2	\$ 436.92	\$ 873.84		\$ -		\$ -		0	\$ -	0.00%	2.0000	\$ 873.84	\$ -
38	6" DCDA (No FDC)	EA	1	\$ 19,836.26	\$ 19,836.26		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 19,836.26	\$ -
39	6" Riser for Fire Line	EA	1	\$ 4,451.61	\$ 4,451.61		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 4,451.61	\$ -
40	Temp Jumper	EA	1	\$ 3,363.09	\$ 3,363.09		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 3,363.09	\$ -
41	Sample	EA	4	\$ 634.91	\$ 2,539.64		\$ -		\$ -		0	\$ -	0.00%	4.0000	\$ 2,539.64	\$ -

\$4,964.84

42	Pressure Testing	LS	1	\$ 2,950.00	\$ 2,950.00		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 2,950.00	\$ -
	<b>TOTAL</b>				\$ 628,442.44		\$ 193,791.75		\$ 9,929.67			*****			\$ 424,721.02	*****

\$4,964.84  
 - \$496.48  
\$4,468.36

CDD Eligible  
 10% Retainage



## APPLICATION AND RECOMMENDATION OF PAYMENT

Page 1 of 1

TO: (OWNER) Waterford Community Development District		PROJECT: WATERFORD SUBDIVISION PHASE 3B	APPLICATION NO.: 13
FROM (CONTRACTOR): GOODWIN BROS CONSTRUCTION PO BOX 1689 BROOKSVILLE FL 34605		VIA PROFESSIONAL (Architect/Engineer): COASTAL ENGINEERING	PERIOD TO: 4/30/2025
			CONTRACT DATE:

## CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
C/O NUMBER	DATE APPROVED	ADDITIONS	DEDUCTIONS
1	9-Jan	42,336.00	
2	30-Apr	19761.6	
TOTALS			
NET CHANGE BY CHANGE ORDER			62,097.60

The undersigned CONTRACTOR certifies that to the best of the CONTRACTOR'S knowledge, information and belief that (1) the WORK covered by this APPLICATION FOR PAYMENT has been completed in accordance with the Contract Documents; (2) that all previous progress payment received on account of WORK done under the CONTRACT referred to above have been applied to discharge in full all obligations of the CONTRACTOR which have incurred in connection with the WORK covered by prior APPLICATIONS FOR PAYMENT numbered 1 through 1 inclusive; (3) that title to all materials and equipment incorporated in said WORK or otherwise listed in or covered by this APPLICATION FOR PAYMENT will pass to HERNANDO COUNTY (Owner) at time of payment free and clear of all liens, claims, security interests and encumbrances; and (4) that the current payment shown herein is now due CONTRACTOR.

CONTRACTOR CERTIFICATION:

By: [Signature]

DATE: 4/30/2025

Application is made for Payment, as shown below, in connection with the Contract (ATTACH SCHEDULE OF VALUES)

STATEMENT OF WORK		AMOUNT
1 ORIGINAL CONTRACT PRICE		\$ 2,336,295.79
2 NET CHANGE ORDERS		\$ 62,097.60
3 CURRENT CONTRACT PRICE		\$ 2,398,393.39
4 TOTAL WORK COMPLETE & STORED TO DATE		\$ 2,332,282.84
5 RETAINAGE:		
10% OF COMPLETED & STORED WORK	(\$	233,228.28 )
6 TOTAL EARNED LESS RETAINAGE	\$	2,099,054.56
7 LESS PREVIOUS PAYMENTS RECOMMENDED	(\$	1,995,395.60 )
8 AMOUNT DUE THIS APPLICATION	\$	103,658.96
9 BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD	\$	299,338.83

\$83,407.43

NOTARY SEAL

State of: FLORIDA

Subscribed and sworn to before me this 30 day of April, 2025

Notary Public: [Signature]

My Commission expires:

JENNIFER DELUCCO

MY COMMISSION # RH 141000

EXPIRES: June 12, 2025

Bonded thru Notary Public Underwriters

## PROFESSIONAL'S RECOMMENDATION OF PAYMENT (Architect/Engineer):

In accordance with contract Documents, based on on-site observations and the data comprising the above application, the PROFESSIONAL hereby certifies to HERNANDO COUNTY (OWNER), that to the best of the PROFESSIONAL'S knowledge, information and belief, the WORK is in accordance with the Contract Documents and the APPLICATION FOR PAYMENT (with supporting documentation) meets the requirements of the Contract Documents and payment of the AMOUNT DUE THIS PAYMENT APPLICATION is recommended.

DATED: 5/29, 20 25 Coastal Engineering By: [Signature]

## COUNTY'S RECOMMENDATION OF PAYMENT:

DATED: \_\_\_\_\_, 20 \_\_\_\_\_

BY: \_\_\_\_\_

AMOUNT APPROVED FOR PAYMENT: \_\_\_\_\_

TITLE: \_\_\_\_\_

\* Reviewed only for  
Eligible CDD  
Reimbursement



## AIA DOCUMENT G703

Project Name and Number: WATERFORD PHASE 3B

Application for Payment Number: 13

Contractor: Goodwin Bros Construction, Inc.

Application for Payment Date: 4/30/2025

For Work Completed Through: 4/30/2025

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
ITEM NO.	DESCRIPTION OF WORK	UNIT	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4 x 5)	WORK COMPLETED TO DATE				MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE QUANTITY (7 + 9)	VALUE (8 + 10 + K)	% COMPLETED (12 ÷ 6)	BALANCE OF WORK TO COMPLETE		RETAINAGE HELD @ 10% (12 x 10%)
						PREVIOUS QUANTITY	APPLICATIONS TOTAL VALUE (5 x 7)	THIS QUANTITY	PERIOD TOTAL VALUE (5 x 9)					QUANTITY (4 - 11)	VALUE (6 - 12)	
GENERAL CONDITIONS																
1	Mobilization/Bond	LS	1	\$ 94,650.00	\$ 94,650.00	1	\$ 94,650.00		\$ -		1	\$ 94,650.00	100.00%	0.0000	\$ -	\$ 9,465.00
2	Layout/Staking & As Builts	LS	1	\$ 61,502.40	\$ 61,502.40	1	\$ 61,502.40		\$ -		1	\$ 61,502.40	100.00%	0.0000	\$ -	\$ 6,150.24
3	Construction Testing	LS	1	\$ 39,454.00	\$ 39,454.00	1	\$ 39,454.00		\$ -		1	\$ 39,454.00	100.00%	0.0000	\$ -	\$ 3,945.40
4	Silt Fence (Type III)	LF	9,932	\$ 2.10	\$ 20,857.20	9932	\$ 20,857.20		\$ -		9932	\$ 20,857.20	100.00%	0.0000	\$ -	\$ 2,085.72
CLEARING, EARTHWORK & GRADING																
5	Site Clearing & Grubbing (Open Burn)	LS	1	\$ 192,000.00	\$ 192,000.00	1	\$ 192,000.00		\$ -		1	\$ 192,000.00	100.00%	0.0000	\$ -	\$ -
6	Disc Site	LS	1	\$ 26,400.00	\$ 26,400.00	1	\$ 26,400.00		\$ -		1	\$ 26,400.00	100.00%	0.0000	\$ -	\$ 19,200.00
7	Excavation (Cut to Fill)	CY	98,602	\$ 3.68	\$ 362,855.36	98602	\$ 362,855.36		\$ -		98602	\$ 362,855.36	100.00%	0.0000	\$ 0.00	\$ 36,285.54
8	Final Grading	LS	1	\$ 25,695.50	\$ 25,695.50	1	\$ 25,695.50		\$ -		1	\$ 25,695.50	100.00%	0.0000	\$ -	\$ 2,569.55
9	CMU Retainag Wall	LS	1	\$ 63,760.00	\$ 63,760.00	1	\$ 63,760.00		\$ -		1	\$ 63,760.00	100.00%	0.0000	\$ -	\$ 6,376.00
10	Seed & Mulch (Lots/Pads)	SY	107,151	\$ 0.42	\$ 45,003.42		\$ -	107151.000	\$ 45,003.42		107151	\$ 45,003.42	100.00%	0.0000	\$ -	\$ 4,500.34
11	Sod ROW Areas	SY	9,847	\$ 2.76	\$ 27,177.72	4923.5	\$ 13,588.86	4923.500	\$ 13,588.86		9847	\$ 27,177.72	100.00%	0.0000	\$ (0.00)	\$ 2,717.77
12	Sod Pond Slopes	SY	22,298	\$ 2.76	\$ 61,542.48	22298	\$ 61,542.48		\$ -		22298	\$ 61,542.48	100.00%	0.0000	\$ (0.00)	\$ 6,154.25
PAVING IMPROVEMENTS																
MEMORIAL																
13	1.5" SP 12.5 Asphalt Pavement	SY	600	\$ 16.57	\$ 9,942.00	600	\$ 9,942.00		\$ -		600	\$ 9,942.00	100.00%	0.0000	\$ -	\$ -
14	1" SP 9.5 Asphalt Pavement	SY	600	\$ 15.50	\$ 9,300.00	600	\$ 9,300.00		\$ -		600	\$ 9,300.00	100.00%	0.0000	\$ -	\$ 994.20
15	8" Limerock Base	SY	600	\$ 18.42	\$ 11,052.00	600	\$ 11,052.00		\$ -		600	\$ 11,052.00	100.00%	0.0000	\$ 0.00	\$ 930.00
16	12" Stabilized Subgrade	SY	730	\$ 14.50	\$ 10,585.00	730	\$ 10,585.00		\$ -		730	\$ 10,585.00	100.00%	0.0000	\$ -	\$ 1,105.20
CORTEZ OAKS BLVD (MEDIAN)																
17	2" SP 12.5 Asphalt Pavement	SY	2,907	\$ 17.93	\$ 52,122.51	2907	\$ 52,122.51		\$ -		2907	\$ 52,122.51	100.00%	0.0000	\$ -	\$ 5,212.25
18	1" SP 9.5 Asphalt Pavement	SY	2,907	\$ 15.50	\$ 45,058.50	2907	\$ 45,058.50		\$ -		2907	\$ 45,058.50	100.00%	0.0000	\$ -	\$ 4,505.85
19	8" Limerock Base	SY	2,907	\$ 13.50	\$ 39,244.50	2907	\$ 39,244.50		\$ -		2907	\$ 39,244.50	100.00%	0.0000	\$ -	\$ 3,924.45
20	12" Stabilized Subgrade	SY	3,633	\$ 4.96	\$ 18,019.68	3633	\$ 18,019.68		\$ -		3633	\$ 18,019.68	100.00%	0.0000	\$ -	\$ 1,801.97
LOCAL ROADS ASPHALT																
21	1.75" SP 9.5 Asphalt Pavement	SY	9,232	\$ 17.50	\$ 161,560.00	9232	\$ 161,560.00		\$ -		9232	\$ 161,560.00	100.00%	0.0000	\$ -	\$ -
22	6" Limerock Base	SY	9,232	\$ 13.50	\$ 124,632.00	9232	\$ 124,632.00		\$ -		9232	\$ 124,632.00	100.00%	0.0000	\$ -	\$ 16,156.00
23	9" Stabilized Subgrade	SY	10,687	\$ 5.75	\$ 61,450.25	10687	\$ 61,450.25		\$ -		10687	\$ 61,450.25	100.00%	0.0000	\$ -	\$ 12,463.20
SHARED USE PATH																
24	Limerock Access Road (4" Thick)	SY	693	\$ 23.50	\$ 16,285.50		\$ -	346.500	\$ 8,142.75		346.5	\$ 8,142.75	50.00%	0.0000	\$ -	\$ -
25	1" SP 9.5 Asphalt Pavement	SY	660	\$ 13.33	\$ 8,797.80		\$ -		\$ -		0	\$ -	0.00%	660.0000	\$ 8,797.80	\$ 814.28
CONCRETE CURB, SEPARATORS & SIDEWALKS																
26	Type E Curb	LF	992	\$ 22.20	\$ 22,022.40	992	\$ 22,022.40		\$ -		992	\$ 22,022.40	100.00%	0.0000	\$ (0.00)	\$ 2,202.24
27	Drop Curb (Miami)	LF	7,302	\$ 20.40	\$ 148,960.80	7302	\$ 148,960.80		\$ -		7302	\$ 148,960.80	100.00%	0.0000	\$ -	\$ 14,896.08
28	Valley Gutter	LF	85	\$ 66.00	\$ 5,610.00		\$ -		\$ -		0	\$ -	0.00%	85.0000	\$ 5,610.00	\$ -
29	5' Wide Concrete Sidewalk	SF	5,230	\$ 12.00	\$ 62,760.00	1600	\$ 19,200.00		\$ -		1600	\$ 19,200.00	30.59%	3630.0000	\$ 43,560.00	\$ 1,920.00
30	Truncated Domes	SF	200	\$ 48.00	\$ 9,600.00		\$ -	200.000	\$ 9,600.00		200	\$ 9,600.00	100.00%	0.0000	\$ -	\$ 960.00
31	Striping & Signage	LS	1	\$ 19,080.00	\$ 19,080.00		\$ -	1.000	\$ 19,080.00		1	\$ 19,080.00	100.00%	0.0000	\$ -	\$ 1,908.00
STORM DRAINAGE SYSTEM																
18"	ADS HP Pipe	LF	1,640	\$ 46.87	\$ 76,866.80	1640	\$ 76,866.80		\$ -		1640	\$ 76,866.80	100.00%	0.0000	\$ -	\$ 7,686.68
24"	ADS HP Pipe	LF	1,280	\$ 66.45	\$ 85,056.00	1280	\$ 85,056.00		\$ -		1280	\$ 85,056.00	100.00%	0.0000	\$ -	\$ 8,505.60
30"	ADS HP Pipe	LF	740	\$ 98.91	\$ 73,193.40	740	\$ 73,193.40		\$ -		740	\$ 73,193.40	100.00%	0.0000	\$ -	\$ 7,319.34
Type P	Manhole	EA	7	\$ 3,847.46	\$ 26,932.22	7	\$ 26,932.22		\$ -		7	\$ 26,932.22	100.00%	0.0000	\$ -	\$ 2,693.22
Type J	Manhole	EA	1	\$ 3,847.46	\$ 3,847.46	1	\$ 3,847.46		\$ -		1	\$ 3,847.46	100.00%	0.0000	\$ -	\$ 384.75
Type P-4	Curb Inlet	EA	1	\$ 7,200.47	\$ 7,200.47	1	\$ 7,200.47		\$ -		1	\$ 7,200.47	100.00%	0.0000	\$ -	\$ 720.05
Type 4	Curb Inlet Top	EA	1	\$ 4,363.51	\$ 4,363.51	1	\$ 4,363.51		\$ -		1	\$ 4,363.51	100.00%	0.0000	\$ -	\$ 436.35
Type D	Inlet	EA	3	\$ 7,339.92	\$ 22,019.76	3	\$ 22,019.76		\$ -		3	\$ 22,019.76	100.00%	0.0000	\$ 0.00	\$ 2,201.98
Type V	Inlet	EA	16	\$ 7,430.34	\$ 118,885.44	16	\$ 118,885.44		\$ -		16	\$ 118,885.44	100.00%	0.0000	\$ -	\$ 11,888.54
Type V	Inlet W/ J Bottom	EA	2	\$ 13,681.86	\$ 27,363.72	2	\$ 27,363.72		\$ -		2	\$ 27,363.72	100.00%	0.0000	\$ -	\$ 2,736.37

Adjust ST 1A-47 Rim	EA	1	\$ 2,561.51	\$ 2,561.51	1	\$ 2,561.51		\$ -		1	\$ 2,561.51	100.00%	0.0000	\$ -	\$ 256.15
24" Mitered End Section	EA	4	\$ 1,249.41	\$ 4,997.64	4	\$ 4,997.64		\$ -		4	\$ 4,997.64	100.00%	0.0000	\$ -	\$ 499.76
30" Mitered End Section	EA	1	\$ 2,253.09	\$ 2,253.09	1	\$ 2,253.09		\$ -		1	\$ 2,253.09	100.00%	0.0000	\$ -	\$ 225.31
Rip Rap MES	SY	455	\$ 52.25	\$ 23,773.75	455	\$ 23,773.75		\$ -		455	\$ 23,773.75	100.00%	0.0000	\$ -	\$ 2,377.38
CHANGE ORDER															
Bonds	EA	1	\$ 42,336.00	\$ 42,336.00	1	\$ 42,336.00		\$ -		1	\$ 42,336.00	100.00%	0.0000	\$ -	\$ 4,233.60
Extra Sod- Top of Wall & Pond Top	SY	7160	\$ 2.76	\$ 19,761.60			7160.00	\$ 19,761.60		7160	\$ 19,761.60	100.00%	0.0000	\$ -	\$ 1,976.16
TOTAL				\$2,398,393.39		\$2,217,106.21		\$115,176.63			\$2,332,282.84			\$ 66,110.55	\$ 233,228.28

\$92,674.92 CDD Eligible  
 - \$9,267.49 10% Retainage  
 \$83,407.43

OAK HILL LAND LLC  
1805 W LAUREL ST STE 100  
TAMPA, FL 33607-4540

1594

83-27/831 FL  
11023

DATE 5-21-2025

PAY TO THE ORDER OF Coastal Engineering \$ 118,436.70

One Hundred Eighteen Thousand Four Hundred Thirty Six & 70/100 DOLLARS  Photo Safe Deposit

BANK OF AMERICA 

ACH RTT 083100277

FOR Waterford-Invt 396, 397, 398, 399, 349, 306  
518, 519, 520, 521, 522

R Baer

⑈00⑆594⑈ ⑈063⑆00277⑈ 898⑆28868682⑈

**Coastal Engineering Associates Inc**  
966 CANDLELIGHT BLVD.  
BROOKSVILLE, FL 34601  
(352) 796-9423

OAK HILL LAND LLC  
18125 WAYNE ROAD  
ODESSA, FL 33556

Invoice number 00358518  
Date 04/30/2025

Project 21082-17 OAK HILL LAND,  
LLC/WATERFORD WESTSIDE PH3A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
<b>.02A Environmental: Biotic Evaluation</b>	4,640.00	100.00	4,640.00	4,640.00	0.00
<b>.02B Environmental: Regulatory Agency Coordination</b>	1,300.00	100.00	1,300.00	1,300.00	0.00
<b>.04A Engineering: Final Engineering Design</b>	89,800.00	100.00	89,800.00	89,800.00	0.00
<b>.04B Engineering: Permitting &amp; Processing</b>	17,000.00	100.00	17,000.00	17,000.00	0.00
<b>.04C Engineering: Duke Power Coordination</b>	12,800.00	100.00	12,800.00	12,800.00	0.00
<b>.04D Pump Station Electrical Design</b>	15,200.00	69.00	10,488.00	10,488.00	0.00
<b>.08A Construction: Bid Phase</b>	3,200.00	100.00	3,200.00	3,200.00	0.00
<b>.08B Construction: Construction Phase</b>	35,000.00	30.00	8,750.00	10,500.00	1,750.00
<b>.09A Surveying: Boundary</b>	8,800.00	100.00	8,800.00	8,800.00	0.00
<b>.09B1 Surveying: Platting-Plat Prep &amp; Record</b>	22,800.00	90.00	20,520.00	20,520.00	0.00
Total	210,540.00	85.04	177,298.00	179,048.00	1,750.00

Invoice total 1,750.00

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00358396	03/31/2025	1,750.00	1,750.00				
	Total	1,750.00	1,750.00	0.00	0.00	0.00	0.00

**TERMS: DUE UPON RECEIPT**



**Coastal Engineering Associates Inc**  
966 CANDLELIGHT BLVD.  
BROOKSVILLE, FL 34601  
(352) 796-9423

OAK HILL LAND LLC  
18125 WAYNE ROAD  
ODESSA, FL 33556

Invoice number 00358519  
Date 04/30/2025

Project 21082-18 OAK HILL LAND,  
LLC/WATERFORD EASTSIDE PH3B

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
<b>.02A Environmental: Biotic Evaluation</b>	3,675.00	100.00	3,675.00	3,675.00	0.00
<b>.02B Environmental: Regulatory Agency Coordination</b>	620.00	100.00	620.00	620.00	0.00
<b>.04A Engineering: Final Engineering Design</b>	73,800.00	100.00	73,800.00	73,800.00	0.00
<b>.04B Engineering: Permitting &amp; Processing</b>	18,600.00	100.00	18,600.00	18,600.00	0.00
<b>.08A Construction: Bid Phase</b>	3,200.00	100.00	3,200.00	3,200.00	0.00
<b>.08B Construction: Construction Phase</b>	27,880.00	60.00	13,940.00	16,728.00	2,788.00
<b>.09A Surveying: Boundary</b>	8,000.00	100.00	8,000.00	8,000.00	0.00
<b>.09B1 Surveying: Platting-Plat Prep &amp; Record</b>	22,800.00	90.00	20,520.00	20,520.00	0.00
Total	158,575.00	91.53	142,355.00	145,143.00	2,788.00

Invoice total 2,788.00

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00358397	03/31/2025	1,707.05	1,707.05				
	Total	1,707.05	1,707.05	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT