



Rizzetta & Company

Waterford Community Development District

Board of Supervisors' Regular Meeting December 4, 2025

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

www.waterfordcdd.org

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

Offices of Coastal-Engineering Associates, LLC.
966 Candlelight Blvd., Brooksville, FL 34601
www.waterfordcdd.org

Board of Supervisors	Ron Bastyr Shane O'Neil Cole Bastyr Lynette Bastyr Cheri O'Neil	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Wesley Elias	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin, Vericker
District Engineer	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

November 26, 2025

**Board of Supervisors
Waterford Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterford Community Development District will be held on **Thursday, December 4, 2025 at 11:00 a.m.**, 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**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager
 - i. Presentation of District Manager Report Tab 1
 - ii. Presentation of 3rd Quarter Website Compliance
Audit Report..... Tab 2
- 4. BUSINESS ITEM**
 - A. Ratification of Proposal from Office Pride for
Cleaning Services Tab 3
 - B. Ratification of Proposal from Fast Signs Tab 4
 - C. Consideration of Proposal for Dog Waste Stations Tab 5
 - D. Consideration of Resolution 2026-01; Supplemental
Assessment Final Terms of 2025 Bonds..... Tab 6
 - E. Consideration of Resolution 2026-02; Approving
FY 2025-2026 Amended Budget..... Tab 7
 - F. Consideration of Amended Developer Funding Agreement... Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Regular Meeting Minutes for
September 2, 2025 Tab 9
 - B. Ratification of Operation & Maintenance Expenditures
for August and September 2025 Tab 10
 - C. Ratification of Construction Requisitions Tab 11

6. SUPERVISOR REQUESTS

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:** January 8, 2026 at 10:00 a.m.

**District
Manager's
Report**

December 4

2025

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FINANCIAL SUMMARY

10/31/2025

General Fund Cash Balance
Debt Service Fund

\$3,740
\$1,973,623

Capital Project Fund

\$4,386,249

Total Government Fund

\$6,363,612

General Fund Expense Variance: \$58,557

**Under
Budget**

Tab 2



Quarterly Compliance Audit Report

Waterford

Date: October 2025 - 3rd 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	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map 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**

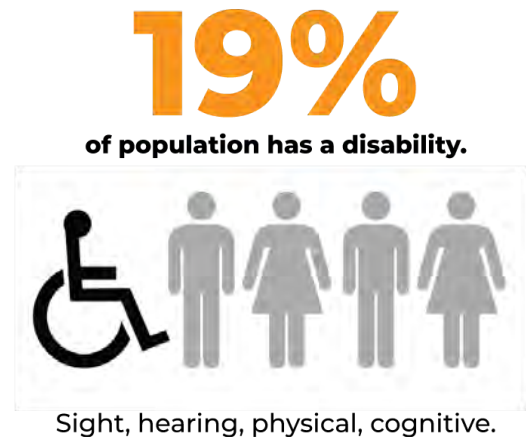
Compliance Criteria

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
Passed	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

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

Service Agreement

Customer: Waterford CDD

Date: 11/08/2025

Clubhouse Location: 11379 Memorial Dr. Brooksville, FL 34613

Contractor: Suncoast Spotless, LLC dba Office Pride of Tampa & Orlando

I. Contractor Responsibility

- a. Contractor agrees to provide all services as described on the attached Cleaning Specifications sheet.
- b. Contractor agrees to provide all labor, equipment and cleaning supplies.
- c. Contractor agrees to provide service 2 time(s) per week.
- d. Contractor agrees to provide service on the following days: **Tuesdays & Thursdays** during normal business hours.
- e. Service will be suspended when Tropical Storm & Hurricane Watches/Warnings, evacuation orders and/or Travel Advisories are issued by local authorities. Service will be reinstated as soon as reasonably possible.
- f. Facility inspections will be administered regularly to uphold quality of work and service. The frequency of the inspections will be determined by the Contractor and will be reviewed with Customer.
- g. In the event that service is not provided to the satisfaction of the Customer, any comments or requests should be communicated to the Contractor in writing. Questions or concerns should be submitted via email at: **CustomerService0214@OfficePride.com**
- h. Contractor agrees to resolve any customer comments or requests within a timely manner. The contractor will respond to the customer within the same business day when communication is received. All reasonable attempts to resolve the issue by the next scheduled service day will be exhausted. However, some issues may require up to 30 days to resolve. Resolution and timeline will be communicated by Contractor.

II. Customer Responsibility

- a. Customer agrees to provide adequate secured storage facilities for Contractor's equipment and supplies.
- b. Customer agrees to provide adequate water and electrical facilities for use of contractor.
- c. Customer agrees to provide three (3) sets of keys and/or access code for each facility for contractor's use.
- d. Customer to furnish all trash bags, paper products and soap. If Client requests, Contractor can provide and deliver these items for a competitive price.
- e. Customer agrees to provide adequate trash disposal facilities.
- f. Customer agrees that contractor is not responsible for cleaning any blood or human fluid spills and that these spills will be cleaned upon occurrence by the Customer.

- g. Customer agrees this contract may be serviced by the Contractor's in-house janitorial service or by an assigned franchise unit or subcontractor which meets all the requirements set forth in this contract.
- h. Customer agrees not to communicate with or seek to employ any Contractor employee, assigned franchise unit or subcontractor to service client facilities during term of this agreement and for a period of three months following termination of this agreement unless given written permission by contractor. Failure to honor this agreement will result in a fee equal to a three-time multiple of the monthly service rate, due immediately upon receipt of invoice from contractor.
- i. Customer understands Contractor's performance and provision of requested services are subject to the availability of products, tools and labor.

III. Insurance Coverages

- a. Contractor agrees to keep in force during term of this agreement the following insurance coverage:
 - Workers Compensation (Policy limits per state statute).
 - Comprehensive General Liability (\$1,000,000 per occurrence).
 - \$10,000 Fidelity Bond for all employees.

IV. HOLD HARMLESS AND INDEMNITY AGREEMENT

- a. This Agreement is entered into between the Contractor ("Indemnitee") and the Customer ("Indemnitor"). Each party agrees to defend, indemnify, and hold the other harmless from any claims, damages, losses, or expenses — including reasonable attorney's fees — arising from its own negligence, misconduct, or failure to perform its obligations under this Agreement. However, neither party shall be responsible for indemnifying the other for claims resulting from the other party's sole negligence or willful misconduct. If a claim covered by this indemnity is made, the party receiving notice shall promptly notify the other, and the party responsible for the claim shall have the right to assume the defense or settlement of such claim.

V. Period of Agreement

- a. Service will commence the 13th day of November, 2025 and continue for a period of 1 year(s). Contract will automatically renew at end of time period specified above unless 30 days' notice is given by either party. Pricing may increase annually as market conditions change and regular costs of doing business warrant annual increases. Increases will be communicated with at least 30 days' notice of the increase effective date. Either party may terminate this agreement with 30 days written notice provided to the other party.

VI. Changes in Specifications or Frequencies

- a. Customer and contractor agree that specifications, frequencies or work assignments may be altered at any time by written notice. Contractor and Customer will negotiate to determine cost of service changes.

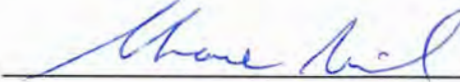
VII. Cost of Service


- a. Customer agrees to pay Contractor the sum of **\$1,558.80** plus Florida sales tax per month for service 2 time(s) per week. Invoice will be sent to client on or around the 1st of same month service is performed and payment is due by the 14th day of the month. Payment will be considered late, and late fees assessed if payment is not received by the last day of the month.
- b. It is expressly agreed that the total sum stated in the cost of service may be increased (i) annually by Office Pride based on the Consumer Price Index as most recently published in the Wall Street Journal, or (ii) by Office Pride at any time in the event of an increase in any applicable federal, state, or local minimum wage, living wage, other wage required by law, or local labor market rates in an amount necessary to comply with such an increase.
- c. Payment via ACH or EFT is preferred. Office Pride does not assume costs relating to customer payment and invoice processing. Customer agrees to pay any third-party invoicing portal or payment disbursement company that is utilized by the customer and said services incur an expense or fee to Office Pride, said costs will be reverted to the customer.
- d. Unless noted, Customer agrees that the following services are separate from this contract and can be quoted upon request:

- "Extra" cleaning tasks and Special Event not covered in the attached cleaning specifications..... \$40.00 per hour
- Callouts, Biohazard Clean-up & Special Events..... \$175.00 per visit
Plus \$40.00 per hour after the first hour
- 3X per week cleaning services \$2,078.40/mo
- Secure facility/redeploy furniture fixtures before & after tropical storms or hurricanes \$400.00 per visit
- Carpet Cleaning, Tile & Grout, Strip & Wax VCT Flooring.... Quoted upon request
- Pressure and/or Soft Washing of Surfaces Quoted upon request
- Consumable Supplies Quoted upon request
 - a. Toilet Paper, Paper Towel, Soap, Trash Bags

VIII. **WE UNDERSIGNED HAVE READ, UNDERSTAND and ACCEPT THIS AGREEMENT, and by signing this Agreement, all parties agree to all of the aforementioned terms, conditions and policies.**

Customer: **Waterford CDD**
Customer Location: **3434 Colwell Ave, Ste. 200, Tampa, FL 33614**

Signed By:  Name: SHANE O'NEIL
Title: VICE CHAIR Date: 11/12/2025

Office Pride: **Suncoast Spotless, LLC dba Office Pride of Tampa & Orlando**
Signed By:  Name: Gregory Carr
Title: Owner Date: 11/12/2025

IX. Cleaning Specifications

- a. Unless otherwise agreed upon in writing, Contractor agrees to provide the following Cleaning Specifications based on the frequencies in the locations outlined below:

GENERAL DUTIES – Pool & Clubhouse Areas – EACH VISIT:

1. Police pool area for litter and debris. Straighten furniture.
2. Wipe down tables and chairs as required.
3. Empty trash and take to dumpster. Replace torn or soiled trash liners from client's supply.
4. Clean and disinfect pool furniture, gates and other touchpoints as needed.
5. Clean and sanitize all restrooms:
 - Clean and sanitize all toilets.
 - Wipe down and sanitize all sinks and countertops.
 - Sanitize and polish all fixtures.
 - Dust all horizontal surfaces. Clean and disinfect partitions, doors and walls (weekly).
 - Clean and polish mirrors.
 - Sweep and mop floors.
 - Refill toilet paper, soap and towel dispensers as needed from client's supply.
 - Clean, descale and polish drinking fountains as needed.
6. Clean pool deck, remove/pick up all dirt leaves (If using a water hose or blower, direct spray/blow away from the pool).
7. Clean community room/office area. Dust and sanitize surfaces. Sweep, vacuum and/or mop floors.

Weekly

8. Remove cobwebs and insect nests with cobweb duster.

GENERAL DUTIES – Common Areas – Each Visit:

9. Pick up litter and empty trash around amenity area.
10. Pick up litter and empty trash around mailbox area.
11. Pick up litter and empty trash around playground area.
12. Pick up litter, empty trash and service dog stations throughout community and in pocket parks.
13. Sweep dumpster corral. Throw away items left outside of dumpster.
 - Clean up of excessive litter, dumped items, vandalism or issues requiring additional manpower to resolve will be an additional charge (after receiving approval):
 - a. \$40.00 per additional man-hour
 - b. \$175.00 per additional unscheduled visit to the community for the first hour and \$40.00 per additional hour.
 - c. Transport of large items to off site landfill will be invoiced as a same day response, per the rates above plus dump fees.

Monthly

14. Remove cobwebs and insect nests with cobweb duster from mailbox area. Dust and clean mailboxes.

Consumable Supply Pricing:

As of 11.1.2025. Plus, Florida Sales Tax

- Angel Soft Professional Series Recycled Toilet Paper, 2-ply, White, 450 Sheets/Roll, 80 Rolls/Case (16880) **\$84.80**
- Pacific Blue Select Recycled Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton (20389) **\$43.99**
- Coastwide Professional Antibacterial Liquid Hand Soap Refill, 4 - 1 Gallon Jugs (CW153RU01-ACT) **\$41.25**
- Coastwide Professional™ 55-60 Gallon Trash Bag, 38" x 58", Low Density, 1.5 mil, Black, 5 100 Bags/Box (CW25531) **\$64.69**
- Coastwide Professional 30-33 Gal. Reprocessed Resin Trash Bags, Low Density, 1.5 Mil, Black, 25 Bags/Roll, 4 Rolls (CW25530) **\$46.50**
- Coastwide Professional 12-16 Gal. Trash Bags, High Density, 8 Mic., Natural, 50 Bags/Roll, 20 Rolls (CW19243) **\$45.69**
- Dog Waste Roll Bag -Universal Fit, Strong, Thick 200 bags/roll/10 rolls/case **\$111.30**

Tab 4



5164 Mariner Blvd
Spring Hill, FL 34609
(352) 616-1301

ESTIMATE
EST-10252

fastsigns.com/2226

Payment Terms: Cash Customer

Created Date: 11/17/2025

DESCRIPTION: Pickleball Court Signage - Dog Park Signage - Playground Signage

Bill To: Rizzetta
11379 Memorial Dr
Brooksville, FL 34613
US

Pickup At: FASTSIGNS
5164 Mariner Blvd
Spring Hill, FL 34609
US

Requested By: Scarlett Spongberg
Email: sspongberg@rizzetta.com
Tax ID: 85-8018982090C-4

Salesperson: John Muncy

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Pickleball Court Rule Signs - 2x 12" x 18" - ACM Signs	2	\$77.35	\$154.70
1.1.1	Max Metal 3mm - Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1 Rounded Corners - Rounded Corners			
1.1.2	Vinyl - Cast Printed - Part Qty: 1 Width: 12.00" Height: 18.00" - Applied to Substrate, Vinyl Finish: Gloss			
1.1.3	Laminate - Vehicle Laminate - Part Qty: 1 Width: 12.00" Height: 18.00"			
1.2	Hardware - Mounting Bracket - Retail Price: \$10.00			
2	Dog Park Rules Sign - 1x 12" x 18" - ACM Sign	1	\$94.96	\$94.96
2.1.1	Max Metal 3mm - Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1 Rounded Corners - Rounded Corners			
2.1.2	Vinyl - Cast Printed - Part Qty: 1 Width: 12.00" Height: 18.00" - Applied to Substrate, Vinyl Finish: Gloss			

2.1.3	Laminate - Vehicle Laminate - Part Qty: 1 Width: 12.00" Height: 18.00"			
2.2	Hardware - Mounting Bracket - Retail Price: \$10.00			
3	Dog Park Signs - Each Gate - 2x 12" x 12" - ACM Signs	2	\$62.61	\$125.22
3.1.1	Max Metal 3mm - Part Qty: 1 Width: 12.00" Height: 12.00" Sides: 1 Text: One Sign for Larger Dogs One Sign for Smaller Dogs			
	Rounded Corners - Rounded Corners			
3.1.2	Vinyl - Cast Printed - Part Qty: 1 Width: 12.00" Height: 12.00" - Applied to Substrate, Vinyl Finish: Gloss			
3.1.3	Laminate - Vehicle Laminate - Part Qty: 1 Width: 12.00" Height: 12.00"			
3.2	Hardware - Mounting Bracket - Retail Price: \$7.00			
4	Playground Rules Sign - 1x 12" x 18" - ACM Sign	1	\$94.96	\$94.96
4.1.1	Max Metal 3mm - Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1			
	Rounded Corners - Rounded Corners			
4.1.2	Vinyl - Cast Printed - Part Qty: 1 Width: 12.00" Height: 18.00" - Applied to Substrate, Vinyl Finish: Gloss			
4.1.3	Laminate - Vehicle Laminate - Part Qty: 1 Width: 12.00" Height: 18.00"			
4.2	Hardware - Mounting Bracket - Retail Price: \$10.00			
5	Gym Sign PVC w/ Double Sided Tape - 12" x 18"	1	\$41.10	\$41.10
5.1.1	PVC 3mm - Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1			
	Tape - Top, Bottom, Tape Type: 1/2" VHB Tape			

5.1.2	Vinyl - Calendared Printed - Part Qty: 1 Width: 12.00" Height: 18.00" - Applied to Substrate, Vinyl Finish: Gloss Vinyl			
6	Installation	1	\$173.28	\$173.28
6.1	Professional Installation - - # of Hours: 1			
			Subtotal:	\$684.22
			Taxes:	\$0.00
			Grand Total:	\$684.22
			Deposit Required:	\$342.11
			<i>Credit Card Surcharge:</i>	3.00%
			<i>Total with Surcharge:</i>	\$704.75
			<i>Deposit with Surcharge:</i>	\$352.37

Signature: _____

Date: _____

Tab 5

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 6

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2025 CAPITAL IMPROVEMENT REVENUE BONDS (ASSESSMENT AREA THREE); SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2025 CAPITAL IMPROVEMENT REVENUE BONDS (ASSESSMENT AREA THREE); ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Waterford Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Engineer's Report dated June 1, 2022 (the "**Engineer's Report**");

WHEREAS, the Board of Supervisors of the District (the "**Board**") issued its \$8,620,000 Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Three) (the "**Series 2025 Bonds**") to finance the Assessment Area Three (the "**Assessment Area Three Project**");

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2025 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2025 Bonds;

WHEREAS, the Series 2025 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Special Assessment Allocation Report dated July 1, 2022, and adopted pursuant to Resolution No. 2022-33 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2025 Bonds have been established, it is necessary to approve the Final Third Supplemental Special Assessment Allocation Report dated August 19, 2025 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A**; and the Third Supplemental Engineer's Report (Series 2025 Bonds) dated August 12, 2025 (the "**Supplemental Engineer's Report**") attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Supplemental Engineer's Report is hereby approved and ratified.

- c. The Assessment Area Three Project will serve a proper, essential, and valid public purpose.
 - d. The Assessment Area Three Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Three Project to be financed with the Series 2025 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2025 Bonds will finance the construction and acquisition of a portion of the Assessment Area Three Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
 4. **Assessment Lien for the Series 2025 Bonds.** The special assessments for the Series 2025 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
 5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
 7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 2nd day of October, 2025.

Attest:

**Waterford Community
Development District**

Name: _____
☐Secretary/☐Assistant Secretary

Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A – Final Third Supplemental Special Assessment Allocation Report dated August 19, 2025
Exhibit B – Third Supplemental Engineer's Report (Series 2025 Bonds) date August 12, 2025



Rizzetta & Company

Waterford Community Development District

Final Third Supplemental Special
Assessment Allocation Report

Capital Improvement Revenue Bonds, Series 2025
(Assessment Area Three)

August 19, 2025

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

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I. INTRODUCTION

This Final Third Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds by the Waterford Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project. This report will detail the financing and assessment allocation of the Series 2025 Bonds (as defined below) which will fund a portion of the District’s Assessment Area Three Project (as defined below).

II. DEFINED TERMS

“Assessment Area Three” – An assessment area of approximately 57.35 acres within the District, anticipated to include 214 residential units in phases 4A and 5A, benefitting from the Assessment Area Three Project.

“Assessment Area Three Project” – A portion of the CIP with an estimated cost of \$12,995,604 as shown in the Engineer’s Report.

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

“Developer” – Oak Hill Land LLC, a Florida limited liability company.

“District Engineer” – Coastal Engineering Associates, Inc.

“Engineer’s Report” – That certain *Engineer’s Report* dated June 1, 2022, as amended by the *Third Supplemental Engineer’s Report* dated August 12, 2025.

“End User” – The ultimate purchaser of a fully developed residential unit.

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

“Indentures” – The District’s Master Trust Indenture dated January 1, 2023 and Third Supplemental Trust Indenture dated August 1, 2025.

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



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

“Series 2025 Assessments” – The special assessments, as contemplated by Chapters 190, 170 and 197, Florida Statutes, levied to secure repayment of the District’s Series 2025 Bonds.

“Series 2025 Bonds” - The District’s Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Three) in the original principal amount of \$8,620,000.

“True-Up Agreement” – The True-Up Agreement (Assessment Area Three Project) between the District and the Developer.

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

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

III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Hernando County on May 11, 2022, pursuant to Ordinance No. 2022-12. The District encompasses approximately 296.39 acres and is located entirely within unincorporated Hernando County. The current development plan for Assessment Area Three of the District includes approximately 57.35 acres planned for the development of 214 residential units.

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

IV. ASSESSMENT AREA THREE PROJECT

The District’s Assessment Area Three Project includes, but is not limited to, general conditions, earthwork/clearing, roadways, storm drainage, sanitary sewer, water distribution, recreational amenities, landscaping/hardscaping/irrigation, underground electric/lighting, and professional services, all as more particularly described in the Engineer’s Report. The total cost of the Assessment Area Three Project is estimated to be \$12,995,604 as described in the Engineer’s Report. Further detail of these costs can be found in Table 2. The District will issue the Series 2025 Bonds to fund a portion of the Assessment Area Three Project in the amount of \$7,273,613.

V. SERIES 2025 BONDS AND ASSESSMENTS

In order to provide for the Assessment Area Three Project funding described in Section IV above, the District will issue the Series 2025 Bonds in the principal amount of \$8,620,000, which will be secured by the pledged revenues from the Series 2025 Assessments. The Series



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2025 Assessments will initially be levied in an annual amount of \$632,475, excluding county collection costs and discounts, and shall be structured in the same manner as the Series 2025 Bonds, so that revenues from the Series 2025 Assessments are sufficient to fulfill the debt service requirements for the Series 2025 Bonds.

The Series 2025 Bonds will be structured as amortizing current-interest bonds, with the repayment occurring in annual installments of principal and interest. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2056. The first scheduled payment of coupon interest will be due on November 1, 2025, although interest will be capitalized through May 1, 2026, with the first principal installment due May 1, 2027. The annual principal payment will be due each May 1 thereafter until final maturity.

The Series 2025 Assessments will initially be levied on the Unplatted Parcels within Assessment Area Three on a per acreage basis. Series 2025 Assessments will be assigned to the lots planned for phases 4A and 5A within Assessment Area Three once they are platted. It is expected that Series 2025 Assessment installments assigned to the Platted Units will be collected via the Hernando County property tax bill process (Uniform Method).¹ Accordingly, the Series 2025 Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for such costs and discounts is 6.0%, but this may fluctuate as provided by law. The Unplatted Parcels are expected to be collected directly by the District and will not include any county collection costs or early payment discounts. However, for purposes of this report, all units are inclusive of the associated costs and discounts for presentation purposes only.

VI. SERIES 2025 ASSESSMENT ALLOCATION

The Series 2025 Assessments are expected to ultimately be allocated to all 214 Platted Units planned for development within Assessment Area Three, as shown on Table 5. The Series 2025 Assessments are allocated based on an EAU methodology, as defined in the Master Report, and as allocated, the Series 2025 Assessments fall within the cost/benefit thresholds and are fairly and reasonably allocated amount the different product types.

Table 5 reflects the Series 2025 Assessments per Platted Unit. The Series 2025 Assessments will initially be levied on the approximately 57.35 acres within Assessment Area Three on an equal assessment per acre basis. As land is either sold in bulk to third parties, or as land is platted or otherwise subdivided into Platted Units, the Series 2025 Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 5, on a first platted and first assigned basis, thereby reducing the Series 2025 Assessments encumbering the Unplatted Parcels by a corresponding amount. The Series 2025 Assessments are expected to ultimately be assigned to 214 Platted Units (206.20

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



EAUs) within Assessment Area Three.

In the event an Unplatted Parcel is sold to a party not affiliated with the Developer, Series 2025 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total Series 2025 Assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting). If such property is sold to a unit of local government, any debt assigned to such property must be satisfied prior to such transfer by way of a True-Up Payment (as defined below).

The Series 2025 Assessment Lien Roll is located on page A-5.

VII. PREPAYMENT AND TRUE UP OF SERIES 2025 ASSESSMENTS

The Series 2025 Assessments encumbering a parcel may be prepaid in full or in part at any time, without penalty, together with interest at the rate on the Series 2025 Bonds to the Interest Payment Date (as defined in the Indentures) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2025 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in a net decrease in the overall principal amount of assessments able to be assigned to the lands described in Table 1, then a true-up, or principal reduction payment will be required to cure the deficiency ("True Up Payment"). The District shall perform a review of the development plan for true-up calculation purposes at each time any plat/site plan is presented to the District. For further detail on the true-up process, please refer to the True-Up Agreement. Similarly, if a reconfiguration of lands or redemption of outstanding Series 2025 Bonds would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

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

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by the District Underwriter, District Engineer and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company makes no representations regarding said information transactions beyond restatement of



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the factual information necessary for compilation of this report. For additional information on the Series 2025 Bond structure and related items, please refer to the Limited Offering Memorandum associated with this transaction.

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



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EXHIBIT A:
ALLOCATION METHODOLOGY



Rizzetta & Company

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (ASSESSMENT AREA THREE)

TABLE 1: PRELIMINARY DEVELOPMENT PLAN (ASSESSMENT AREA THREE)

PRODUCT	EAU	TOTAL UNITS (PHASE 4A/5A)	(1)
Single Family 40'	0.80	67	
Single Family 50'	1.00	119	
Single Family 60'	1.20	28	
TOTAL:		214	

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

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
FINAL THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (ASSESSMENT AREA THREE)

TABLE 2: ASSESSMENT AREA THREE PROJECT COST DETAIL

DESCRIPTION	ESTIMATED COSTS
General Conditions/Misc.	\$2,656,874
Earthwork/Clearing	\$1,163,090
Roadways	\$2,089,710
Storm Drainage	\$1,148,110
Sanitary Sewer	\$1,435,940
Water Distribution	\$1,206,960
Recreational Amenities	\$560,000
Landscaping/Hardscaping/Irrigation	\$1,459,480
Underground Electric/Lighting	\$214,000
Professional Services	\$1,061,440
Total Estimated Assessment Area Three Project	\$12,995,604
Assessment Area Three Project costs to be funded by Series 2025 Bonds	\$7,273,613
Additional Assessment Area Three Project costs to be funded by Developer or other sources	\$5,721,992
	\$12,995,604

NOTE: Infrastructure cost estimates provided by District Engineer.

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
FINALTHIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (ASSESSMENT AREA THREE)

TABLE 3: FINANCING INFORMATION - SERIES 2025 BONDS

Average Coupon Rate	6.17%
Maximum Annual Debt Service (MADS)	\$632,475.00

SOURCES:

PAR AMOUNT	\$8,620,000.00
------------	-----------------------

USES:

Construction Account	(\$7,273,612.50)
Debt Service Reserve Fund (100% MADS)	(\$632,475.00)
Capitalized Interest Fund (thru 5/1/26)	(\$352,012.50)
Underwriter's Discount	(\$172,400.00)
Costs of Issuance	(\$189,500.00)
	<u>(\$8,620,000.00)</u>

Note: Numbers provided by the District Underwriter.

TABLE 4: FINANCING INFORMATION - SERIES 2025 ASSESSMENTS

Initial Principal Amount		\$8,620,000
Aggregate Annual Installment		\$632,475.00 ⁽¹⁾
Estimated County Collection Costs	2.00%	\$13,456.91 ⁽²⁾
Estimated Early Payment Discount	4.00%	\$26,913.83 ⁽²⁾
Total Annual Installment		<u>\$672,845.74</u>

(1) Ultimate collection schedule at the District's discretion. Based on MADS for the Series 2025 Bonds.

(2) May vary as provided by law.

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
FINALTHIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (ASSESSMENT AREA THREE)

TABLE 5: ASSESSMENT ALLOCATION - SERIES 2025 ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	EAU FACTOR	TOTAL EAU'S	% OF EAU'S	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT ANNUAL INSTLMT. ⁽³⁾
Single Family 40'	67	0.80	53.60	25.99%	\$2,240,698.35	\$33,443.26	\$174,900.74	\$2,610.46
Single Family 50'	119	1.00	119.00	57.71%	\$4,974,684.77	\$41,804.07	\$388,305.74	\$3,263.07
Single Family 60'	28	1.20	33.60	16.29%	\$1,404,616.88	\$50,164.89	\$109,639.27	\$3,915.69
TOTAL	214		206.20	100.00%	\$8,620,000.00		\$672,845.74	

⁽¹⁾ Allocation of Series 2025 Assessments based on Equivalent Assessment Units per the Master Report.

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

⁽³⁾ Includes estimated Hernando County collection costs and early payment discounts which may fluctuate.

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
FINALTHIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (ASSESSMENT AREA THREE)

WATERFORD COMMUNITY DEVELOPMENT DISTRICT SERIES 2025 ASSESSMENT LIEN ROLL				
Legal Description	Phase	Acreage	Series 2025 Principal	Series 2025 Annual Assmt (1)
See Attached	4A & 5A	1 Acre	\$150,305	\$11,732
TOTAL		57.35 Acres	\$8,620,000	\$672,846

(1) Includes estimated Hernando County collection costs/payment discounts, which may fluctuate.

THIRD SUPPLEMENTAL ENGINEER'S REPORT

(Series 2025 Bonds)

PREPARED FOR:

**Waterford
Community Development District**

Hernando County, Florida

August 12, 2025

PREPARED BY :



**COASTAL ENGINEERING ASSOCIATES, INC.
966 CANDLIGHT BOULEVARD
BROOKSVILLE, FLORIDA 34601**

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

THIRD SUPPLEMENTAL ENGINEER'S REPORT

I. INTRODUCTION

The purpose of this report is to supplement the Engineer's Report dated June 1, 2022 (the "**Master Report**") for the Waterford Community Development District (the "**District**"). The Master Report generally describes the overall public capital improvement plan (the "**CIP**") anticipated to be developed within the District. This report focuses on the portion of the CIP that will be financed by the Series 2025 Bonds to be issued by the District (the "**2025 Project**"). For detailed descriptions of the improvements to be financed by the District, including those improvements constituting the 2025 Project, please refer to the Master Report.

The 2025 Project will benefit the Phase 4A and 5A lands within the District planned for 214 residential units as shown in **Exhibit A**.

II. OPINION OF PROBABLE COSTS

Table 1 presents a summary of the actual and probable construction costs for the 2025 Project serving the District.

Table 1

Waterford Community Development District	
Phase 4A/5A Estimated Construction Cost	
Description	Total:
General Conditions/Misc.	\$ 2,656,874
Earthwork/Clearing	\$ 1,163,090
Roadways	\$ 2,089,710
Storm Drainage	\$ 1,148,110
Sanitary Sewer	\$ 1,435,940
Water Distribution	\$ 1,206,960
Recreational Amenities/Walking Trail	\$ 560,000
Landscaping/Hardscaping/Irrigation	\$ 1,459,480
Underground Electric/Lighting	\$ 214,000
Professional Services	\$ 1,061,440
Total:	\$ 12,995,604

This Engineer's Opinion of Probable Cost is prepared for CDD bond funding purposes. Category costs are calculated on a per unit cost to construct based on projects of similar size and scope located in Hernando County.

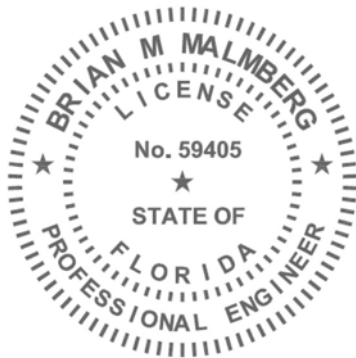
III. CERTIFICATION

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

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

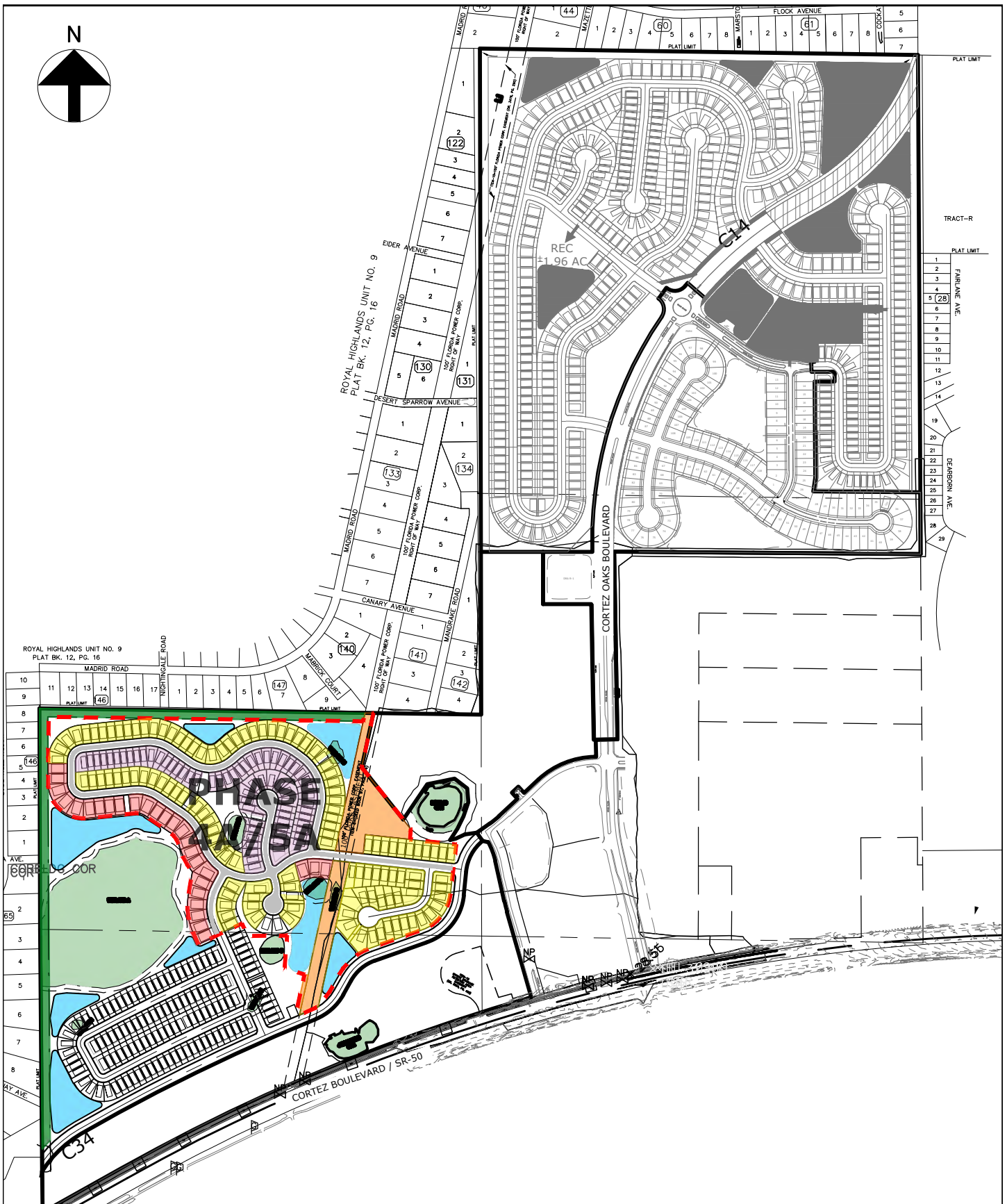
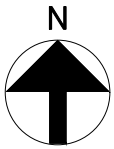
The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total cost may be more or less than this estimate.

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



Brian Malmberg, P.E., MBA
FL License No. 59405
Coastal Engineering Associates, Inc.

EXHIBIT A: Waterford CDD Phase 4A and 5A Location Map



Coastal
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management

PHASE 4A & 5A LOCATION EXHIBIT A

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT

DATE
05/07/25

22089

A

Tab 7

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE; APPROVING THE FORM OF AN AMENDED BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Waterford Community Development District (the “**District**”) previously adopted its budget for fiscal year 2025/2026 with Resolution 2025-11 on August 5, 2025;

WHEREAS, the Board desires to amend the budget category;

WHEREAS, the District is empowered by section 189.016, Florida Statutes, to amend the budget at any time during a fiscal year based on actual revenues and expenses;

WHEREAS, Oak Hill Land LLC (the “**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amending the Budget for Fiscal Year 2025-2026.** The Budget for Fiscal Year 2025-2026 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District’s official website within five (5) days adoption and will ensure it remains on the website for at least two (2) years.
3. **Approving the Form of an Amended Budget Funding Agreement with Developer.** The Amended Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

4. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted this 4th day of December, 2025.

Attest:

**Waterford
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: 2025/2026 Amended Budget

Exhibit B: Form of Amended Budget Funding Agreement with Developer

Amended Budget
Waterford Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification

**Budget for
2025/2026**

1		
2	ASSESSMENT REVENUES	
3		
4	<i>Special Assessments</i>	
5	Tax Roll*	\$ 352,718
6		
7	Assessment Revenue Subtotal	\$ 352,718
8		
9	OTHER REVENUES	
10		
11	<i>Contributions & Donations from Private Sources</i>	
12	Developer Contributions	\$ 148,457
13		
14	Other Revenue Subtotal	\$ 148,457
15		
16	TOTAL REVENUES	\$ 501,175
17		
18	EXPENDITURES - ADMINISTRATIVE	
19		

Amended Budget
Waterford Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification

**Budget for
2025/2026**

20	<i>Legislative</i>	
21	Supervisor Fees	\$ 12,000
22	<i>Financial & Administrative</i>	
23	Accounting Services	\$ 20,765
24	Administrative Services	\$ 4,542
25	Arbitrage Rebate Calculation	\$ 500
26	Assessment Roll	\$ 5,150
27	Auditing Services	\$ 3,200
28	Disclosure Report	\$ 6,000
29	District Engineer	\$ 7,500
30	District Management	\$ 22,712
31	Dues, Licenses & Fees	\$ 175
32	Financial & Revenue Collections	\$ 3,893
33	Legal Advertising	\$ 5,000
34	Miscellaneous Fees	\$ 500
35	Miscellaneous Mailings	\$ 500
36	Public Officials Liability Insurance	\$ 2,574
37	Tax Collector /Property Appraiser Fees	\$ 40,500
38	Trustees Fees	\$ 5,000

Amended Budget
Waterford Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification

**Budget for
2025/2026**

39	Website Hosting, Maintenance, Backup (and Email)	\$ 3,218
40	<i>Legal Counsel</i>	
41	District Counsel	\$ 20,000
42		
43	Administrative Subtotal	\$ 163,729
44		
45	EXPENDITURES - FIELD OPERATIONS	
46		
47	<i>Electric Utility Services</i>	
48	Utility - Recreation Facilities	\$ 2,000
49	Utility - Street Lights	\$ 50,000
50	Utility Services	\$ 5,000
51	<i>Garbage/Solid Waste Control Services</i>	
52	Garbage - Recreation Facility	\$ 250
53	<i>Water-Sewer Combination Services</i>	
54	Utility Services	\$ 250
55	<i>Other Physical Environment</i>	
56	Entry & Walls Maintenance	\$ 5,000
57	General Liability Insurance	\$ 3,346

Amended Budget
Waterford Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification

**Budget for
2025/2026**

58	Irrigation Maintenance	\$ 2,000
59	Irrigation Repairs	\$ 6,000
60	Landscape - Mulch	\$ 10,000
61	Landscape Maintenance	\$ 80,000
62	Landscape Miscellaneous	\$ 1,500
63	Landscape Replacement Plants, Shrubs, Trees	\$ 5,000
64	Ornamental Lighting & Maintenance	\$ 500
65	Property Insurance	\$ 5,000
66	Well Maintenance	\$ 500
67	<i>Parks & Recreation</i>	
68	Athletic/Park Court/Field Repairs	\$ 6,000
69	Clubhouse - Facility Janitorial Service	\$ 30,000
70	Dog Waste Station Supplies	\$ 12,200
71	Facility Supplies	\$ 3,000
72	Fitness Equipment Maintenance & Repairs	\$ 1,000
73	Pest Control	\$ 1,800
74	Pool Permits	\$ 1,800
75	Pool Service Contract	\$ 28,800
76	Telephone Fax, Internet	\$ 1,500

Amended Budget
Waterford Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification

**Budget for
2025/2026**

77	<i>Contingency</i>	
78	Miscellaneous Contingency	\$ 75,000
79		
80	Field Operations Subtotal	\$ 337,446
81		
82	TOTAL EXPENDITURES	\$ 501,175
83		
84	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
85		

Waterford Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2023	Series 2024	Series 2025	Budget for 2025/2026
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$266,760.16	\$398,124.44	\$260,750.00	\$925,634.60
TOTAL REVENUES	\$266,760.16	\$398,124.44	\$260,750.00	\$925,634.60
EXPENDITURES				
Administrative				
Debt Service Obligation	\$266,760.16	\$398,124.44	\$260,750.00	\$925,634.60
Administrative Subtotal	\$266,760.16	\$398,124.44	\$260,750.00	\$925,634.60
TOTAL EXPENDITURES	\$266,760.16	\$398,124.44	\$260,750.00	\$925,634.60
EXCESS OF REVENUES OVER EXPENDITURES				\$0.00

Hernando County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

Gross assessments	\$984,717.66
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Notes:

Tax Roll County Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service

WATERFORD COMMUNITY DEVELOPMENT DISTRICT						
2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE						
2025/2026 O&M Budget:			\$352,718.00	2024/2025 O&M Budget:		\$156,799.00
Collection Costs:	2%		\$7,504.64	2025/2026 O&M Budget:		\$352,718.00
Early Payment Discounts:	4%		\$15,009.28			
2025/2026 Total:			<u>\$375,231.91</u>	Total Difference:		<u>\$195,919.00</u>

Lot Size		Assessment Breakdown		Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
				2024/2025	2025/2026	\$	%
PLATTED							
Phases 1 & 2							
Single Family 50' (PH 1)	Series 2023 Debt Service		\$1,455.32	\$1,455.32	\$0.00	0.00%	
	Operations & Maintenance		\$851.06	\$1,158.12	\$307.06	36.08%	
	Total		\$2,306.38	\$2,613.44	\$307.06	13.31%	
Single Family 50' (PH 2)	Series 2023 Debt Service		\$1,455.32	\$1,455.32	\$0.00	0.00%	
	Operations & Maintenance		\$851.06	\$1,158.12	\$307.06	36.08%	
	Total		\$2,306.38	\$2,613.44	\$307.06	13.31%	
Phase 3B							
Single Family 40'	Series 2024 Debt Service		\$2,083.51	\$1,188.51	-\$895.00	-42.96%	
	Operations & Maintenance		\$0.00	\$1,158.12	\$1,158.12	(1)	
	Total		\$2,083.51	\$2,346.63	\$263.12	12.63%	
Single Family 50'	Series 2024 Debt Service		\$2,604.38	\$1,485.64	-\$1,118.74	-42.96%	
	Operations & Maintenance		\$0.00	\$1,158.12	\$1,158.12	(1)	
	Total		\$2,604.38	\$2,643.76	\$39.38	1.51%	
Single Family 60'	Series 2024 Debt Service		\$3,125.26	\$1,782.77	-\$1,342.49	-42.96%	
	Operations & Maintenance		\$0.00	\$1,158.12	\$1,158.12	(1)	
	Total		\$3,125.26	\$2,940.89	-\$184.37	-5.90%	
Unplatted							
Phase 3A							
Single Family 40'	Series 2024 Debt Service		\$2,083.51	\$2,083.51	\$0.00	0.00%	
	Operations & Maintenance		\$0.00	\$0.00	\$0.00	(1)	
	Total		\$2,083.51	\$2,083.51	\$0.00	0.00%	
Phases 4A & 5A							
Single Family 40'	Series 2025 Debt Service ⁽²⁾		\$0.00	\$1,076.21	\$1,076.21	N/A	
	Operations & Maintenance		\$0.00	\$0.00	\$0.00	0.00%	
	Total		\$0.00	\$1,076.21	\$1,076.21	(3)	
Single Family 50'	Series 2025 Debt Service ⁽²⁾		\$0.00	\$1,345.26	\$1,345.26	N/A	
	Operations & Maintenance		\$0.00	\$0.00	\$0.00	0.00%	
	Total		\$0.00	\$1,345.26	\$1,345.26	(3)	
Single Family 60'	Series 2025 Debt Service ⁽²⁾		\$0.00	\$1,614.32	\$1,614.32	N/A	
	Operations & Maintenance		\$0.00	\$0.00	\$0.00	0.00%	
	Total		\$0.00	\$1,614.32	\$1,614.32	(3)	
Future Phases							
Single Family 40'	Operations & Maintenance		\$0.00	\$0.00	\$0.00	0.00%	
	Total		\$0.00	\$0.00	\$0.00	(3)	
Single Family 50'	Operations & Maintenance		\$0.00	\$0.00	\$0.00	0.00%	

WATERFORD COMMUNITY DEVELOPMENT DISTRICT									
2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE									
2025/2026 O&M Budget:		\$352,718.00		2024/2025 O&M Budget:		\$156,799.00			
Collection Costs:		2%		\$7,504.64		2025/2026 O&M Budget:		\$352,718.00	
Early Payment Discounts:		4%		\$15,009.28					
2025/2026 Total:				\$375,231.91		Total Difference:		\$195,919.00	
Lot Size		Assessment Breakdown		Per Unit Annual Assessment Comparison		Proposed Increase / Decrease			
				2024/20252025/2026		\$%			
		Total		\$0.00\$0.00		\$0.00(3)			

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$352,718.00	2024/2025 O&M Budget:		\$156,799.00
Collection Costs:	2%	\$7,504.64	2025/2026 O&M Budget:		\$352,718.00
Early Payment Discounts:	4%	\$15,009.28			
2025/2026 Total:		\$375,231.91	Total Difference:		\$195,919.00

Lot Size		Assessment Breakdown		Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
				2024/2025	2025/2026	\$	%
Single Family 60'		Operations & Maintenance		\$0.00	\$0.00	\$0.00	0.00%
		Total		\$0.00	\$0.00	\$0.00	(3)

NOTE: The Property Appraiser fee is now being billed separately to the District, therefore it is being incorporated into the general fund budget.

(1) O&M assessments will be levied on Phase 3B lots beginning FY 2025-2026. Phase 3B was unplatted in FY 2024-2025 and under a developer funding agreement in lieu of assessments.

(2) Series 2025 assessments reflect capitalized interest through May 1, 2026.

(3) There will be a developer funding agreement in lieu of assessments for the unplatted land in Fiscal Year 2025-2026.

(1) O&M assessments will be levied on Phase 3B lots beginning FY 2025-2026. Phase 3B was unplatted in FY 2024-2025 and under a developer funding agreement in lieu of assessments.

(2) **Series 2025 assessments reflect capitalized interest through May 1, 2026.**

(3) **There will be a developer funding agreement in lieu of assessments for the unplatted land in Fiscal Year 2025-2026.**

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$352,718.00
COLLECTION COSTS @	2%	\$7,504.64
EARLY PAYMENT DISCOUNTS @	4%	\$15,009.28
TOTAL O&M ASSESSMENT		\$375,231.91

[illegible]

LESS: Collection Costs (3%) and Early Payment Discounts (4%):	(\$22,513.91)	(\$17,027.24)	(\$25,412.20)	(\$16,643.62)
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Net Revenue to be Collected:	\$352,718.00	\$266,760.16	\$398,124.44	\$260,750.00
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(1) Reflects the total number of lots with Series 2023 & Series 2024 debt outstanding. Series 2025 unit mix is preliminary and subject to change.

(2) Annual debt service assessment per lot adopted in connection with the Series 2023 and Series 2024 bond issuances. Annual assessment includes principal, interest, Hernando County collection costs and early payment discount costs.

(3) Annual debt service assessments for the Series 2025 bond issuance are preliminary and subject to change. Annual assessment includes estimated principal, interest, Hernando County collection costs and early payment discount costs.

(4) Series 2025 includes capitalized interest through May 1, 2026

⁽⁵⁾ Annual assessment that will appear on November 2025 Hernando County property tax bill for Platted Lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early). Unplatted lots will be direct billed and exclude the county collection costs and early payment discounts.

(6) The Property Appraiser is now being billed separately to the District, therefore it is being incorporated into the general fund budget.

(7) The Developer will fund a portion of the budget in order to reach target assessment levels for the platted lots. See Developer Contributions on line 13 of the General Fund budget.

Tab 8

FY 2025-2026 Amended Budget Funding Agreement
(Waterford Community Development District)

This FY 2025-2026 Amended Budget Funding Agreement (this “**Agreement**”) is made and entered into as of December 4, 2025, between the **Waterford Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 3434 Colwell Ave., Suite 200, Tampa, Florida 33614 and **Oak Hill Land LLC**, a Florida limited liability company (the “**Developer**”), whose mailing address is 18125 Wayne Rd., Odessa, FL 33556.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its amended budget for fiscal year 2025-2026 as attached hereto as **Exhibit A** (the “**FY 2025-2026 Budget**”), which commences on October 1, 2025, and concludes on September 30, 2026;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2025-2026 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2025-2026 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2025-2026 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2025-2026 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement to fund the activities of the District as set forth in the FY 2025-2026 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2025-2026 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to **\$148,457** in accordance with the FY 2025-2026 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2025-2026 Budget Revisions.** The District and Developer agree that the FY 2025-2026 Budget shall be revised at the end of the 2025-2026 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2025 and ending on September 30, 2026. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2025-2026 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2025-2026 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2025-2026 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2025-2026 fiscal year on September 30, 2026.

The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

- 9. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Oak Hill Land LLC,
a Florida limited liability company

**Waterford Community
Development District**

Name: _____
Title: _____

Name: _____
Chair/Vice-Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Amended Budget

Tab 9

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, September 2, 2025, at 11:18 a.m.** at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, FL 34601.

Present and constituting a quorum:

Ron Bastyr	Board Supervisor, Chairman
Shane O'Neil	Board Supervisor, Vice Chairman
Lynette Bastyr	Board Supervisor, Assistant Secretary

Also present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker (via phone)

Audience	Not Present
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FIRST ORDER OF BUSINESS **Call to Order**

Mr. Craft called the meeting to order at 11:18 a.m., confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience members present.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Vericker reminded the Board of Supervisors of the Hernando County BCC meeting scheduled for October 7th, 2025 at 9:00 a.m. and sent out reminder invitations to the entire Board.

B. District Engineer

No Report.

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
September 2, 2025 - Minutes of Meeting
Page 2

C. District Manager Report

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

The Board approved a motion to move the meeting dates for Waterford CDD, Emerald Creek CDD and Somerset Bay CDD to the first Thursday morning of the month beginning October 2025, starting at 11:00 a.m.

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved to move the meeting dates for Waterford CDD, Emerald Creek CDD and Somerset Bay CDD to the first Thursday morning of the month beginning October 2025, starting at 11:00 a.m., for the Waterford Community Development District.

The Board approved Resolution 2025-14; removing Wesley Elias as Assistant Secretary and named Sean Craft as an Assistant Secretary to the District.

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil with all in favor, the Board of Supervisors approved Resolution 2025-14; removing Wesley Elias and named Sean Craft as an Assistant Secretary, for the Waterford Community Development District.

The Board approved the proposal from PC Consultants for all tech related items to be placed in the office of the amenities center in the amount of \$1,646.96.

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil with all in favor, the Board of Supervisors approved the proposal from PC Consultants for all tech related items to be placed in the office of the amenities center in the amount of \$1,646.96 for the Waterford Community Development District.

The Board approved the proposal from Time on Target Security for 1200 amenities center key fobs in the amount of \$7,668.00.

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil with all in favor, the Board of Supervisors approved the proposal from Time on Target Security for 1200 amenities center key fobs in the amount of \$7,668.00, for the Waterford Community Development District.

The Board tabled the proposal from PC Consultants for the office furniture in the amount of \$2,200 until the October 2025 meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Dog Waste Station
Proposal**

The Board tabled this proposal until the October meeting.

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
September 2, 2025 - Minutes of Meeting
Page 3

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.

FIFTH ORDER OF BUSINESS

Discussion of 2025-2026 EGIS Insurance and Invoice

The Board approved a motion to authorize the District Manager to approve the EGIS Insurance policy renewal invoice for 2025/2026 when it becomes available.

On a motion from Mr. O'Neil, seconded by Mr. R. Bastyr, with all in favor, the Board of Supervisors authorized the District Manager to approve the EGIS Insurance 2025-2026 invoice when it becomes available, for the Waterford Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on August 5, 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 August 5, 2025, as presented, for the Waterford Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for July 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 July 2025 (\$18,384.04), for the Waterford Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Requisition CD 15

On a Motion by Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the requisition for CD 15, for the Waterford Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor comments or requests at this time.

TENTH 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 11:38 A.m., for the Waterford Community Development District.
--

Assistant Secretary

Chairman / Vice-Chairman

Tab 10

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

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

Operation and Maintenance Expenditures August 2025 For Board Approval

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

The total items being presented: **\$17,778.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Coastal Engineering Associates, Inc	100250	00359128	Engineering Services 07/25	\$ 450.00
Cole Michael Bastyr	100251	CB080525	Board of Supervisor Meeting 08/05/25	\$ 200.00
Hernando County BOCC	100257	082525 Hernando	Fee for Boundary Revision 08/25	\$ 1,500.00
Hernando County Utilities	20250807-1	CZ00001-00 07/25 ACH	Water Services 07/25	\$ 90.43
K Johnson's Lawn & Landscaping, Inc.	100252	35079	Monthly Services 07/25	\$ 7,100.00
Lynette Wagner Bastyr	100253	LB080525	Board of Supervisor Meeting 08/05/25	\$ 200.00
Rizzetta & Company, Inc.	100249	INV000010246	District Management Fees 08/25	\$ 4,966.01
Ronald Bastyr	100254	RB080525	Board of Supervisor Meeting 08/05/25	\$ 200.00
Shane O'Neil	100255	SO080525	Board of Supervisor Meeting 08/05/25	\$ 200.00
Straley Robin Vericker	100256	26979	Legal Services 07/25	\$ 958.50
Straley Robin Vericker	100256	26980	Legal Services 07/25	\$ 301.50

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	100248	2276514.28	7569 Cortez Blvd Entry Lighting 07/25	\$ 426.59
Withlacoochee River Electric Cooperative, Inc.	100248	2276516.28	11261 Cortez Blvd - East Irrigation Well Lights 07/25	\$ 691.87
Withlacoochee River Electric Cooperative, Inc.	100248	2276517.28	11261 Cortez Blvd - West Irrigation Well 07/25	\$ <u>494.07</u>
Report Total				\$ <u><u>17,778.97</u></u>

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 00359128
Date 07/31/2025

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

RECEIVED
08/04/25

Professional Services

Professional Fees				
	Date	Hours	Rate	Billed Amount
Project Manager/Construction				
	07/11/2025	1.00	180.00	180.00
Call w/Shane, email for information, review additional email for Amenity CDD				
	07/14/2025	1.00	180.00	180.00
CR17 CDD Ovida review submit				
	07/15/2025	0.50	180.00	90.00
Email for issue PA 14				
	Subtotal	2.50		450.00
	Phase subtotal			450.00
			Invoice total	450.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
PROFESSIONAL SERVICES	0.00	44,195.25	44,645.25	450.00	-44,645.25
Total	0.00	44,195.25	44,645.25	450.00	-44,645.25

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00359128	07/31/2025	450.00	450.00				
	Total	450.00	450.00	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

Waterford CDD

Meeting Date: August 5, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	
Ron Bastyr	<input checked="" type="checkbox"/>	RB080525
Shane O'Neil	<input checked="" type="checkbox"/>	SO080525
Cheri O'Neil	<input type="checkbox"/>	
Cole Bastyr	<input checked="" type="checkbox"/>	CB080525
Lynette Bastyr	<input checked="" type="checkbox"/>	LB080525

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
08/06/2025**EXTENDED MEETING TIMECARD**

Meeting Start Time:	11:21
Meeting End Time:	12:17
Total Meeting Time:	54 MIN

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

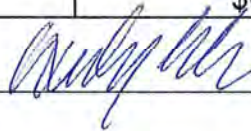
Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

District Manager Signature



WATERFORD COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Date: 08/25/25

Amount: \$1,500.00

RECEIVED
08/25/25

To: Hernando County BOCC

Address: 1653 Blaise Drive
Brooksville. FL, 34601

Reason: Fee for boundary revision

Requested By: Roxana Quiroz

Code: 001-51300-4903

Straley Robin Vericker

Attorneys at Law

1510 W. Cleveland Street
Tampa, Florida
Tel: (813) 223-9400

HANDBILL

DATE: August 25, 2025

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

Client/Matter Name: Waterford Community Development District
Petition to Amend the Boundaries of the Waterford
Community Development District

Client/Matter #: 001592/000004

Check Payable To **“Hernando County BOCC”** **\$1,500.00**
For the Filing Fees for the Petition to Amend the
Boundaries of Waterford Community Development District

From: [Michelle Miller](#)
To: [Lynn Carver](#)
Cc: [KayMarie Griffith](#); [Omar DePablo](#); [Ronald Russo](#); [Cari Webster](#); [Madison Sprague](#); [Scott Brizendine](#)
Subject: RE: Waterford Community Development District
Date: Monday, August 25, 2025 9:18:09 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lynn,

The County would handle all requisite advertising; I will follow up again this morning as I have not heard anything.

The CAO is requesting a \$1500.00 fee for the boundary revision. I apologize as initially I had stated there was not a fee for the expansion. Can you please forward this to the attention of Hernando County Planning Division at your earliest convenience?



Michelle L. Miller, M.S. | Senior Planner
Planning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Cell: 352-442-7448
Email: mlmiller@hernandocounty.us
Website: <http://www.hernandocounty.us>
Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line.

From: Lynn Carver <LCarver@srvlegal.com>
Sent: Monday, August 25, 2025 9:16 AM
To: Michelle Miller <MLMiller@co.hernando.fl.us>
Cc: KayMarie Griffith <KGriffith@co.hernando.fl.us>; Omar DePablo <ODepablo@hernandocounty.us>; Ronald Russo <rrosso@co.hernando.fl.us>; Cari Webster <CWebster@srvlegal.com>; Madison Sprague <MSprague@srvlegal.com>; Scott Brizendine <sbrizendine@rizzetta.com>
Subject: RE: Waterford Community Development District

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michelle,



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

07/17/25
CZ00001-00

RECEIVED
08/20/25

WATERFORD CDD
3434 COLWELL AVE, STE 200
TAMPA FL 33614

Current Charges 90.43
Current Charges Due Date 08/06/25
Total Due 90.43

CZ0000100 & 000009043 4 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

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	07/07/2025	06/06/2025	06/17/2025	07/17/2025 31
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
100		100		0		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
200	100	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 86.98
PAYMENTS RECEIVED 86.98 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY

WATER USAGE 0.20
WATER BASE CHG 24.63

SEWER USAGE 0.60
SEWER USAGE - Billed at \$6.01/1,000 gallons
based on meter units
SEWER BASE CHG 65.00

TOTAL CURRENT CHARGES 90.43

TOTAL DUE 90.43

HISTORY (GAL)	
JUN	100

CZ00001-00

INVOICE

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

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



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

RECEIVED
08/05/25

Invoice details
Invoice no.: 35079
Invoice date: 07/31/2025

Service Month: July

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.		Waterford CDD	Monthly service as per contract.	1	\$7,100.00	\$7,100.00
Total						\$7,100.00

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

Invoice

Date	Invoice #
8/2/2025	INV0000101246

Bill To:

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

Services for the month of	Terms	Client Number
August	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

August 15, 2025

Client: 001592

Matter: 000001

Invoice #: 26979

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/3/2025	JMV	TELEPHONE CALL WITH W. ELIAS.	0.4	\$162.00
7/28/2025	JMV	REVIEW EMAIL FROM W. ELIAS RE: CDD RESOLUTION AND POLICIES.	0.3	\$121.50
7/30/2025	MB	REVIEW AND REVISE RECREATIONAL FACILITY POLICIES.	1.8	\$675.00
Total Professional Services			2.5	\$958.50

August 15, 2025
Client: 001592
Matter: 000001
Invoice #: 26979

Page: 2

Total Services	\$958.50	
Total Disbursements	\$0.00	
Total Current Charges		\$958.50
Previous Balance		\$1,031.70
Less Payments		(\$1,031.70)
PAY THIS AMOUNT		\$958.50

RECEIVED
08/15/2025

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

August 15, 2025

Client: 001592

Matter: 000004

Invoice #: 26980

Page: 1

RE: Expansion – Casitas Parcel

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/15/2025	LC	PREPARE CORRESPONDENCE TO M. MILLER REQUESTING STATUS UPDATE ON REVIEW PROCESS OF PETITION; REVIEW RESPONSE FROM M. MILLER RE SAME.	0.2	\$39.00
7/30/2025	JMV	REVIEW EMAILS RE: CDD BOUNDARY AMENDMENT; REVIEW PETITION.	0.6	\$243.00
7/30/2025	LC	PREPARE CORRESPONDENCE TO M. MILLER RE STATUS OF LEGAL REVIEW AND SETTING PUBLIC HEARING DATE.	0.1	\$19.50
Total Professional Services			0.9	\$301.50

August 15, 2025
Client: 001592
Matter: 000004
Invoice #: 26980

Page: 2

Total Services	\$301.50	
Total Disbursements	\$0.00	
Total Current Charges		\$301.50
Previous Balance		\$984.29
Less Payments		(\$984.29)
PAY THIS AMOUNT		\$301.50

RECEIVED
08/15/2025

Please Include Invoice Number on all Correspondence



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

Account Number **2276514** Cycle **16**
Meter Number **40601330**
Customer Number **20155619**
Customer Name **WATERFORD COMMUNITY DEVELOPMENT DIST**

Bill Date **07/24/2025**
Amount Due **426.59**
Current Charges Due **08/15/2025**

District Office Serving You
West Hernando

Service Address **7569 CORTEZ BLVD**
Service Description **ENTRY LIGHTING**
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
06/19	35919	07/21	36839				920

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	29
Jun 2025	30	31
Jul 2024	29	28

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. 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 **428.79**
Payment **428.79CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 920 KWH @ 0.06090 **56.03**
Fuel Adjustment 920 KWH @ 0.04400 **40.48**
Light Energy Charge **3.23**
Light Support Charge **7.48**
Light Maintenance Charge **67.32**
Light Fixture Charge **80.75**
Light Fuel Adj 306 KWH @ 0.04400 **13.46**
Poles(QTY 17) **85.00**
FL Gross Receipts Tax **4.10**
State Tax **27.59**
Hernando County Tax **1.99**

Total Current Charges **426.59**
Total Due **426.59** Please Pay

Lights/Poles Type/Qty Type/Qty
205 17 910 17



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: 07/24/2025

District: WH16

2276514 **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	08/15/2025
TOTAL CHARGES DUE	426.59
Total Charges Due After Due Date	432.99

000227651400004265900004329909



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 **07/24/2025**
Amount Due **691.87**
Current Charges Due **08/15/2025**

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
06/19	58246	07/21	59346				1100

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	34
Jun 2025	30	78
Jul 2024	29	30

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. 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 **834.75**
Payment **834.75CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,100 KWH @ 0.06090 **66.99**
Fuel Adjustment 1,100 KWH @ 0.04400 **48.40**
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 **5.13**
State Tax **44.75**
Hernando County Tax **3.22**

Total Current Charges **691.87**
Total Due **691.87** 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: 07/24/2025

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	08/15/2025
TOTAL CHARGES DUE	691.87
Total Charges Due After Due Date	702.25

000227651600006918700007022507



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

Account Number **2276517** Cycle **16**
Meter Number **85107424**
Customer Number **20155619**
Customer Name **WATERFORD COMMUNITY DEVELOPMENT DIST**

Bill Date **07/24/2025**
Amount Due **494.07**
Current Charges Due **08/15/2025**

District Office Serving You
West Hernando

Service Address **11261 CORTEZ BLVD**
Service Description **WEST 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
06/19	81688	07/21	81707				19

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	1
Jun 2025	30	43
Jul 2024	29	22

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. 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 **642.16**
Payment **642.16CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 19 KWH @ 0.06090 **1.16**
Fuel Adjustment 19 KWH @ 0.04400 **0.84**
Light Energy Charge **5.25**
Light Support Charge **11.25**
Light Maintenance Charge **124.75**
Light Fixture Charge **154.50**
Light Fuel Adj 475 KWH @ 0.04400 **20.90**
Poles(QTY 25) **100.00**
FL Gross Receipts Tax **2.01**
State Tax **31.95**
Hernando County Tax **2.30**

Total Current Charges **494.07**
Total Due **494.07** Please Pay

Lights/Poles Type/Qty Type/Qty
210 25 935 25



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: 07/24/2025

District: WH16

2276517 **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	08/15/2025
TOTAL CHARGES DUE	494.07
Total Charges Due After Due Date	501.48

000227651700004940700005014807

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

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

Operation and Maintenance Expenditures September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$37,637.72**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
David Stahl Pool Services	100259	19246	Pool Cleaning 09/25	\$ 1,400.00
Egis Insurance Advisors, LLC	100279	29401	Policy #100125886 10/01/2025-10/01/2026	\$ 5,732.00
Egis Insurance Advisors, LLC	100281	29815	Policy #E711451 09/26/2025-09/26/2026	\$ 1,278.45
Hernando County Utilities	20250905-1	CZ00001-00 07/25 ACH	Water Services 07/25	\$ 83.20
K Johnson's Lawn & Landscaping, Inc.	100261	35103	Monthly Services 08/25	\$ 7,100.00
Lynette Wagner Bastyr	100262	LB090225-621	Board of Supervisor Meeting 09/02/25	\$ 200.00
PC Consultants	100282	108790	Technology Items for The Amenity Office 09/25	\$ 1,646.96
PC Consultants	100276	108793	Domain & Email 09/25	\$ 390.00
Rizzetta & Company, Inc.	100258	INV0000102291	District Management Fees 09/25	\$ 5,049.34
Rizzetta & Company, Inc.	100269	INV0000102436	General Management & Oversight 09/25	\$ 1,000.00
Ronald Bastyr	100263	RB090225-621	Board of Supervisor Meeting 09/02/25	\$ 200.00
Shane O'Neil	100264	SO090225-621	Board of Supervisor Meeting 09/02/25	\$ 200.00
Spectrum	100277	1582763080525	Account #1582763 Internet & Phone Services 08/25	\$ 178.84

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Spectrum	100277	1582763090525	Account #1582763 Internet & Phone Services 09/25	\$ 187.79
Straley Robin Vericker	100283	27139	Legal Services 08/25	\$ 3,543.13
Straley Robin Vericker	100280	27140	Legal Services 08/25	\$ 613.50
Time On Target Pro Security, LLC	100265	1502446136064	Key Fobs for Resident Access 09/25	\$ 7,200.00
Times Publishing Company	100278	54582-091425	Account #323765 Legal Advertising 09/25	\$ 120.00
Withlacoochee River Electric Cooperative, Inc.	100260	2276514.32	7569 Cortez Blvd Entry Lighting 08/25	\$ 388.67
Withlacoochee River Electric Cooperative, Inc.	100260	2276516.32	11261 Cortez Blvd - East Irrigation Well Lights 08/25	\$ 593.62
Withlacoochee River Electric Cooperative, Inc.	100260	2276517.32	11261 Cortez Blvd - West Irrigation Well 08/25	\$ <u>532.22</u>
Report Total				\$ <u>37,637.72</u>

Ship To

Ship Date	9/1/2025
Due Date	9/1/2025
Other	

Subtotal	\$1,400.00
Sales Tax (0.0%)	\$0.00
Total	\$1,400.00
Payments/Credits	\$0.00
Balance Due	\$1,400.00



INVOICE

Customer	Waterford Community Development District
Acct #	1184
Date	09/16/2025
Customer Service	Yvette Nunez
Page	1 of 1

Waterford Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 5,732.00
Payment Amount	
Payment for:	Invoice#29401
100125886	

Thank You

Please detach and return with payment



Customer: Waterford Community Development District

Invoice	Effective	Transaction	Description	Amount
29401	10/01/2025	Renew policy	Policy #100125886 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	5,732.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 5,732.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/16/2025



INVOICE

Customer	Waterford Community Development District
Acct #	1184
Date	09/22/2025
Customer Service	Yvette Nunez
Page	1 of 1

Waterford Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 1,278.45
Payment Amount	
Payment for:	Invoice#29815
E711451	

Thank You

Please detach and return with payment

Customer: Waterford Community Development District

Invoice	Effective	Transaction	Description	Amount
29815	09/26/2025	Renew policy	Policy #E711451 09/26/2025-09/26/2026 Great American Insurance Co WREC Utility Bond - Renew policy Due Date: 9/22/2025	1,278.45

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 1,278.45

Thank You

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

Date

09/22/2025

accounting@egisadvisors.com



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

08/15/25
CZ00001-00

08/18/25

WATERFORD CDD
3434 COLWELL AVE, STE 200
TAMPA FL 33614

Current Charges 95.24
Current Charges Due Date 09/04/25
Total Due 83.20

CZ0000100 & 000008320 7 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

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	08/06/2025	07/07/2025	07/17/2025	08/15/2025 30
AVG MONTHLY USAGE		AVG USAGE LAST MONTH		AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE
300		100		0		
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
900	200	700				

Water Account			
1	\$2.00	0 - 25,000	1.40
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 90.43
PAYMENTS RECEIVED 90.43 CR
BALANCE FORWARD 12.04 CR

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

CURRENT ACTIVITY

WATER USAGE 1.40
WATER BASE CHG 24.63

SEWER USAGE 4.21
SEWER USAGE - Billed at \$6.01/1,000 gallons
based on meter units
SEWER BASE CHG 65.00

INTEREST ON DEPOSIT 12.04 CR

TOTAL CURRENT CHARGES 95.24

TOTAL DUE 83.20

HISTORY (GAL)	
JUL	100
JUN	100

CZ00001-00

INVOICE

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

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



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

Invoice details
Invoice no.: 35103
Invoice date: 08/31/2025

Service Month: August

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.		Waterford CDD	Monthly service as per contract.	1	\$7,100.00	\$7,100.00
Total						\$7,100.00

Waterford CDD**Meeting Date: September 2, 2025****SUPERVISOR PAY REQUEST**

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

(*) Does not get paid

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

Meeting Start Time:	11:19
Meeting End Time:	11:39
Total Meeting Time:	:20

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

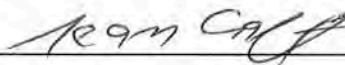
Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

District Manager Signature



PC Consultants

4853 Pennecott Way
Wesley Chapel, FL 33544-1801
(813)973-3330 Cell (813)390-6344

Invoice

108790

INVOICE

Customer

Name Waterford CDD c/o The Rizzetta Company
Address 11379 Memorial Drive
City Brooksville State FL ZIP 34613
Phone Mobile: 813-787-5667 Shane

Date 9/18/2025
Order No. Ronbastyr - Sig
Rep Ken Johnson
FOB Deliver 09/18

Qty		Unit Price	TOTAL
1	Lenovo Yoga 7i 2-in-1, Copilot+ PC; 16" 2K Touchscreen Laptop; Intel Core Ultra 7 Processor; 16GB Memory; 1TB SSD; Luna Grey; 1 Yr Parts/Labor Warranty MSRP: \$1199.99 Model: 83JT0001US SN: SYX0G0Y7X	\$879.00	\$879.00
2	PHILIPS 24 inch Frameless Full HD (1920 x 1080) 100Hz Monitor, VESA, HDMI x1, VGA Port x1, Eye Care, 4 Year Advance Replacement Warranty, 241V8LB SN1: UK02508062436 SN2: UK02508062444	\$109.99	\$219.98
1	Microsoft Office 2024 Professional Plus; 1 PC ; 1 User (Good in perpetuity; Not a subscription; Does not expire) <u>Product Key:</u> XXXXXX-XXXXXX-XXXXXX-XXXXXX-XXXXXX	\$149.99	\$149.99
1	UGREEN Revodok 6 in 1 USB C Hub Gigabit Ethernet Adapter with 4K HDMI, 100W PD Charging, USB A Data Ports Compatible with Mac M1, M2, M3, iPad, iPhone 16 Pro/Pro Max, Steam Deck; 2 Yr Warranty Model: B0BW2TLQ8S SN:	\$44.00	\$44.00
1	Brother MFC-L2820DW Wireless Black-and-White Refresh Subscription Eligible All-In-One Laser Printer; Gray; 34 Pages Per Minute; 35,000 Pages Per Month 1 Yr Warranty Thru Brother SN:	\$325.00	\$325.00
1	Logitech MK235 Wireless Keyboard and Optical Mouse Desktop Set for Laptop; Black; 1 Yr Warranty Model: 920-007897 SN: 2520CFG0ZQG9 Clubhouse: 11379 Memorial Dr, Brooksville, FL 34613 Florida Consumer Certificate of Exemption Certificate Number: 85-8018982090C-4 Effective: 01/30/2023; Expires: 01/31/2028	\$28.99	\$28.99

SubTotal **\$1,646.96**

Taxes State

TOTAL \$1,646.96

Payment Details

☐ Cash
☐ Check
☒ Net 15 #VALUE!

Office Use Only

PC Consultants

4853 Pennecott Way
Wesley Chapel, FL 33544-1801
(813)973-3330 Cell (813)390-6344

Invoice

108793

INVOICE

Customer

Name *Waterford CDD c/o The Rizzetta Company*
Address *11379 Memorial Drive*
City *Brooksville* State *FL* ZIP *34613*
Phone *TBD*

Date *9/5/2025*
Quote No. *Email - S. Craft*
Rep *Ken Johnson*
Setup *Domain/Email*

Qty	Description	Unit Price	TOTAL
3	Domain: Waterford.Com for 3 Years; \$30 Per Year Started: 09/05/2025; Expires on 09/04/2028	\$30.00	\$90.00
12	Email: manager@waterfordcdd.com; \$5 Per Month 1st Yr Microsoft 365 Email Essentials (10GB Storage) Started: 09/05/2025; Expires on 09/04/2026	\$5.00	\$60.00
24	Email: manager@waterfordcdd.com; \$10 Per Month Microsoft 365 Email Essentials (10GB Storage) Starts: 09/05/2026; Expires on 09/04/2028	\$10.00	\$240.00
Waterford Community Development District Florida Consumer Certificate of Exemption Certificate Number: 85-8018982090C-4 Effective: 01/30/2023; Expires: 01/31/2028			

SubTotal \$390.00

FL Sales Tax

TOTAL \$390.00

Payment Details

- ☐ Cash
☐ Check
☒ Net 15 #VALUE!

Thank You For Your Order!

"Latest Technologies, Old Fashioned Service!"

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

Invoice

Date	Invoice #
9/2/2025	INV0000102291

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,730.42	\$1,730.42
Administrative Services	1.00	\$378.50	\$378.50
Dissemination Services	1.00	\$583.33	\$583.33
Email Accounts, Admin & Maintenance	2.00	\$20.00	\$40.00
Financial & Revenue Collections Services	1.00	\$324.42	\$324.42
Management Services	1.00	\$1,892.67	\$1,892.67
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$5,049.34
Total			\$5,049.34

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

Invoice

Date	Invoice #
9/12/2025	INV0000102436

Bill To:

Waterford Cdd
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00075

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,000.00	\$1,000.00
	Subtotal		\$1,000.00
	Total		\$1,000.00

August 5, 2025
Invoice Number: 1582763080525
Account Number: **8337 13 012 1582763**
Security Code:
Service At: 11379 MEMORIAL DR
BROOKSVILLE FL 34613

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary *Service from 08/05/25 through 09/04/25
details on following pages*

Previous Balance	0.00
Payments Received	0.00
Remaining Balance	\$0.00
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
One-Time Charges	0.00
Taxes, Fees and Charges	3.84
Current Charges	\$178.84
Total Due by 08/22/25	\$178.84

Welcome to Spectrum Business! This bill reflects install & service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 05 08062025 NNNNNYNN 01 000905 0004

THE WATERFORD CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010



August 5, 2025

THE WATERFORD CDD

Invoice Number: 1582763080525
Account Number: 8337 13 012 1582763
Service At: 11379 MEMORIAL DR
BROOKSVILLE FL 34613

Total Due by 08/22/25	\$178.84
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713012158276300178848



Invoice Number: 1582763080525
 Account Number: 8337 13 012 1582763
 Security Code:

THE WATERFORD CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 05 08062025 NNNNNYNN 01 000905 0004

Charge Details

Previous Balance	0.00
Remaining Balance	\$0.00

Payments received after 08/05/25 will appear on your next bill.

Service from 08/05/25 through 09/04/25

Spectrum Business™ TV

Spectrum Business TV Stream	40.00
Your promotional price will expire on 08/04/28	
	\$40.00

Spectrum Business™ TV Total **\$40.00**

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-90.00
Your promotional price will expire on 08/04/28	
Wireless Internet Backup	20.00
	\$110.00

Spectrum Business™ Internet Total **\$110.00**

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00
Your promotional price will expire on 08/04/28	
	\$20.00

Phone number (352) 293-3694

Spectrum Business™ Voice Continued

\$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$20.00**

Other Charges

Payment Processing	5.00
Other Charges Total	\$5.00

One-Time Charges

Installation	08/05	198.00
Installation Discount	08/05-09/04	-198.00
One-Time Charges Total		\$0.00

Taxes, Fees and Charges

Communications Services Tax	3.84
Taxes, Fees and Charges Total	\$3.84

Current Charges **\$178.84**

Total Due by 08/22/25 **\$178.84**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

Simplify your life with Auto Pay!

Spend less time paying your bill
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment

(My Account login required)



Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



September 5, 2025
Invoice Number: 1582763090525
Account Number: **8337 13 012 1582763**
Security Code:
Service At: 11379 MEMORIAL DR
BROOKSVILLE FL 34613

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary *Service from 09/05/25 through 10/04/25
details on following pages*

Previous Balance	178.84
Payments Received	0.00
Past Due Balance - Due Now	\$178.84
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
One-Time Charges	8.95
Taxes, Fees and Charges	3.84
Current Charges Due By 09/22/25	\$187.79
Total Due	\$366.63

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**ACTION REQUIRED: ACCOUNT STATUS DELINQUENT – 2ND NOTICE**

You are currently past due on your account balance and have been scheduled for disconnection. The total past due amount will need to be paid to avoid further collection activity and final disconnection of services. If you resume service after disconnection, you will be required to pay your full past due amount, first month of service and a reconnection fee.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 05 09062025 NNNNNYNN 01 000924 0004

THE WATERFORD CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010

September 5, 2025

THE WATERFORD CDD

Invoice Number: 1582763090525
Account Number: 8337 13 012 1582763
Service At: 11379 MEMORIAL DR
BROOKSVILLE FL 34613

Total Due	\$366.63
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713012158276300366633



THE WATERFORD CDD
 Invoice Number: 1582763090525
 Account Number: 8337 13 012 1582763
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 05 09062025 NNNNNYNN 01 000924 0004

Charge Details

Previous Balance	178.84
Past Due Balance - Due Now	\$178.84

Payments received after 09/05/25 will appear on your next bill.

Service from 09/05/25 through 10/04/25

Spectrum Business™ TV

Spectrum Business TV Stream	40.00
Your promotional price will expire on 08/04/28	
	\$40.00

Spectrum Business™ TV Total **\$40.00**

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-90.00
Your promotional price will expire on 08/04/28	
Wireless Internet Backup	20.00
	\$110.00

Spectrum Business™ Internet Total **\$110.00**

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00
Your promotional price will expire on 08/04/28	
	\$20.00

Phone number (352) 293-3694

Spectrum Business™ Voice Continued**\$0.00**

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$20.00**

Other Charges

Payment Processing	5.00
Other Charges Total	\$5.00

One-Time Charges

Late Fee	09/05	8.95
One-Time Charges Total		\$8.95

Taxes, Fees and Charges

Communications Services Tax	3.84
Taxes, Fees and Charges Total	\$3.84

Current Charges Due By 09/22/25 **\$187.79**

Total Due **\$366.63**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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Continued on the next page....

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 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment

(My Account login required)

**Payment Options**

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



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

September 16, 2025
Client: 001592
Matter: 000001
Invoice #: 27139

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/4/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.5	\$202.50
8/5/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW POLICIES.	2.0	\$810.00
8/5/2025	MB	PREPARE RECREATIONAL FACILITIES RELEASE OF LIABILITY.	0.9	\$337.50
8/6/2025	JMV	TELEPHONE CALL FROM W. ELIAS RE: CDD BUDGET; REVIEW EMAIL FROM S. O'NEIL; REVIEW EMAIL FROM W. ELIAS.	0.6	\$243.00
8/6/2025	LC	WORK ON RECREATIONAL FACILITIES POLICIES.	0.7	\$136.50
8/7/2025	LC	CONTINUE WORKING ON RECREATIAL FACILITIES POLICIES AND PARENTAL CONSENT AND WAIVER FORM.	1.7	\$331.50
8/7/2025	MB	REVIEW AND REVISE DISTRICT RECREATIONAL FACILITIES POLICIES.	0.6	\$225.00
8/11/2025	LC	WORK ON POOL CLEANING CONTRACT AGREEMENT.	1.6	\$312.00
8/12/2025	LC	REVIEW EMMA RE STATUS OF FILING REQUIRED DISCLOSURE REPORTS; WORK ON CONTRACTUAL AGREEMENT FOR POOL CLEANING SERVICES.	0.8	\$156.00
8/12/2025	MB	REVIEW AND REVISE POOL MAINTENANCE CONTRACT WITH DAVID STAHL.	1.7	\$637.50
8/13/2025	MB	REVIEW AND REVISE POOL MAINTENANCE AGREEMENT.	0.4	\$150.00
Total Professional Services			11.5	\$3,541.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/25/2025	Postage	\$1.63
Total Disbursements		\$1.63
Total Services		\$3,541.50
Total Disbursements		\$1.63
Total Current Charges		\$3,543.13
Previous Balance		\$958.50
Less Payments		(\$958.50)
PAY THIS AMOUNT		\$3,543.13

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

September 16, 2025
Client: 001592
Matter: 000004
Invoice #: 27140

Page: 1

RE: Expansion – Casitas Parcel

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/11/2025	LC	PREPARE CORRESPONDENCE TO M. MILLER REQUESTING STATUS OF LEGAL REVIEW OF PETITION AND PUBLIC HEARING DATE; REVIEW CORRESPONDENCE FROM M. MILLER RE SAME.	0.2	\$39.00
8/25/2025	LC	REVIEW CORRESPONDENCE FROM M. MILLER AND POTENTIAL PUBLIC HEARING DATE; CORRESPONDENCE TO FROM M. MILLER RE SAME AND DATES FOR PUBLICATION; CORRESPONDENCE TO S. BRIZENDINE RE COUNTY'S REQUEST FOR FILING FEE FOR PETITION.	0.6	\$117.00
8/26/2025	LC	REVIEW CORRESPONDENCE FROM M. MILLER RE PUBLICATION AND THE COUNTY HANDLING SAME; PREPARE RESPONSE TO M. MILLER RE DATE FOR PUBLIC HEARING; WORK ON DRAFT HEARING NOTICE; PREPARE CORRESPONDENCE TO M. MILLER TRANSMITTING SAME.	0.6	\$117.00
8/27/2025	LC	REVIEW CORRESPONDENCE FROM M. MILLER AND RESPOND TO SAME RE TENTATIVE PUBLIC HEARING DATE.	0.2	\$39.00
8/28/2025	JMV	REVIEW CDD BOUNDARY AMENDMENT PETITION; REVIEW PUBLIC HEARING NOTICE.	0.6	\$243.00
8/28/2025	LC	CORRESPONDENCE FROM AND TO M. MILLER RE PUBLIC HEARING DATE CONFIRMATION; PREPARE CORRESPONDENCE TO TEAM RE SAME.	0.3	\$58.50
Total Professional Services			2.5	\$613.50

September 16, 2025
Client: 001592
Matter: 000004
Invoice #: 27140

Page: 2

Total Services	\$613.50	
Total Disbursements	\$0.00	
Total Current Charges		\$613.50
Previous Balance		\$301.50
Less Payments		(\$301.50)
PAY THIS AMOUNT		\$613.50

Please Include Invoice Number on all Correspondence

INVOICE

TIME ON TARGET PRO SECURITY
LLC
8132 Cornel St
Port Richey, FL 34668

info@timeontargetsecurity.com
+1 (727) 505 9763
www.timeontargetsecurity.com



Bill to
Waterford CDD
966 Candlelight Boulevard
Brooksville, Florida 34601

Ship to
Waterford CDD
966 Candlelight Boulevard
Brooksville, Florida 34601

Invoice details
Invoice no.: 1502446136064
Terms: Due on receipt
Invoice date: 09/03/2025
Due date: 09/03/2025

Product or service	Description	Qty	Rate	Amount
	Key Fobs for Resident Access			
AWID - KT Proximity Key Tag	AWID KT Proximity Key Tag	1200	\$6.00	\$7,200.00

Ways to pay



Total \$7,200.00

Overdue 09/03/2025

Note to customer
We require a 50% deposit and approved Estimate to start jobs.

View and pay

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
9/14/25-9/14/25		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
9/14/2025	Jean Mitotes	TB323765	
Total Amount Due		Invoice Number	
\$120.00		54582-091425	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
9/14/25	9/14/25	54582	Baylink Hernando , tampabay.com	Legal-CLS 2 col	FY 2025/2026 Meeting Schedule Affidavit Fee	2	1.00x62.00 L	\$118.00 \$2.00

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		Advertiser Name	
9/14/25-9/14/25		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
9/14/2025	Jean Mitotes	TB323765	
Total Amount Due		Invoice Number	
\$120.00		54582-091425	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

54582

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 FY 2025/2026 Meeting Schedule was published in said newspaper by print in the issues of 09/14/25 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.

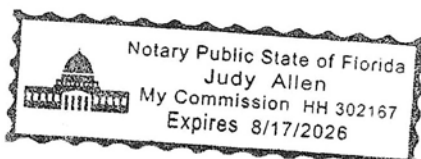
Signature of Affiant _____

Sworn to and subscribed before me this 09/14/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



Notice of FY 2025/2026 Meeting Schedule Waterford Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Waterford Community Development District are scheduled to be held at 11:00 a.m. or immediately following the adjournment of Emerald Creek CDD at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, Florida 34601, as follows:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (date change due to Holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

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

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

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

Sean Craft
District Manager

Run Date: 09/14/2025

54582



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

Account Number **2276514** Cycle **16**
Meter Number **40601330**
Customer Number **20155619**
Customer Name **WATERFORD COMMUNITY DEVELOPMENT DIST**

Bill Date **08/25/2025**
Amount Due **388.67**
Current Charges Due **09/17/2025**

District Office Serving You
West Hernando

Service Address **7569 CORTEZ BLVD**
Service Description **ENTRY LIGHTING**
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
07/21	36839	08/20	37431				592

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	20
Jul 2025	32	29
Aug 2024	33	27

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. 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 **426.59**
Payment **426.59CR**
Balance Forward **0.00**

08/26/25

Customer Charge **39.16**
Energy Charge 592 KWH @ 0.06090 **36.05**
Fuel Adjustment 592 KWH @ 0.04400 **26.05**
Light Energy Charge **3.23**
Light Support Charge **7.48**
Light Maintenance Charge **67.32**
Light Fixture Charge **80.75**
Light Fuel Adj 306 KWH @ 0.04400 **13.46**
Poles (QTY 17) **85.00**
FL Gross Receipts Tax **3.22**
State Tax **25.14**
Hernando County Tax **1.81**

Total Current Charges **388.67**
Total Due **388.67** Please Pay

Lights/Poles Type/Qty Type/Qty
205 17 910 17



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: **08/25/2025**

Use above space for address change ONLY.

District: WH16

2276514 **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	09/17/2025
TOTAL CHARGES DUE	388.67
Total Charges Due After Due Date	394.50

000227651400003886700003945002



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 **08/25/2025**
Amount Due **593.62**
Current Charges Due **09/17/2025**

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
07/21	59346	08/20	59596				250

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	8
Jul 2025	32	34
Aug 2024	33	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. 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 **691.87**
Payment **691.87CR**
Balance Forward **0.00**

08/26/25

Customer Charge **39.16**
Energy Charge 250 KWH @ 0.06090 **15.23**
Fuel Adjustment 250 KWH @ 0.04400 **11.00**
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 **2.85**
State Tax **38.39**
Hernando County Tax **2.77**

Total Current Charges **593.62**
Total Due **593.62** 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: **08/25/2025**

Use above space for address change ONLY.

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	09/17/2025
TOTAL CHARGES DUE	593.62
Total Charges Due After Due Date	602.52

000227651600005936200006025204



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

Account Number **2276517** Cycle **16**
Meter Number **85107424**
Customer Number **20155619**
Customer Name **WATERFORD COMMUNITY DEVELOPMENT DIST**

Bill Date **08/25/2025**
Amount Due **532.22**
Current Charges Due **09/17/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/21	81707	08/20	82056				349

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	12
Jul 2025	32	1
Aug 2024	33	20

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. 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 **494.07**
Payment **494.07CR**
Balance Forward **0.00**
08/26/25

Customer Charge **39.16**
Energy Charge 349 KWH @ 0.06090 **21.25**
Fuel Adjustment 349 KWH @ 0.04400 **15.36**
Light Energy Charge **5.25**
Light Support Charge **11.25**
Light Maintenance Charge **124.75**
Light Fixture Charge **154.50**
Light Fuel Adj 475 KWH @ 0.04400 **20.90**
Poles (QTY 25) **100.00**
FL Gross Receipts Tax **2.90**
State Tax **34.42**
Hernando County Tax **2.48**

Total Current Charges **532.22**
Total Due **532.22** Please Pay

Lights/Poles Type/Qty Type/Qty
210 25 935 25



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: 08/25/2025

Use above space for address change ONLY.

District: WH16

2276517 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	09/17/2025
TOTAL CHARGES DUE	532.22
Total Charges Due After Due Date	540.20

000227651700005322200005402001

Tab 11

FOR BOARD APPROVAL DECEMBER 4, 2025

[illegible]

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

September 24, 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 2025
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 1	Oak Hill Land, LLC	\$790,621.11
CR 2	Ovida Construction Group, Inc.	\$106,726.23
CR 3	Ovida Construction Group, Inc.	\$43,317.51

If you have any questions regarding this request, please do not hesitate to call me at (813) 994-1001. Thank you for your prompt attention to this matter.

Sincerely,
Waterford Community Development District

Sean Craft
District Manager

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.waterfordcdd.org

MEMORANDUM

TO: Cliff Manuel, **Coastal Engineering Associates, Inc.**
Ron Bastyr, **Chairperson**

FROM: Roxana Quiroz/Kim McDonald
Waterford Community Development District

DATE: September 18, 2025

RE: Construction Requisition Approval # CR 1-3 S2025

Cliff, enclosed is (are) construction requisition(s) for the above referenced district. Please review the requisition(s) and upon your approval, sign the designated area(s) and forward the requisition(s) to Ron Bastyr.

Ron, upon your review and approval, sign the designated area(s) and forward the requisition(s) back to the District Office at the e-mail address below for final processing.

rquiroz@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 994-1001. Thank you.

Oak Hill Land, LLC	\$790,621.11
Ovida Construction Group, Inc.	\$106,726.23
Ovida Construction Group, Inc.	\$43,317.51

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds, Series 2025
(Assessment Area Three)

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.

September 18, 2025

(A) Requisition Number: **CR 1**

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

(C) Amount Payable: **\$790,621.11**

(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): **Reimbursement for Invoices paid by developer for Waterford**

(E) Fund, Account or subaccount from which disbursement is to be made:
Series 2025 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 2025 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 2025 Project and each represents a Cost of the Series 2025 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 2025 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 2025 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 4A-5A CDD REQUISITION CR 1 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Coastal (Inv. 21082-37)	\$4,660.00	NA	\$4,660.00
2	Coastal (Inv. 21082-37)	\$2,730.00	NA	\$2,730.00
3	Coastal (Inv. 21082-37)	\$242,184.90	NA	\$242,184.90
4	Coastal (Inv. 21082-37)	\$1,944.40	NA	\$1,944.40
5	FWC (35103411)	\$5,709.00	NA	\$5,709.00
6	Old FL Mitigation (OFMB20250206-1 : 1577)	\$22,016.25	NA	\$22,016.25
7	Old FL Mitigation (OFMB20250206-1 : 1611)	\$22,016.25	NA	\$22,016.25
8	SWFWMD (ERP)	\$2,798.25	NA	\$2,798.25
9	Hernando County (Conditional Plat)	\$8,710.00	NA	\$8,710.00
10	Hernando County (Construction Drawing)	\$5,725.00	NA	\$5,725.00
11	Hernando County Utilities (FDEP Water Permit)	\$650.00	NA	\$650.00
12	Hernando County Utilities (FDEP WW Permit)	\$500.00	NA	\$500.00
13	Goodwin Bros. (Pay App. Waterford Amenity #9)	\$54,515.35	NA	\$54,515.35
14	Ovida (Pay App. Waterford Amenity #14)	\$366,862.11	NA	\$366,862.11
15	Stewart Tree Service	\$2,564.52	NA	\$2,564.52
16	Second Generation Landscaping	\$7,420.00	NA	\$7,420.00
17	Royal Pavers	\$39,615.08	NA	\$39,615.08
TOTAL REIMBURSEMENT DUE				\$790,621.11
1	Ovida (Pay App. Waterford Amenity #16)	\$ 106,726.23	NA	\$106,726.23
2	Ovida (Pay App. Waterford Amenity #17)	\$ 43,317.51	NA	\$43,317.51
TOTAL DIRECT PAYMENT DUE				\$150,043.74

* See Pay Application note & signature

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:

Reviewed For Accuracy

Anthony Benjamin
9/10/25

Waterford 4A-5A CDD Requisition #1

Reimbursement

Vendor	Desc.	Check #	Amount	Date
Coastal	21082-37	1615	\$4,660.00	6/4/2025
Coastal	21082-33	1580	\$2,730.00	4/10/2025
Coastal	21082-29	Multiple	\$242,184.90	Multiple
Coastal	35887	1633	\$1,944.40	8/26/2025
FWC	25103411	1626	\$5,709.00	7/16/2025
Old FL Mitigation	OFMB20250206 - 1	1577	\$22,016.25	3/6/2025
Old FL Mitigation	OFMB20250206 - 1	1611	\$22,016.25	6/4/2025
SWFWMD	ERP	1506	\$2,798.25	10/1/2025
Hernando County	Conditional Plat	1186	\$8,710.00	12/22/2022
Hernando County	Construction Drawing	1438	\$5,725.00	5/3/2024
Hernando County Utilities	FDEP Water Permit	1617	\$650.00	6/5/2025
Hernando County Utilities	FDEP WW Permit	1618	\$500.00	6/5/2025
Goodwin	Waterford Amenity #9	1632	\$54,515.35	7/3/2025
Ovida	Waterford Amenity #14	1606	\$366,862.11	6/3/2025
Stewart Tree Service		1602	\$2,564.52	
Second Generation Landscaping		1620	\$7,420.00	
Royal Pavers		1622	\$39,615.08	
TOTAL			\$790,621.11	

DIRECT PAYMENT

Vendor	Desc.	Amount
Ovida	Waterford Amenity #16	\$106,726.23
Ovida	Waterford Amenity #17	\$43,317.51
Total		\$150,043.74

Statement

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

OAK HILL LAND LLC
18125 WAYNE ROAD
ODESSA, FL 33556

Statement date: 8/15/2025

	Invoice Number	Invoice Date	Receipt	Receipt Date	Receipt Method	Amount
--	-------------------	--------------	---------	--------------	----------------	--------

OAK HILL LAND LLC
21082-37 Oak Hill Land, LLC/Waterford Phases 4A/5A - GT Permitting & Relocation

00358673	5/31/2025	1615	6/4/2025	Check	4,660.00
					-4,660.00
				Invoice Total	0.00
				Client Outstanding	0.00

OAK HILL LAND LLC						
Outstanding	Current	31-60 Days	61-90 Days	91-120 Days	121+ Days	Prepayment
0.00	0.00	0.00	0.00	0.00	0.00	0.00

OAK HILL LAND LLC
18125 WAYNE RD
ODESSA, FL 33556-4723

1615

65-231631 FL
11623

DATE 6-3-2025

PAY TO THE ORDER OF Coastal Engineering \$57,111.95

Fifty Seven Thousand One Hundred Eleven & 95/100 DOLLARS

BANK OF AMERICA

ACH1111 000110027

FOR Waterford - Inv 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 6780 R. Bostup

⑈001615⑈ ⑈063100277⑈ 898126868682⑈

Sequence: 7536878000010
Item Amount: \$57,111.95
Check Number: 1615

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 00358673
Date 05/31/2025

Project 21082-37 OAK HILL LAND,
LLC/WATERFORD PHASES 4A/5A - GT
PERMITTING & RELOCATION

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Burrow Survey	2,330.00	100.00	0.00	2,330.00	2,330.00
.02B-2 Apply for a tortoise relocation permit	1,755.00	100.00	0.00	1,755.00	1,755.00
.02B-5 Conduct a health analysis and mark tortoises	585.00	0.00	0.00	0.00	0.00
.02B-7 Submit After-Action report	390.00	0.00	0.00	0.00	0.00
Total	5,060.00	80.73	0.00	4,085.00	4,085.00

Reimbursables

Reimbursables

Billed
Amount
575.00

4-Wheeler Rental

Invoice total 4,660.00

TERMS: DUE UPON RECEIPT

Statement

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

OAK HILL LAND LLC
18125 WAYNE ROAD
ODESSA, FL 33556

Statement date: 8/15/2025

	Invoice Number	Invoice Date	Receipt	Receipt Date	Receipt Method	Amount
--	-------------------	--------------	---------	--------------	----------------	--------

OAK HILL LAND LLC
21082-33 Oak Hill Land, LLC/Waterford-Phase 4A & 5A-Environmental

00358179	2/28/2025	1580	4/10/2025	Check	2,730.00
					-2,730.00
				Invoice Total	0.00
				Client Outstanding	0.00

OAK HILL LAND LLC						
Outstanding	Current	31-60 Days	61-90 Days	91-120 Days	121+ Days	Prepayment
0.00	0.00	0.00	0.00	0.00	0.00	0.00

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

1580

63-27/631 FL
11023

DATE 4-8-2025

PAY
TO THE
ORDER OF

Coastal Engineering \$ 6,804.00
Sixty Eight Hundred Four & 10/100 DOLLARS

BANK OF AMERICA

ACH R/T 063100277

FOR Inv 199,200,201,179

R Bastyn

⑈001580⑈ ⑈063100277⑈ 898128868682⑈

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 00358179
Date 02/28/2025

Project 21082-33 OAK HILL LAND,
LLC/WATERFORD-PHASE 4A & 5A-
ENVIRONMENTAL

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Wetland Impact Analysis & Mitigation Bank Coordination	2,730.00	100.00	0.00	2,730.00	2,730.00
Total	2,730.00	100.00	0.00	2,730.00	2,730.00

Invoice total 2,730.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00358179	02/28/2025	2,730.00	2,730.00				
	Total	2,730.00	2,730.00	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

Statement

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

OAK HILL LAND LLC
18125 WAYNE ROAD
ODESSA, FL 33556

Statement date: 8/15/2025

Invoice Number	Invoice Date	Receipt	Receipt Date	Receipt Method	Amount
OAK HILL LAND LLC					
21082-29 Oak Hill Land, LLC/Waterford Eastside-West Phase 4A/5A					
00356373	4/30/2024	1442	5/7/2024	Check	14,488.80
					-14,488.80
				Invoice Total	0.00
00356578	5/31/2024	1463	6/26/2024	Check	17,128.80
					-17,128.80
				Invoice Total	0.00
00356756	6/30/2024	1487	7/29/2024	Check	30,547.60
					-30,547.60
				Invoice Total	0.00
00356991	7/31/2024	1509	10/3/2024	Check	368.00
					-368.00
				Invoice Total	0.00
00357285	9/30/2024	1520	11/4/2024	Check	33,142.40
					-33,142.40
				Invoice Total	0.00
00357448	10/31/2024	1535	12/17/2024	Check	26,883.20
					-26,883.20
				Invoice Total	0.00
00357722	11/30/2024	1535	12/17/2024	Check	20,397.00
					-20,397.00
				Invoice Total	0.00
00357937	12/31/2024	1550	1/21/2025	Check	78.20
					-78.20
				Invoice Total	0.00
00358040	1/30/2025	1565	2/20/2025	Check	4,508.80
					-4,508.80
				Invoice Total	0.00
00358349	3/31/2025				64,876.80

Statement

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

OAK HILL LAND LLC
18125 WAYNE ROAD
ODESSA, FL 33556

Statement date: 8/15/2025

	Invoice Number	Invoice Date	Receipt	Receipt Date	Receipt Method	Amount
OAK HILL LAND LLC						
	00358349	3/31/2025	1594	5/23/2025	Check	-64,876.80
					Invoice Total	0.00
	00358521	4/30/2025				15,666.40
			1594	5/23/2025	Check	-15,666.40
					Invoice Total	0.00
	00358669	5/31/2025				14,098.90
			1594	5/23/2025	Check	-0.45
			1615	6/4/2025	Check	-14,098.45
					Invoice Total	0.00
	00358877	6/30/2025				1,944.40
	00359014	7/31/2025				4,461.30
					Client Outstanding	6,405.70

OAK HILL LAND LLC						
Outstanding	Current	31-60 Days	61-90 Days	91-120 Days	121+ Days	Prepayment
6,405.70	4,461.30	1,944.40	0.00	0.00	0.00	0.00

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

1442

63-29531 FL
11022

DATE 5-7-2024

PAY
TO THE
ORDER OF

Coastal Engineering

\$ 64,341.30

Sixty Four Thousand Three Hundred Forty One & 30/100

DOLLARS



BANK OF AMERICA

ACH R/T 003100077

FOR Waterford INV 371, 376, 427, 372, 373, 375, 374, 428

R. Bastin

⑈001442⑈ ⑈063100277⑈ 698128868682⑈

Sequence: 6442372000020

Item Amount: \$64,341.30

Check Number: 1442

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 00356373
Date 04/30/2024

Project 21082-29 OAK HILL LAND,
LLC/WATERFORD EASTSIDE-WEST
PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	0.00	0.00	0.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	0.00	0.00	0.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	0.00	0.00	0.00	0.00
.05B-1 Final Engineering Design	144,888.00	10.00	0.00	14,488.80	14,488.80
.05B-2 Permitting & Processing	38,888.00	0.00	0.00	0.00	0.00
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	0.00	0.00	0.00	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	0.00	0.00	0.00	0.00
.09B-2 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	0.00	0.00	0.00	0.00
.09B-5 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
Total	316,675.00	4.58	0.00	14,488.80	14,488.80

Invoice total 14,488.80

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00356373	04/30/2024	14,488.80	14,488.80				
	Total	14,488.80	14,488.80	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

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

1463

63-27/631 FL
11023

DATE 6-26-2024

PAY
TO THE
ORDER OF

Coastal Engineering

\$ 45,346.30

Forty Five Thousand Three Hundred Forty Six & 30/100

DOLLARS



BANK OF AMERICA

ACH R/T 063100277

FOR Waterford 6573, 6574, 6575, 6577, 6585
6578, 6584

R. Bastin

⑈001463⑈ ⑆063100277⑆ 898128868682⑈

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 00356578
Date 05/31/2024

Project 21082-29 OAK HILL LAND,
LLC/WATERFORD EASTSIDE-WEST
PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	0.00	0.00	0.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	0.00	0.00	0.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	0.00	2,640.00	2,640.00
.05B-1 Final Engineering Design	144,888.00	20.00	14,488.80	28,977.60	14,488.80
.05B-2 Permitting & Processing	38,888.00	0.00	0.00	0.00	0.00
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	0.00	0.00	0.00	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	0.00	0.00	0.00	0.00
.09B-2 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	0.00	0.00	0.00	0.00
.09B-5 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
Total	316,675.00	9.98	14,488.80	31,617.60	17,128.80

Invoice total 17,128.80

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00356578	05/31/2024	17,128.80	17,128.80				
	Total	17,128.80	17,128.80	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

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

1487

63-27501 FL
11603

DATE 7-29-2024

PAY
TO THE
ORDER OF

Coastal Engineering

\$ 61,692.60

Sixty one Thousand Six Hundred Ninety Two & 60/100

DOLLARS

BANK OF AMERICA

ACH NIT 083100277

FOR

INV 751, 752, 753, 754, 755
756, 757, 803

R. Batty

⑈001487⑈ ⑈063100277⑈ 898128868682⑈

Sequence: 6656485000020

Item Amount: \$61,692.60

Check Number: 1487

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 00356756
 Date 06/30/2024

Project 21082-29 OAK HILL LAND,
 LLC/WATERFORD EASTSIDE-WEST
 PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	0.00	0.00	0.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	0.00	0.00	0.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	40.00	28,977.60	57,955.20	28,977.60
.05B-2 Permitting & Processing	38,888.00	0.00	0.00	0.00	0.00
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	0.00	0.00	0.00	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	0.00	0.00	0.00	0.00
.09B-2 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	0.00	0.00	0.00	0.00
.09B-5 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
Total	316,675.00	19.13	31,617.60	60,595.20	28,977.60

.05A-1 Principal & Engineering Assistance

	Date	Hours	Rate	Billed Amount
Principal Engineer	06/10/2024	4.00	295.00	1,180.00
Principal Assist				
Project Manager/Engineering	06/10/2024	1.00	195.00	195.00
Meeting with Client - Grading Review	06/12/2024	1.00	195.00	195.00
Phase subtotal				1,570.00

Invoice total **30,547.60**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00356756	06/30/2024	30,547.60	30,547.60				
	Total	30,547.60	30,547.60	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

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

1509

63-27/631 FL
11623

DATE 10-4-2024

PAY
TO THE
ORDER OF

Coastal Engineering

\$ 54,497.50

Fifty Four Thousand Four Hundred Ninety Seven & 50/100

DOLLARS



BANK OF AMERICA

ACH R/T 063100277

FOR

Waterford 082-17, 18, 21, 23, 24, 27, 28
29, 30, 31

R. B. Burt

⑈001509⑈ ⑈063100277⑈ 898128868682⑈

Sequence: 6838919000020

Item Amount: \$54,497.50

Check Number: 1509

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 00356991
Date 07/31/2024

Project 21082-29 OAK HILL LAND,
LLC/WATERFORD EASTSIDE-WEST
PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	0.00	0.00	0.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	0.00	0.00	0.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	40.00	57,955.20	57,955.20	0.00
.05B-2 Permitting & Processing	38,888.00	0.00	0.00	0.00	0.00
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	0.00	0.00	0.00	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	0.00	0.00	0.00	0.00
.09B-2 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	0.00	0.00	0.00	0.00
.09B-5 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
Total	316,675.00	19.13	60,595.20	60,595.20	0.00

.10A Client Directed Extras

Consultant

FLORIDA DIRT GROUP, INC.
Take Off

Billed
Amount
368.00

Invoice total 368.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00356991	07/31/2024	368.00	368.00				
	Total	368.00	368.00	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

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

1520

63-20811 FL
11022

DATE 11-4-2024

PAY
TO THE
ORDER OF

Coastal Engineering

\$ 50,344.80

Fifty Thousand Three Hundred Forty Four & 80/100

DOLLARS

BANK OF AMERICA

ACH RT 002100277

FOR Waterford 7280, 7281, 7282, 7283
7284, 7363

R. Bastin

⑈001520⑈ ⑈063100277⑈ 898128868682⑈

Sequence: 6924352000010

Item Amount: \$50,344.80

Check Number: 1520

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 00357285
Date 09/30/2024

Project 21082-29 OAK HILL LAND,
LLC/WATERFORD EASTSIDE-WEST
PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	0.00	0.00	0.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	0.00	0.00	0.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	60.00	57,955.20	86,932.80	28,977.60
.05B-2 Permitting & Processing	38,888.00	10.00	0.00	3,888.80	3,888.80
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	0.00	0.00	0.00	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	0.00	0.00	0.00	0.00
.09B-2 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	0.00	0.00	0.00	0.00
.09B-5 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
Total	316,675.00	29.51	60,595.20	93,461.60	32,866.40

.11. Sub Consultant Services

Consultant

FLORIDA DIRT GROUP, INC.

Take off - Waterford Ph 4A & 5A Revision

Billed
Amount
276.00

Invoice total 33,142.40

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00356991	07/31/2024	368.00			368.00		
00357285	09/30/2024	33,142.40	33,142.40				
Total		33,510.40	33,142.40	0.00	368.00	0.00	0.00

TERMS: DUE UPON RECEIPT

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

1535

6327631 PL
11602

DATE 12-17-2024

PAY
TO THE
ORDER OF

Coastal Engineering

\$ 75,834.20

Seventy Five Thousand Eight Hundred Thirty Four & 20/100 DOLLARS

BANK OF AMERICA

ACH NT 060100277

FOR Waterford Ln 7485, 7486, 7720, 7487, 7766
7721, 7488, 7489, 7767, 7488, 7722, 7490

R. Bastin

⑈001535⑈ ⑈063100277⑈ 898128868682⑈

Sequence: 7044667000190

Item Amount: \$75,834.20

Check Number: 1535

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 00357448
 Date 10/31/2024

Project 21082-29 OAK HILL LAND,
 LLC/WATERFORD EASTSIDE-WEST
 PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	0.00	4,575.00	4,575.00
.02B-2 Regulatory Agency Coordination	620.00	0.00	0.00	0.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	75.00	86,932.80	108,666.00	21,733.20
.05B-2 Permitting & Processing	38,888.00	10.00	3,888.80	3,888.80	0.00
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	0.00	0.00	0.00	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	0.00	0.00	0.00	0.00
.09B-2 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	0.00	0.00	0.00	0.00
.09B-5 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
Total	316,675.00	37.82	93,461.60	119,769.80	26,308.20

Reimbursables

Reimbursables

Billed
 Amount
 575.00

4 wheeler rental

Invoice total 26,883.20

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00357448	10/31/2024	26,883.20	26,883.20				
	Total	26,883.20	26,883.20	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 00357722
Date 11/30/2024

Project 21082-29 OAK HILL LAND,
LLC/WATERFORD EASTSIDE-WEST
PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	0.00	0.00	0.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	85.00	108,666.00	123,154.80	14,488.80
.05B-2 Permitting & Processing	38,888.00	25.00	3,888.80	9,722.00	5,833.20
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	0.00	0.00	0.00	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	0.00	0.00	0.00	0.00
.09B-2 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	0.00	0.00	0.00	0.00
.09B-5 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
Total	316,675.00	44.24	119,769.80	140,091.80	20,322.00

.05A-1 Principal & Engineering Assistance

	Date	Hours	Rate	Billed Amount
Project Engineer	11/27/2024	0.50	150.00	75.00

Client requested lot count breakdown by phase

Invoice total 20,397.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00357448	10/31/2024	26,883.20		26,883.20			
00357722	11/30/2024	20,397.00	20,397.00				
Total		47,280.20	20,397.00	26,883.20	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

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

1550

63-27/631 FL
11023

DATE 1-20-2025

PAY
TO THE
ORDER OF

Coastal Engineering \$ 7,562.20
Seventy Five Hundred Sixty Two & 20/100 DOLLARS

BANK OF AMERICA

ACH R/T 063100277

FOR

Waterford 7936, 7937, 7800, 7878

R Bastin

⑈001550⑈ ⑈063100277⑈ 898128868682⑈

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 00357937
Date 12/31/2024

Project 21082-29 OAK HILL LAND,
LLC/WATERFORD EASTSIDE-WEST
PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	0.00	0.00	0.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	85.00	123,154.80	123,154.80	0.00
.05B-2 Permitting & Processing	38,888.00	25.00	9,722.00	9,722.00	0.00
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	0.00	0.00	0.00	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	0.00	0.00	0.00	0.00
.09B-2 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	0.00	0.00	0.00	0.00
.09B-5 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
Total	316,675.00	44.24	140,091.80	140,091.80	0.00

Reimbursables

Reimbursables

Billed
Amount
78.20

Times Advertising/Legal Ad

Invoice total 78.20

TERMS: DUE UPON RECEIPT

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

1565

63 23/671 FL
11022

DATE 2-17-2025

PAY
TO THE
ORDER OF

Coastal Engineering \$9,285.36
Ninety Two Hundred Eighty Five & 36/100 DOLLARS

BANK OF AMERICA

ACH N/T 003100277

FOR Waterford - 411 035, 036, 037, 038, 039
040

R. Barty

⑈001565⑈ ⑈063100277⑈ 898128868682⑈

Sequence: 7222313000030

Item Amount: \$9,285.36

Check Number: 1565

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 00358040
Date 01/30/2025

Project 21082-29 OAK HILL LAND,
LLC/WATERFORD EASTSIDE-WEST
PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	100.00	0.00	620.00	620.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	85.00	123,154.80	123,154.80	0.00
.05B-2 Permitting & Processing	38,888.00	35.00	9,722.00	13,610.80	3,888.80
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	0.00	0.00	0.00	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	0.00	0.00	0.00	0.00
.09B-2 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	0.00	0.00	0.00	0.00
.09B-5 Plat Prep and Record	22,800.00	0.00	0.00	0.00	0.00
Total	316,675.00	45.66	140,091.80	144,600.60	4,508.80

Invoice total 4,508.80

TERMS: DUE UPON RECEIPT

Check Number:

OAK HILL LAND LLC 4905 W LAUREL ST STE 100 TAMPA, FL 33607-4540		1594 65-21831 FL 11822
DATE <u>5-21-2025</u>		
PAY TO THE ORDER OF <u>Coastal Engineering</u>	\$ <u>118,436.70</u>	
<u>One Hundred Eighteen Thousand Four Hundred thirty six & 70/100</u> DOLLARS		
BANK OF AMERICA		
ACH N/T 063100277		
FOR <u>Waterford Inv 396, 397, 398, 399, 349, 306</u>	<u>D. Baetj</u>	
<u>518, 519, 520, 521, 522</u>		
⑆00⑆594⑆⑆063⑆00277⑆898⑆28868682⑆		

Sequence: 7502940000010

Item Amount: \$118,436.70

Check Number: 1594

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 00358349
 Date 03/31/2025

Project 21082-29 OAK HILL LAND,
 LLC/WATERFORD EASTSIDE-WEST
 PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	100.00	620.00	620.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	90.00	123,154.80	130,399.20	7,244.40
.05B-2 Permitting & Processing	38,888.00	60.00	13,610.80	23,332.80	9,722.00
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	0.00	0.00	0.00	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	80.00	0.00	5,030.40	5,030.40
.09B-2 Plat Prep and Record	22,800.00	80.00	0.00	18,240.00	18,240.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	80.00	0.00	6,400.00	6,400.00
.09B-5 Plat Prep and Record	22,800.00	80.00	0.00	18,240.00	18,240.00
Total	316,675.00	66.15	144,600.60	209,477.40	64,876.80

Invoice total 64,876.80

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00358349	03/31/2025	64,876.80	64,876.80				
	Total	64,876.80	64,876.80	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 00358521
 Date 04/30/2025

Project 21082-29 OAK HILL LAND,
 LLC/WATERFORD EASTSIDE-WEST
 PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	100.00	620.00	620.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	95.00	130,399.20	137,643.60	7,244.40
.05B-2 Permitting & Processing	38,888.00	75.00	23,332.80	29,166.00	5,833.20
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	10.00	0.00	2,588.80	2,588.80
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	80.00	5,030.40	5,030.40	0.00
.09B-2 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	80.00	6,400.00	6,400.00	0.00
.09B-5 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
Total	316,675.00	71.10	209,477.40	225,143.80	15,666.40

Invoice total 15,666.40

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00358349	03/31/2025	64,876.80	64,876.80				
	Total	64,876.80	64,876.80	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 00358669
 Date 05/31/2025

Project 21082-29 OAK HILL LAND,
 LLC/WATERFORD EASTSIDE-WEST
 PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	100.00	620.00	620.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	100.00	137,643.60	144,888.00	7,244.40
.05B-2 Permitting & Processing	38,888.00	85.00	29,166.00	33,054.80	3,888.80
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	10.00	2,588.80	2,588.80	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	100.00	5,030.40	6,288.00	1,257.60
.09B-2 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	100.00	6,400.00	8,000.00	1,600.00
.09B-5 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
Total	316,675.00	75.51	225,143.80	239,134.60	13,990.80

Reimbursables

Reimbursables

Billed Amount
108.10

Times Advertising/Legal Ad Phase 4 & 5A

Invoice total	14,098.90
Prepayment applied	-0.45
Amount due this invoice	14,098.45

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 00358877
Date 06/30/2025

Project 21082-29 OAK HILL LAND,
LLC/WATERFORD EASTSIDE-WEST
PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	100.00	620.00	620.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	100.00	144,888.00	144,888.00	0.00
.05B-2 Permitting & Processing	38,888.00	90.00	33,054.80	34,999.20	1,944.40
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	10.00	2,588.80	2,588.80	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	100.00	6,288.00	6,288.00	0.00
.09B-2 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	100.00	8,000.00	8,000.00	0.00
.09B-5 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
Total	316,675.00	76.13	239,134.60	241,079.00	1,944.40

Invoice total 1,944.40

OAK HILL LAND LLC

18125 WAYNE RD
ODESSA, FL 33556-4723

1633

63-27/631 FL
11023

DATE 8-28-2025

PAY
TO THE
ORDER OF

Coastal Engineering

\$48,803.33

Forty Eight Thousand Eight Hundred Three & 33/100

DOLLARS



Photo
Safe
Deposit®
Details on back

BANK OF AMERICA

ACH R/T 063100277

FOR

Waterford 8873, 8874, 8875, 8876, 8877
8940, 8878, 8834, 8889

R. Barty

⑈001633⑈ ⑈063100277⑈ 898128868682⑈

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 00358877
Date 06/30/2025

Project 21082-29 OAK HILL LAND,
LLC/WATERFORD EASTSIDE-WEST
PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	100.00	620.00	620.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	100.00	144,888.00	144,888.00	0.00
.05B-2 Permitting & Processing	38,888.00	90.00	33,054.80	34,999.20	1,944.40
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	10.00	2,588.80	2,588.80	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	100.00	6,288.00	6,288.00	0.00
.09B-2 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	100.00	8,000.00	8,000.00	0.00
.09B-5 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
Total	316,675.00	76.13	239,134.60	241,079.00	1,944.40

Invoice total 1,944.40



Florida Fish
and Wildlife
Conservation
Commission

Rodney Garrett
Chairman
Tallahassee

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Vice Chairman
Fort Lauderdale

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Tampa

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Orlando

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Hugh A. Young
Executive Director

Heidi "Bill" Boyd
Assistant Executive Director

Debra Warren
Chief Administrative Officer

David J. Jordan
Chief of Staff

Branch of Habitat and
Special Conservation
Projects
Gainesville

(850) 488-2611
(850) 921-7733 FAX

Merging fish and wildlife
resources and their laws

INVOICE

Bill To:
Oak Hill Land LLC
18125 Wayne Road
ODESSA, FLORIDA 33558
813-205-2794

Date: 07/16/2025
Invoice No. 25103411
Application No. 127424
For: Gopher Tortoise Conservation Disturbed Site
Project Name: Waterford Phases 4A & 5A

Application Number	Date	Description	Quantity	Rate	Amount
127424	07/16/2025	Gopher Tortoise Conservation Disturbed Site			
		S&C Search (Tier1)/Unit 1:	1	\$398	\$398.00
		Gopher Tortoise Disturbed Site	0		\$0.00
		Estimated tortoise to be Relocated	1	\$5311	\$5,311.00
		Requested tortoise to be Relocated	0		\$0.00
127424	07/16/2025	Subtotal	1		\$5,709.00
127424	07/16/2025	Balance:			\$5,709.00

Notice: When the application is submitted for a disturbed site where the applicant is a single-family property owner OR if a Tier 2 or Tier 3 Short-Term recipient site OR Tier 2 Long-Term recipient site is selected, please do not initiate the payment until contacted by FWC staff as the invoice will be corrected.

Please include a copy of this invoice with payment. Do not mail cash.
Make all checks payable to the Fish & Wildlife Foundation of Florida, Inc.
Remit payment to: Fish & Wildlife Foundation of Florida, Inc., P.O. Box 11810, Tallahassee, FL 32302
*Eligible refunds equal the final balance less a 3% administrative service charge assessed by the Fish & Wildlife Foundation of Florida, Inc. and a refund request form must be submitted to the FWC within 60 days from the date the invoice shows a refundable balance.
If you have additional questions, please contact the Gopher Tortoise Program at (850) 921-1031
THANK YOU FOR HELPING TO CONSERVE FLORIDA'S WILDLIFE

OAK HILL LAND LLC
18125 WAYNE RD
ODESSA, FL 33558-4723

1626

8-27-2031 R
11023

DATE 7-16-2025

PAY TO THE ORDER OF Fish & Wildlife Foundation of Florida Inc \$ 5,709.00

Fifty Seven Hundred Nine & No/100 DOLLARS

BANK OF AMERICA

ACH A/T 88370377

FOR INV 25103411 - Waterford 4A/5A

R. Bastyn

⑈001626⑈ ⑆063100277⑆ 898128868682⑈



Florida Fish
and Wildlife
Conservation
Commission

gammisw@floridawildlife.com

Rodney Barreto
Chairman
Coral Gables

Steven Hudson
Vice Chairman
Fort Lauderdale

Preston Ferraro
Tampa

Gary Lester
Oxford

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Office of the
Executive Director

Roger A. Young
Executive Director

Charles "Rett" Boyd
Assistant Executive Director

George Warthen
Chief Conservation Officer

Jessica Crawford
Chief of Staff

Division of Habitat and
Species Conservation
Melissa Tucker
Director

(850) 488-3831
(850) 921-7793 FAX

Managing fish and wildlife
resources for their long-term
well-being and the benefit of
people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 488-4676

Hearing/speech impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

INVOICE

Bill To:
Oak Hill Land LLC
18125 Wayne Road
ODESSA, FLORIDA 33556
813-205-2794

Date 08/25/2025
Invoice No. 25103411
Application No. 127424
For: Gopher Tortoise Conservation Disturbed Site
Project Name: Waterford Phases 4A & 5A

Application Number	Date	Description	Quantity	Rate	Amount
127424	07/16/2025	Gopher Tortoise Conservation Disturbed Site			
		S&C Ranch (Tier1)/Unit 1	1	\$398	\$398.00
		Gopher Tortoise Disturbed Site	0		\$0.00
		Estimated Tortoise to be Relocated	1	\$5311	\$5,311.00
		Requested Tortoise to be Relocated	0		\$0.00
127424	08/25/2025	Subtotal	1		\$5,709.00
127424	07/25/2025	Payment Received - Thank you			(\$5,709.00)
127424	08/25/2025	Balance			\$0.00

Notice: When the application is submitted for a disturbed site where the applicant is a single-family property owner OR if a Tier 2 or Tier 3 Short-Term recipient site OR Tier 2 Long-Term recipient site is selected, please do not initiate the payment until contacted by FWC staff as the invoice will be corrected.

Please include a copy of this invoice with payment. Do not mail cash.

Make all checks payable to the Fish & Wildlife Foundation of Florida, Inc.

Remit payment to: Fish & Wildlife Foundation of Florida, Inc., P.O.Box 11010, Tallahassee, FL 32302

***Eligible refunds equal the final balance less a 3% administrative service charge assessed by the Fish & Wildlife Foundation of Florida, Inc. and a refund request form must be submitted to the FWC within 60 days from the date the invoice shows a refundable balance.**

If you have additional questions, please contact the Gopher Tortoise Program at (850) 921-1031.

THANK YOU FOR HELPING TO CONSERVE FLORIDA'S WILDLIFE



5550 Newbury Street, Suite B
Baltimore, MD 21209
P: 443.921.9441
F: 410.235.1503

INVOICE # OFMB20250206 - 1
EIP Credit Co., LLC

CONFIDENTIAL

PO No. NA

06 February 2025

Buyer

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

Contact Person

Ron Bastyr
ronbastyr@yahoo.com
813.205.2794

Project Details

Project Name: Waterford Phases 4A & 5A
Permit Application: 905706
Watershed: Crystal-Pithlachascotee (HUC 03100207)
County: Hernando County, FL

MITIGATION CREDITS PURCHASED

Item	Bank	Credit Type	Quantity	Unit Price	Purchase Price
1	Old Florida	Freshwater Herbaceous State	0.57	\$ 257,500.00	\$ 146,775.00
					<u>\$ 146,775.00</u>

PAYMENTS

	Due Date	Amount	Paid	Remaining
Deposit 1	06-Mar-25	\$ 22,016.25	\$ -	\$ 22,016.25
Deposit 2	04-Jun-25	\$ 22,016.25	\$ -	\$ 22,016.25
Remaining Balance	02-Sep-25	\$ 102,742.50	\$ -	\$ 102,742.50
		<u>\$ 146,775.00</u>	<u>\$ -</u>	<u>\$ 146,775.00</u>

0.57 state-only freshwater herbaceous wetland credits to offset wetland impacts associated with the Waterford Phases 4A&5A project in Hernando County, FL.

Credit Invoice Terms Expire 06 March 2025

Contact sales@ecosystempartners.com to securely receive wire transfer / ACH payment instructions. Reference the invoice number when submitting payment.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

7601 U.S. HWY. 301 TAMPA, FL 33637-6759
(813) 985-7481



DISTRICT RECEIPT NO: TA25-00000031001

Date Created: November 7, 2024 2:11 pm

Counter Receipt

Date Modified: November 7, 2024 2:11 pm

Description: ERP PERMIT FEES

Payment For:

Pay Type: PERSONAL_CHECK

Chk/Mo Nbr: 1506

Chk/Mo Date: 10/1/2024

Amount: 2,798.25

Customer:

OAK HILL LAND LLC
4805 W LAUREL STREET SUITE 100
TAMPA, FL US 33607

Contact:

Comments:

Cashier: HHENRY

Actual Permit #:

Temp Permit #:

Application ID: 905706

Project Name: WATERFORD PHASES 4A & 5A

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

1186

63-27/631 FL
11023

DATE 12-22-2022

PAY
TO THE
ORDER OF

Hernand County Planning Dept \$ 8,710 —
Eighty Seven Hundred Ten & No/100 — DOLLARS

Photo
Safe
Deposit
Details on back

BANK OF AMERICA

ACH R/T 063100277

FOR Conditional Plat

R. Barty

⑈001186⑈ ⑈063100277⑈ 898128868682⑈

CONDITIONAL PLAT SUBDIVISION REVIEW APPLICATION

HERNANDO COUNTY PLANNING DEPARTMENT

1653 Blaise Dr.
Brooksville, FL 34601
352-754-4057
AKidd@co.hernando.fl.us

DATE: _____

Name of Project: Waterford Overall (3 A&B, 4 A&B, 5 A&B) Key No(s): 1725191, 1797498 & 1797489

1. Developer's Name: OAK HILL LAND, LLC 2. Project Engineer's Name: Coastal Engineering Associates, Inc.

Address: 18125 WAYNE ROAD ODESSA, FL 33556 Address 966 Candlelight Blvd., Brooksville, FL 34601

Daytime Phone: (813) 205-2794 Daytime Phone: (352) 796-9423

Fax: _____ Fax: (352) 799-8359

Email Address: ronbastyr@yahoo.com, soneil@ocateam.com Email Address: jyoung@coastal-engineering.com

3. Zoning Classification: CPDP W/ SF & MF 4. Number of Lots Shown: 721

5. Proposed ownership and maintenance responsibility of the subdivision? ☒ Public ☐ Private

6. A completed Certificate of Concurrency application is on file? Yes X No

If no, an application and payment of the fee must be made to the Planning Department same day as this application submittal. **Hernando County Planning and School Board concurrency applications are being submitted simultaneously with this application.**

7. Trips anticipated: PM Peak A traffic analysis study is required when 50 or more peak hour trips are anticipated.

8. Are subject lands in X Hernando County Utilities service area or _____ City of Brooksville service area?
_____ Septic Tanks utilized?

Notes:

- Other documentation may be required to complete each review phase.
- Provide a cover letter for revised submittals, addressing how and where each comment was answered. **All documents must be submitted in a complete submittal. Partial response to comments cannot be accepted**
- Following staff's comments, no charge will apply for the initial revised plans. However; a \$250 fee will be charged for each subsequent resubmittal thereafter.
- See next pages for Calculation of Review Fees, Project Checklists and instructions.

AFFIDAVIT

State of Florida _____, County of Hernando

I, Ron Bastyr, Managing Member / Authorized Person for Oak Hill Land, LLC., as the (owner/legal representative) do hereby make application to Hernando County for platting procedures as noted above; that all answers to the questions in said application, all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief.

Signature _____

Sworn & Subscribed before me this 13th day of December, 2022. The individual is ☒ personally known to me, or ☐ Produced identification: N/A and ☐ DID ☐ DID NOT take an oath.



LINDSAY ANN MORGAN
Commission # HH 022194
Expires November 16, 2024
Bonded Thru Budget Notary Services

Signature of Notary Public _____

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

1438

63-27/631 FL
11023

DATE 5-3-2024

PAY TO THE ORDER OF Hernando County Planning Dept. \$ 5.725—

Fifty Seven Hundred Twenty Five & No/100 DOLLARS

BANK OF AMERICA

ACH R/T 063100277

FOR Waterford 4A & 5A fees

R Basty

Photo
Safe
Deposits
Details on back

⑈001438⑈ ⑈063100277⑈ 898128868682⑈

CONSTRUCTION DRAWING SUBDIVISION REVIEW APPLICATION

HERNANDO COUNTY PLANNING DEPARTMENT

1653 Blaise Dr. Brooksville, FL 34601

352-754-4057

Akidd@co.hernando.fl.us

DATE: 05/01/2024

Name of Project: Waterford Phases 4A & 5A Key No(s): 1797498, 1797489

1. Developer's Name: Oak Hill Land, LLC

Address: 18125 Wayne Road, Odessa, FL 33556

Daytime Phone: 813-205-2794

Fax:

Email Address: ronbastyr@yahoo.com

2. Project Engineer's Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd, Brooksville, FL 34601

Daytime Phone: 352-796-9423

Fax:

Email Address: permits@coastal-engineering.com

3. Zoning Classification: CPDP W/SF & MF

4. Number of Lots Shown: 215

5. Proposed ownership and maintenance responsibility of the subdivision? ☒ Public ☐ Private

6. Are subject lands in: ☒ Hernando County Utilities service area? OR ☐ City of Brooksville service area?
OR ☐ Septic Tanks utilized?

Notes:

- Other documentation may be required to complete each review phase.
- Provide a cover letter for revised submittals, addressing how and where each comment was answered. **All documents must be submitted in a complete submittal. Partial response to comments cannot be accepted.**
- Following staff's comments, no charge will apply for the initial revised plans. However, a \$250 fee will be charged for each subsequent resubmittal thereafter.
- See next pages for Calculation of Review Fees, Project Checklists, and instructions.

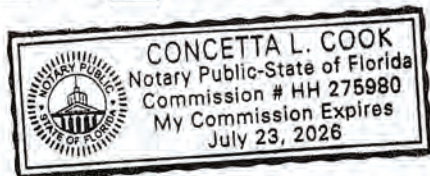
AFFIDAVIT

State of Florida, County of Hernando

I, Ron Bastyr, as the (owner/legal representative) do hereby make application to Hernando County for platting procedures as noted above; that all answers to the questions in said application, all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief

Signature

Sworn & Subscribed before me this 3rd day of May, 2024. The individual is ☒ personally known to me, or ☐ produced identification and ☐ DID ☒ DID NOT take an oath.



Signature of Notary Public

OAK HILL LAND LLC

18125 WAYNE RD
ODESSA, FL 33556-4723

1617

63-27/631 FL
11023

DATE 6-5-2025

PAY TO THE ORDER OF Hernando County Utilities \$ 650
Six Hundred Fifty & No/100 DOLLARS

BANK OF AMERICA

ACH R/T 063100277

FOR Waterford 4A/5A
Water App.

R. Bastin

⑈001617⑈ ⑈063100277⑈ 898128868682⑈

OAK HILL LAND LLC

18125 WAYNE RD
ODESSA, FL 33556-4723

1618

63-27/631 FL
11023

DATE 6-5-2025

PAY TO THE ORDER OF Hernando County Utilities \$ 500—

Five Hundred & No/100— DOLLARS

BANK OF AMERICA

ACH R/T 063100277

FOR Waterford 4A/5A
wastewater App

R Bastin

⑈001618⑈ ⑆063100277⑆ 898128868682⑈



Florida Department of Environmental Protection

Notification/Application for Constructing a Domestic Wastewater Collection/Transmissions System

Part I - General

Subpart A: Permit Application Type (Check only one)*



Individual permit for a domestic wastewater collection/transmission system serving **10 or greater** equivalent dwelling units (EDU). An EDU is equal to 3.5 persons. Criteria for an individual permit are contained in Rule 62-604.600(7), F.A.C.

Application fee: \$500



Individual permit for a domestic wastewater collection/transmission system serving **less than 10** equivalent dwelling units (EDU). An EDU is equal to 3.5 persons. Criteria for an individual permit are contained in Rule 62-604.600(7), F.A.C.

Application fee: \$300



Minor revision to an individual permit for a domestic wastewater collection/transmission system.

Application fee: \$250



Notice of Intent to use the general permit for a domestic wastewater collection/transmission system. Criteria for a general permit are contained in Rule 62-604.600(6), F.A.C. Projects not meeting the criteria in Rule 62-604.600(6), F.A.C., must apply for an individual permit.

Application fee: \$250

*Note: Each non-contiguous project (i.e., projects that are not interconnected or are not located on adjacent streets or in the same neighborhood) requires a separate application and fee.

Subpart B: Instructions

- (1) This form shall be completed for all public and private domestic wastewater collection/transmission system construction projects as follows:
 - If this is a Notice of Intent to use the general permit, this notification shall be submitted to the Department **at least 30 days prior to initiating construction.**
 - If this is an application for an individual permit, the permit must be obtained prior to initiating construction.
- (2) One copy of the completed form shall be submitted to the appropriate DEP district office or delegated local program along with the appropriate fee, and one copy of the following supporting documents. Checks should be made payable to the Florida Department of Environmental Protection, or the name of the appropriate delegated local program. Forms and documents may be submitted electronically in accordance with the [Wastewater Electronic Document Submission](#) instructions available from DEP's website.
 - If this is a Notice of Intent to use the general permit, attach a site plan or sketch showing the size and approximate location of new or altered gravity sewers, pump stations and force mains; showing the approximate location of manholes and isolation valves; and showing how the proposed project ties into the existing or proposed wastewater facilities. The site plan or sketch shall be signed and sealed by a professional engineer registered in Florida.
 - If this is an application for an individual permit, one set of plans and specifications shall be submitted with this application. The plans and specifications shall include lift station design calculations if a lift station is proposed. Chapters 10 and 20 of *Recommended Standards for Wastewater Facilities*, 2014, provide helpful guidance on the proper preparation of plans and specifications. The plans and specifications shall be signed and sealed by a Professional Engineer registered in Florida.
- (3) All information shall be typed or printed in ink if submitting paper forms. Where attached sheets (or other technical documentation) are utilized in lieu of the blank spaces provided, indicate appropriate cross-references on the form. For Items (1) through (4) of Part II of this application form, if an item is not applicable to your project, indicate "NA" in the appropriate space provided.

Part II – Project Documentation

(1) Collection/Transmission System Permittee

Name Ron Bastyr Title Manager
 Company Name Oak Hill Land LLC
 Address 18125 Wayne Road
 City Odessa State FL Zip 33556
 Telephone (813) 205-2794 Cell _____ Fax _____
 Email ronbastyr@yahoo.com; caddy_mack2730@outlook.com

(2) General Project Information

Project Name Waterford Phases 4A & 5A
 Project Address Hernando County; Brooksville, FL; Section 11; Township 22S; Range 33E
 City Brooksville State FL Zip 34613
 County Hernando Latitude 28° 26' 17.60" Longitude 82° 29' 13.50"

Project Description and Purpose (including the total length and material of each diameter of proposed gravity sewers and forcemains, total number of manholes, total number of pump stations, and connections to existing system):

214 single lot subdivision

LUKE TO FILL IN THE QUANTITIES OF MANHOLES AND GRAVITY PIPE. NO LIFT STATION WITH THIS PHASE.

Estimated date for: Start of construction August 2025 Completion of Construction August 2026

Number of connections to existing system or treatment plant 1

(3) Project Capacity

Type of Unit	Number of Units	Population Per Unit	Total Population (Number of Units x Population Per Unit)	Per Capita Flow in Gallons per Day (GPD)	Total Average Daily Flow in GPD (Total Population x Per Capita Flow)	Peak hour flow in Gallons Per Minute (GPM)
Single-Family Home	214			170	36380	75.80
Mobile Home						
Apartment						
Commercial, Institutional, or Industrial Facility*						
Total	NA	NA		NA	36380	75.80

* Description of commercial, institutional, and industrial facilities and explanation of method used to estimate per capita flow for these facilities:

170 gpm per unit is based on previous master plan and master pump station design completed for Waterford (fka Cortez Oaks)
 Peak factor of 3.0 HCUD

(4) Pump Station Data (attached additional sheets as necessary)

Location	Type	Maximum Estimated Flow to the Station (GPD)	Average Estimated Flow to the Station (GPD)	Minimum Estimated Flow to the Station (GPD)	Operating Conditions [GPM @ FT (TDH)]
NA				0	

(5) Collection/Transmission System Design Information

- A. This information must be completed for all projects by the applicant's professional engineer, and if applicable, those professional engineers in other disciplines who assisted with the design of the project. The checklist below shall be used for conventional collection/transmission systems while Attachment I to this form shall be used for low pressure sewer systems, including septic tank effluent pump (STEP) systems, and Attachment II shall be used for vacuum sewer systems (Include Attachments I or II with the submittal of this form as applicable). These checklists cover important items but are not necessarily completely comprehensive of collection system construction and do not relieve the engineer from designing the collection system following sound engineering practices.

Complete the tables below (or Attachments I or II as applicable) as follows:

- The engineer shall initial each requirement if the project has been designed to comply with the standard or criteria.
- Mark "NA" if the requirement does not apply to this project and provide an explanation in section (5)B.
- Mark "NC" if the project has not been designed to comply with the requirement and provide an explanation in section (5)B, including any rule references.

Note, if the project has not been designed in accordance with the standards and criteria set forth in Rules 62-604.400(1) and (2), F.A.C., an application for an individual permit shall be submitted. However, if Rules 62-604.400(1) and (2), F.A.C., specifically allow for another alternative that will result in an equivalent level of reliability and public health protection, the project can be constructed using the general permit. Also note that each requirement below and in Attachments I and II includes a reference to guidance or rule for further information. The guidance documents given in the checklists are as follows:

- "RSWF" – Recommended Standards for Wastewater Facilities (2014). Health Research, Inc., Health Education Services Division, P.O. Box 7126, Albany, NY 12224, www.healthresearch.org
- "MOPFD-12" – Alternative Sewer Systems, Manual of Practice No. FD-12. Alternative Sewer Systems (1986). Water Environment Federation, 602 Wythe Street, Alexandria, VA 22314, www.wef.org.
- "FL DSG" – Design and Specification Guidelines for Low Pressure Sewer Systems (1981). Department of Environmental Protection, 2600 Blair Stone Road, MS 3540, Tallahassee, FL 32399-2400, www.floridadep.gov.
- "EPA ACS" - Alternative Wastewater Collection Systems (1991). EPA/625/1-91/024. NTIS# PB93-1162591N2; National Technical Information Service, 5285 Port Royal Road, Springfield, VA 22161, www.ntis.gov.

General Requirements

Initials (or "NA" or "NC")	Item Number	Requirement
bm	1	The project is designed based on an average daily flow of 100 gallons per capita plus wastewater flow from industrial plants and major institutional and commercial facilities unless water use data or other justification is used to better estimate the flow. The design includes an appropriate peaking factor, which covers I/I contributions and non-wastewater connections to those service lines. (Note, see Attachment I for low pressure sewer systems) [RSWF 11.243]
bm	2	Procedures are specified for operation of the collection/transmission system during construction if work is performed on a system currently in operation. [RSWF20.15]
bm	3	The project is designed to be located on public rights-of-way, land owned by the permittee, or easements and to be located no closer than 100 feet from a public drinking water supply well and no closer than 75 feet from a private drinking water supply well; or documentation is provided in Part II.(5)B., showing that another alternative will result in an

Initials (or "NA" or "NC")	Item Number	Requirement
		equivalent level of reliability and public health protection. [62-604.400(1)(b) and (c), F.A.C.]
bm	4	The project is designed with no physical connections between a public or private potable water supply system and a sewer or force main and with no water pipes passing through or coming into contact with any part of a sewer manhole. [RSFW 38.1]
bm	5	The project is designed to preclude the deliberate introduction of storm water, surface water, groundwater, roof runoff, subsurface drainage, swimming pool drainage, air conditioning system condensate water, non-contact cooling water except as provided by Rule 62-610.668(1), F.A.C., and sources of uncontaminated wastewater, except to augment the supply of reclaimed water in accordance with Rule 62-610.472(3)(c), F.A.C. [62-604.400(1)(d), F.A.C.]
bm	6	The project is designed so that all new or relocated, buried sewers and force mains, are located in accordance with the separation requirements from water mains and reclaimed water lines of Rules 62-604.400(2)(g) and (h), F.A.C. Note, if the criteria of Rules 62-604.400(2)(g) 4. or (2)(h)3., F.A.C., are used, describe in Part II.(5)B. alternative construction features that will be provided to afford a similar level of reliability and public health protection. [62- 604.400(2)(g) and (h), F.A.C.; 62-555.314, F.A.C.]

Gravity Sewers

Initials (or "NA" or "NC")	Item Number	Requirement
bm	7	The project is designed with no public gravity sewer conveying raw wastewater less than 8 inches in diameter. [RSWF 33.1]
bm	8	The design considers buoyancy of sewers, and appropriate construction techniques are specified to prevent flotation of the pipe where high groundwater conditions are anticipated. [RSWF 33.3]
bm	9	All sewers are designed with slopes to give mean velocities, when flowing full, of not less than 2.0 feet per second, based on Manning's formula using an "n" value of 0.013; or if it is not practicable to maintain these minimum slopes and the depth of flow will be 0.3 of the diameter or greater for design average flow, the owner of the system has been notified that additional sewer maintenance will be required. The pipe diameter and slope are selected to obtain the greatest practical velocities to minimize solids deposition problems. Oversized sewers are not specified to justify flatter slopes. [RSWF 33.41, 33.42, and 33.43]
bm	10	Sewers are designed with uniform slope between manholes. [RWSF 33.44]
NA	11	Where velocities greater than 10 fps are designed, provisions to protect against displacement by erosion and impact are specified. [RSWF 33.45]
NA	12	Sewers on 20% slopes or greater are designed to be anchored securely with concrete, or equal, anchors spaced as follows: not over 36 feet center to center on grades 20% and up to 35%; not over 24 feet center to center on grades 35% and up to 50%; and not over 16 feet center to center on grades 50% and over. [RSWF 33.46]
bm	13	Sewers 24 inches or less are designed with straight alignment between manholes. Where curvilinear sewers are proposed for sewers greater than 24 inches, the design specifies compression joints; ASTM or specific pipe manufacturer's maximum allowable pipe joint deflection limits are not exceeded; and curvilinear sewers are limited to simple curves which start and end at manholes. [RSWF 33.5]
bm	14	Suitable couplings complying with ASTM specifications are required for joining dissimilar materials. [RSWF 33.7]
bm	15	Sewers are designed to prevent damage from superimposed loads. [RSWF 33.7]
bm	16	Appropriate specifications for the pipe and methods of bedding and backfilling are provided so as not to damage the pipe or its joints, impede cleaning operations and future tapping, nor create excessive side fill pressures and ovalation of the pipe, nor seriously impair flow capacity. [RSWF 33.81]
bm	17	Appropriate deflection tests are specified for all flexible pipe including PVC. Testing is

Initials (or "NA" or "NC")	Item Number	Requirement
		required after the final backfill has been in place at least 30 days to permit stabilization of the soil-pipe system. Testing requirements specify: 1) no pipe shall exceed a deflection of 5%; 2) using a rigid ball or mandrel for the deflection test with a diameter not less than 95% of the base inside diameter or average inside diameter of the pipe, depending on which is specified in the ASTM specification, including the appendix, to which the pipe is manufactured; and 3) performing the test without mechanical pulling devices. [RSWF 33.85]
bm	18	Leakage tests are specified requiring that: 1) the leakage exfiltration or infiltration does not exceed 100 gallons per inch of pipe diameter per mile per day for any section of the system; 2) exfiltration or infiltration tests be performed with a minimum positive head of 2 feet; and 3) air tests, as a minimum, conform to the test procedure described in ASTM C-828 for clay pipe, ASTM C 924 for concrete pipe, ASTM F-1417 for plastic pipe, and for other materials appropriate test procedures. [RSWF 33.93, 33.94, and 33.95]
NA	19	If an inverted siphon is proposed, documentation of its need is provided in Part II.(5)B. Inverted siphons are designed with: 1) at least two barrels; 2) a minimum pipe size of 6 inches; 3) necessary appurtenances for maintenance, convenient flushing, and cleaning equipment; and 4) inlet and discharge structures having adequate clearances for cleaning equipment, inspection, and flushing. Design provides sufficient head and appropriate pipe sizes to secure velocities of at least 3.0 fps for design average flows. The inlet and outlet are designed so that the design average flow may be diverted to one barrel, and that either barrel may be cut out of service for cleaning. [RSWF 35]

Manholes

Initials (or "NA" or "NC")	Item Number	Requirement
bm	20	The project is designed with manholes at the end of each line; at all changes in grade, size, or alignment; at all intersections; and at distances not greater than 400 feet for sewers 15 inches or less and 500 feet for sewers 18 inches to 30 inches, except in the case where adequate modern cleaning equipment is available at distances not greater than 600 feet. [RSWF 34.1]
bm	21	Design requires drop pipes to be provided for sewers entering manholes at elevations of 24 inches or more above the manhole invert. Where the difference in elevation between the incoming sewer and the manhole invert is less than 24 inches, the invert is designed with a fillet to prevent solids deposition. Inside drop connections (when necessary) are designed to be secured to the interior wall of the manhole and provide access for cleaning. Design requires the entire outside drop connection be encased in concrete. [RSWF 34.2]
bm	22	Manholes are designed with a minimum diameter of 48 inches and a minimum access diameter of 24 inches. [RSWF 34.3]
bm	23	Design requires that a bench be provided on each side of any manhole channel when the pipe diameter(s) are less than the manhole diameter and that no lateral sewer, service connection, or drop manhole pipe discharges onto the surface of the bench. [RSWF 34.5]
bm	24	Design requires: 1) manhole lift holes and grade adjustment rings be sealed with non-shrinking mortar or other appropriate material; 2) inlet and outlet pipes be joined to the manhole with a gasketed flexible watertight connection or another watertight connection arrangement that allows differential settlement of the pipe and manhole wall; and 3) watertight manhole covers be used wherever the manhole tops may be flooded by street runoff or high water. [RSWF 34.6]
bm	25	Manhole inspection and testing for water-tightness or damage prior to placing into service are specified. Air testing, if specified for concrete sewer manholes, conforms to the test procedures described in ASTM C-1244. [RSWF 34.7]
NA	26	Electrical equipment specified for use in manholes is consistent with Item 46 of this checklist. [RSWF 34.9]

Stream Crossings

Initials (or "NA" or "NC")	Item Number	Requirement
NA	27	Sewers and force mains entering or crossing streams are designed to be constructed of ductile iron pipe with mechanical joints or so they will remain watertight and free from changes in alignment or grade or constructed of HDPE with fused joints for directional drilling. Appropriate materials which will not readily erode, cause siltation, damage pipe during placement, or corrode the pipe are specified to backfill the trench. [RSWF 36.21]
NA	28	Stream crossings are designed to incorporate valves or other flow regulating devices (which may include pump stations) on the shoreline or at such distances from the shoreline to prevent discharge in the event the line is damaged. [62- 604.400(2)(j)5., F.A.C.]
NA	29	Sewers and force mains entering or crossing streams are designed at a sufficient depth below the natural bottom of the stream bed to protect the line. At a minimum, the project is designed with subaqueous lines to be buried at least three feet below the design or actual bottom, whichever is deeper, of a canal and other dredged waterway or the natural bottom of streams, rivers, estuaries, bays, and other natural water bodies; or if it is not practicable to design the project with less than three-foot minimum cover, alternative construction features (e.g. a concrete cap, sleeve, or some other properly engineered device to insure adequate protection of the line) are described in Part II.C. [62- 604.400(2)(j)1., F.A.C., and RSWF 36.11]
NA	30	Specifications require permanent warning signs be placed on the banks of canals, streams, and rivers clearly identifying the nature and location (including depths below design or natural bottom) of subaqueous crossings and suitably fixed signs be placed at the shore, for subaqueous crossings of lakes, bays, and other large bodies of water, and in any area where anchoring is normally expected. [62-604.400(2)(j)2., F.A.C.]
NA	31	Provisions for testing the integrity of subaqueous lines are specified. [62-604.400(2)(j)4., F.A.C.]
NA	32	Supports are designed for all joints in pipes utilized for aerial crossings and to prevent overturning and settlement. Expansion jointing is specified between above ground and below ground sewers and force mains. The design considers the impact of floodwaters and debris. [RSWF 37]
NA	33	Aerial crossings are designed to maintain existing or required navigational capabilities within the waterway and to reserve riparian rights of adjacent property owners. [62- 604.400(2)(j)3., F.A.C.]

Pump Stations

Initials (or "NA" or "NC")	Item Number	Requirement
NA	34	In areas with high water tables, pump stations are designed to withstand flotation forces when empty. When siting the pump station, the design considers the potential for damage or interruption of operation because of flooding. Pump station structures and electrical and mechanical equipment are designed to be protected from physical damage by the 100-year flood. Pump stations are designed to remain fully operational and accessible during the 25-year flood unless lesser flood levels are appropriate based on local considerations, but not less than the 10-year flood. [62-604.400(2)(e), F.A.C.]
NA	35	Pump stations are designed to be readily accessible by maintenance vehicles during all weather conditions. [RSWF 41.2]
NA	36	Wet well and pump station piping is designed to avoid operational problems from the accumulation of grit. [RSWF 41.3]
NA	37	Dry wells, including their superstructure, are designed to be completely separated from the wet well. Common walls are designed to be gas tight. [RSWF 42.21]
NA	38	The design includes provisions to facilitate removing pumps, motors, and other mechanical and electrical equipment. [RSWF 42.22]
NA	39	The design includes provisions for: 1) suitable and safe means of access for persons wearing self-

Initials (or "NA" or "NC")	Item Number	Requirement
		contained breathing apparatus are provided to dry wells, and to wet wells; 2) stairway access to wet wells more than 4 feet deep containing either bar screens or mechanical equipment requiring inspection or maintenance; 3) for built-in-place pump stations, a stairway to the dry well with rest landings at vertical intervals not to exceed 12 feet; 4) for factory-built pump stations over 15 feet deep, a rigidly fixed landing at vertical intervals not to exceed 10 feet unless a manlift or elevator is provided; and 5) where a landing is used, a suitable and rigidly fixed barrier to prevent an individual from falling past the intermediate landing to a lower level. If a manlift or elevator is provided, emergency access is included in the design. [RSWF 42.23]
NA	40	Specified construction materials are appropriate under conditions of exposure to hydrogen sulfide and other corrosive gases, greases, oils, and other constituents frequently present in wastewater. [RSWF 42.25]
NA	41	Multiple pumps are specified, and each pump has an individual intake. Where only two units are specified, they are of the same size. Specified units have capacity such that, with any unit out of service, the remaining units will have capacity to handle the design peak hourly flow. [RSWF 42.31 and 42.36]
NA	42	Bar racks are specified for pumps handling wastewater from 30 inch or larger diameter sewers. Where a bar rack is specified, a mechanical hoist is also provided. The design includes provisions for appropriate protection from clogging for small pump stations. [RSWF 42.322]
NA	43	Pumps handling raw wastewater are designed to pass spheres of at least 3 inches in diameter. Pump suction and discharge openings are designed to be at least 4 inches in diameter. Note, this provision is not applicable to grinder pumps. [RSWF 42.33]
NA	44	The design requires pumps be placed such that under normal operating conditions they will operate under a positive suction head, unless pumps are suction-lift pumps. [RSWF 42.34]
NA	45	The design requires: 1) pump stations be protected from lightning and transient voltage surges; and 2) pump stations be equipped with lightning arrestors, surge capacitors, or other similar protection devices and phase protection. Note, small pump stations serving a single building are not required to provide surge protection devices if not necessary because the pump station is protected by the surge protection device of the single building. [62-604.400(2)(b), F.A.C.]
NA	46	The design requires 1) electrical systems and components (e.g., motors, lights, cables, conduits, switch boxes, control circuits, etc.) in raw wastewater wet wells, or in enclosed or partially enclosed spaces where hazardous concentrations of flammable gases or vapors may be present, comply with the National Electrical Code requirements; 2) electrical equipment located in wet wells be suitable for use under corrosive conditions; 3) each flexible cable be provided with a watertight seal and separate strain relief; 4) a fused disconnect switch located above ground be provided for the main power feed for all pump stations; 5) electrical equipment exposed to weather to meet the requirements of weatherproof equipment NEMA 3R or 4; 6) a 110 volt power receptacle to facilitate maintenance be provided inside the control panel for pump stations that have control panels outdoors; and 7) ground fault interruption protection be provided for all outdoor outlets. [RSWF 42.35]
NA	47	The design requires a sump pump equipped with dual check valves be provided in dry wells to remove leakage or drainage with discharge above the maximum high water level of the wet well. [RSWF 42.37]
NA	48	Pump/pump station design capacities are based on the peak hourly flow and are adequate to maintain a minimum velocity of 2 feet per second in the force main. [RSWF 42.38]
NA	49	The design includes provisions to automatically alternate the pumps in use. [RSWF 42.4]
NA	50	The design requires: 1) suitable shutoff valves be placed on the suction line of pumps/dry pit pumps; 2) suitable shutoff and check valves be placed on the discharge line of each pump (except on screw pumps); 3) a check valve be located between the shutoff valve and the pump; 4) check valves be suitable for the material being handled; 5) check valves be placed on the horizontal portion of discharge piping (except for ball checks, which may be placed in the vertical run); 6) all valves be capable of withstanding normal pressure and

Initials (or "NA" or "NC")	Item Number	Requirement
		water hammer; and 7) all shutoff and check valves be operable from the floor level and accessible for maintenance. [RSWF 42.5]
NA	51	The effective volume of wet wells is based on design average flows and a filling time not to exceed 30 minutes unless the facility is designed to provide flow equalization. The pump manufacturer's duty cycle recommendations were utilized in selecting the minimum cycle time. [RSWF 42.62]
NA	52	The design requires wet well floors have a minimum slope of 1 to 1 to the hopper bottom and the horizontal area of hopper bottoms be no greater than necessary for proper installation and function of the inlet. [RSWF 42.63]
NA	53	For covered wet wells, the design provides for air displacement to the atmosphere, such as an inverted "J" tube or other means. [RSWF 42.64]
NA	54	The design provides for adequate ventilation at all pump stations. Mechanical ventilation shall be provided where the dry well is below the ground surface. Permanently installed ventilation shall be provided if screens or mechanical equipment requiring maintenance or inspection are located in the wet well. Pump stations are designed with no interconnection between the wet well and dry well ventilation systems. [RSWF 42.71]
NA	55	The design requires all intermittently operated ventilation equipment to be interconnected with the respective pit lighting system and the manual lighting/ventilation switch to override the automatic controls. [RSWF 42.73]
NA	56	The design requires the fan wheels of ventilation systems be fabricated from non-sparking material and automatic heating and dehumidification equipment be provided in all dry wells. [RSWF 42.74]
NA	57	If wet well ventilation is continuous, design provides for at least 12 complete 100% fresh air changes per hour; if wet well ventilation is intermittent, design provides for at least 30 complete 100% fresh air changes per hour; and design requires air to be forced into wet wells by mechanical means rather than solely exhausted from the wet well. [RSWF 42.75]
NA	58	If dry well ventilation is continuous, design provides at least 12 complete 100% fresh air changes per hour; and dry well ventilation is intermittent, design provides for at least 30 complete 100% fresh air changes per hour, unless a system of two speed ventilation with an initial ventilation rate of 30 changes per hour for 10 minutes and automatic switch over to 6 changes per hour is used to conserve heat. [RSWF 42.76]
NA	59	Pump stations are designed and located on the site to minimize adverse effects from odors, noise, and lighting. [62- 604.400(2)(c), F.A.C.]
NA	60	The design requires pump stations be enclosed with a fence or otherwise designed with appropriate features to discourage the entry of animals and unauthorized persons. Posting of an unobstructed sign made of durable weather resistant material at a location visible to the public with a telephone number for a point of contact in case of emergency is specified. [62-604.400(2)(d), F.A.C.]
NA	61	The design requires suitable devices for measuring wastewater flow at all pump stations. Indicating, totalizing, and recording flow measurement are specified for pump stations with a 350 gpm or greater design peak flow. [RSWF 42.8]
NA	62	The project is designed with no physical connections between any potable water supplies and pump stations. If a potable water supply is brought to a station, reduced-pressure principle backflow-prevention assemblies are specified. [RSWF 42.9 and 62-555.30(4), F.A.C.]

Additional Items to be Completed for Suction-Lift Pump Stations

Initials (or "NA" or "NC")	Item Number	Requirement
NA	63	The design requires all suction-lift pumps to be either self-priming or vacuum-priming and the combined total of dynamic suction-lift at the "pump off" elevation and required net positive suction head at design operating conditions not to exceed 22 feet. For self-priming

Initials (or "NA" or "NC")	Item Number	Requirement
		pumps, the design requires: 1) pumps be capable of rapid priming and repriming at the "lead pump on" elevation with self-priming and repriming accomplished automatically under design operating conditions; 2) suction piping not to exceed the size of the pump suction or 25 feet in total length; and 3) priming lift at the "lead pump on" elevation to include a safety factor of at least 4 feet from the maximum allowable priming lift for the specific equipment at design operating conditions. For vacuum-priming pump stations, the design requires dual vacuum pumps capable of automatically and completely removing air from the suction-lift pumps and the vacuum pumps be adequately protected from damage due to wastewater. [RSWF 43.1]
NA	64	The design requires: 1) suction-lift pump equipment compartments to be above grade or offset and to be effectively isolated from the wet well to prevent a hazardous and corrosive sewer atmosphere from entering the equipment compartment; 2) wet well access not to be through the equipment compartment and to be at least 24 inches in diameter; 3) gasketed replacement plates be provided to cover the opening to the wet well for pump units to be remove for service; and 4) no valving be located in the wet well. [RSWF 43.2]

Additional Items to be Completed for Submersible Pump Stations

Initials (or "NA" or "NC")	Item Number	Requirement
NA	65	Submersible pumps and motors are designed specifically for raw wastewater use, including totally submerged operation during a portion of each pump cycle and to meet the requirements of the National Electrical Code for such units. Provisions for detecting shaft seal failure or potential seal failure are included in the design. [RSWF 44.1]
NA	66	The design requires submersible pumps be readily removable and replaceable without dewatering the wet well or disconnecting any piping in the wet well. [RSWF 44.2]
NA	67	In submersible pump stations, electrical supply, control, and alarm circuits are designed to provide strain relief; to allow disconnection from outside the wet well; and to protect terminals and connectors from corrosion by location outside the wet well or through use of watertight seals. [RSWF 44.31]
NA	68	In submersible pump stations, the design requires the motor control center to be located outside the wet well, readily accessible, and protected by a conduit seal or other appropriate measures meeting the requirements of the National Electrical Code, to prevent the atmosphere of the wet well from gaining access to the control center. If a seal is specified, the motor can be removed and electrically disconnected without disturbing the seal. The design requires control equipment exposed to weather to meet the requirements of weatherproof equipment NEMA 3R or 4. [RSWF 44.32]
NA	69	In submersible pump stations, the design requires: 1) pump motor power cords be flexible and serviceable under conditions of extra hard usage and to meet the requirements of the National Electrical Code standards for flexible cords in wastewater pump stations; 2) ground fault interruption protection be used to de-energize the circuit in the event of any failure in the electrical integrity of the cable; and 3) power cord terminal fittings be corrosion-resistant and constructed in a manner to prevent the entry of moisture into the cable, provided with strain relief appurtenances, and designed to facilitate field connecting. [RSWF 44.33]
NA	70	In submersible pump stations, the design requires all shut-off and check valves be located in a separate valve pit. Provisions to remove or drain accumulated water from the valve pit are included in the design. [RSWF 44.4]

Emergency Operations for Pump Stations

Initials (or "NA" or "NC")	Item Number	Requirement
NA	71	Pump stations are designed with an alarm system which activates in cases of power failure, sump pump failure, pump failure, unauthorized entry, or any cause of pump station malfunction. Pump station alarms are designed to be telemetered to a facility that is manned 24 hours a day. If such a facility is not available and a 24-hour holding capacity is not provided, the alarm is designed to be telemetered to utility offices during normal working hours and to the home of the responsible person(s) in charge of the lift station during off-duty hours. Note, if an audio-visual alarm system with a self-contained power supply is provided in lieu of a telemetered system, documentation is provided in Part II.(5)B. showing an equivalent level of reliability and public health protection. [RSWF 46]
NA	72	The design requires emergency pumping capability be provided for all pump stations. For pump stations that receive flow from one or more pump stations through a force main or pump stations discharging through pipes 12 inches or larger, the design requires uninterrupted pumping capability be provided, including an in-place emergency generator. Where portable pumping and/or generating equipment or manual transfer is used, the design includes sufficient storage capacity with an alarm system to allow time for detection of pump station failure and transportation and connection of emergency equipment. [62-604.400(2)(a)1. and 2., F.A.C., and RSWF 47.423 and 47.433]
NA	73	The design requires: 1) emergency standby systems to have sufficient capacity to start up and maintain the total rated running capacity of the station, including lighting, ventilation, and other auxiliary equipment necessary for safety and proper operation; 2) special sequencing controls be provided to start pump motors unless the generating equipment has capacity to start all pumps simultaneously with auxiliary equipment operating; 3) a riser from the force main with rapid connection capabilities and appropriate valving be provided for all pump stations to hook up portable pumps; and 4) all pump station reliability design features be compatible with the available temporary service power generating and pumping equipment of the authority responsible for operation and maintenance of the collection/transmission system. [62-604.400(2)(a)3., F.A.C., and RSWF 47.431]
NA	74	The design provides for emergency equipment to be protected from operation conditions that would result in damage to the equipment and from damage at the restoration of regular electrical power. [RSWF 47.411, 47.417, and 47.432]
NA	75	Where independent substations are used for emergency power, each separate substation and its associated transmission lines is designed to be capable of starting and operating the pump station at its rated capacity. [RSWF 47.44]

Force Mains

Initials (or "NA" or "NC")	Item Number	Requirement
NA	76	Force mains are designed to maintain, at design pumping rates, a cleansing velocity of at least 2 feet per second. The minimum force main diameter specified for raw wastewater is not less than 4 inches. (Not applicable to low pressure sewer systems) [RSWF 49.1]
NA	77	The design requires: 1) branches of intersecting force mains be provided with appropriate valves such that one branch may be shut down for maintenance and repair without interrupting the flow of other branches; and 2) stub-outs on force mains, placed in anticipation of future connections, be equipped with a valve to allow such connection without interruption of service. [62-604.400(2)(f), F.A.C.]
NA	78	The design requires air relief valves be placed at high points in the force main to prevent air locking. [RSWF 49.2]
NA	79	Specified force main pipe and joints are equal to water main strength materials suitable for design conditions. The force main, reaction blocking, and station piping are designed to withstand water hammer pressures and stresses associated with the cycling of wastewater

Initials (or "NA" or "NC")	Item Number	Requirement
		pump stations. [RSWF 49.4]
NA	80	When the Hazen and Williams formula is used to calculate friction losses through force mains, the value for "C" is 100 for unlined iron or steel pipe for design. For other smooth pipe materials, such as PVC, polyethylene, lined ductile iron, the value for C does not exceed 120 (130 for PVC and HDPE) for design. (Not applicable to low pressure sewer systems) [RSWF 49.61]
NA	81	Where force mains are constructed of material, which might cause the force main to be confused with potable water mains, specifications require the force main to be clearly identified. [RSWF 49.7]
NA	82	Leakage tests for force mains are specified including testing methods and leakage limits. [RSWF 49.8]

Note, if this project is an alternative collection system (i.e. a low pressure sewer system or a vacuum sewer system), complete the checklist items on Attachment I for low pressure sewer systems or Attachment II for vacuum sewer systems. Include the attachment with the submittal. For any items marked "NA" or "NC," provide an explanation in section 5(B).

- B. Explanation for Requirements or Standards Marked "NA" or "NC" in II(5)A above, which includes Attachments I and II (attach additional sheets if necessary):

11 No sewer have been design with velocity < 10fps
12 No slopes < 20%
19 No inverted siphons proposed
26 No electrical equipment specified
27-33 No stream crossings proposed
34 - 82 No Pump stations or forcemains proposed with this project

PART III - Certifications

(1) Collection/Transmission System Permittee

I, the undersigned owner or authorized representative* of Oak Hill Land LLC
am fully aware that the statements made in this application for a construction permit are true, correct and complete to the best of my knowledge and belief. I agree to retain the design engineer or another professional engineer registered in Florida, to conduct on-site observation of construction, to prepare a certification of completion of construction, and to review record drawings for adequacy. Further, I agree to provide an appropriate operation and maintenance manual for the facilities pursuant to Rule 62-604.500(4), F.A.C., and to retain a professional engineer registered in Florida to examine (or to prepare if desired) the manual. I am fully aware that Department approval must be obtained before this project is placed into service for any purpose other than testing for leaks and testing equipment operation.

Signed Ron Bastyr 6/5/25 Date _____
Name Ron Bastyr Title Managing Partner/Authorized Person

*Attach a letter of authorization.

(2) Owner of Collection/Transmission System

I, the undersigned owner or authorized representative* of Hernando County Utilities Department certify that we will be the Owner of this project after it is placed into service. I agree that we will operate and maintain this project** in a manner that will comply with applicable Department rules. Also, I agree that we will promptly notify the Department if we sell or legally transfer ownership of this project.

Signed _____ Date _____
Name Ron Patel P.E., MBA Title Engineering Division Manager
Company Name Hernando County Utilities Department
Address 15365 Cortez Boulevard
City Brooksville State FL Zip 34613
Telephone (352) 540-6792 Cell _____ Fax _____
Email rpatel@hernandocounty.us

* Attach a letter of authorization

**Description of the owner's portion if split _____

Second Owner of Collection/Transmission System (if system is divided with different owners)

I, the undersigned owner or authorized representative* of _____ certify that we will be the Owner of this project after it is placed into service. I agree that we will operate and maintain this project in a manner that will comply with applicable Department rules. Also, I agree that we will promptly notify the Department if we sell or legally transfer ownership of this project.

Signed _____ Date _____
Name _____ Title _____
Company Name _____
Address _____
City _____ State _____ Zip _____
Telephone _____ Cell _____ Fax _____
Email _____

* Attach a letter of authorization

**Description of the second owner portion if split _____

(3) Wastewater Facility Serving Collection/Transmission System**

If this is a Notice of Intent to use a general permit, check here:

☒ The undersigned owner or authorized representative* of the _____ wastewater facility

hereby certifies that the above referenced facility has the capacity to receive the wastewater generated by the proposed collection system; is in compliance with the capacity analysis report requirements of Rule 62-600.405, F.A.C.; is not under a Department order associated with effluent violations or the ability to treat wastewater adequately; and will provide the necessary treatment and disposal as required by Chapter 403, F.S., and applicable Department rules.

If this is an application for an individual permit, check one:

☒ The undersigned owner or authorized representative* of the Hernando County wastewater facility hereby certifies that the above referenced facility has and will have adequate reserve capacity to accept the flow from this project and will provide the necessary treatment and disposal as required by Chapter 403, F.S., and applicable Department rules.

☐ The undersigned owner or authorized representative* of the _____ wastewater facility hereby certifies that the above referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project and will provide the necessary treatment and disposal as required by Chapter 403, F.S., and applicable Department rules.

Name of Treatment Plant Serving Project Glen WRF

County Hernando City Brooksville

DEP Facility ID: FL 12069

Maximum monthly average daily flow over the last 12 month period _____ MGD Month(s) used _____

Maximum three-month average daily flow over the last 12 month period _____ MGD Month(s) used _____

Current permitted capacity _____ MGD ☐ AADF ☐ MADF ☐ TMADF

Current outstanding flow commitments (including this project) against treatment plant capacity _____ MGD

Signed _____ Date _____

Name Ron Patel PE, MBA Title Engineering Division Manager

Company Name Hernando County Utilities Department

Address 15365 Cortez Boulevard

City Brooksville State FL Zip 34613

Telephone (352) 540-6792 Cell _____ Fax _____

Email rpatel@hernandocounty.us

* Attach a letter of authorization

** If there is an intermediate satellite collection system between the project and the final receiving facility collection system, a letter shall be attached certifying that the intermediate downstream satellite collection system has adequate reserve capacity to accept the flow from this project.

(4) Professional Engineer Registered in Florida

I, the undersigned professional engineer registered in Florida, certify that I am in responsible charge of the preparation and production of engineering documents for this project; that plans and specifications for this project have been completed; that I have expertise in the design of wastewater collection/transmission systems; and that, to the best of my knowledge and belief, the engineering design for this project complies with the requirements of Chapter 62-604, F.A.C.

(Affix Seal)



Signed _____

Date JUN 05 2025

Florida Registration No. 59405

Name Brian Malmberg, PE, MBA

Company Name Coastal Engineering Associates, Inc.

Address 966 Candlelight Boulevard

City Brooksville State FL Zip 34601

Telephone (352) 796-9423 Cell _____ Fax _____

Email bmalmberg@coastal-engineering.com

Portion of the project for which responsible: entire project

Second Engineer (if applicable)

(Affix Seal)

Signed _____

Date _____

Name _____ Florida Registration No. _____

Company Name _____

Address _____

City _____ State _____ Zip _____

Telephone _____ Cell _____ Fax _____

Email _____

Portion of the Project for Which Responsible: _____



NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

INSTRUCTIONS: This notice shall be completed and submitted by persons proposing to construct projects permitted under the "General Permit for Construction of Water Main Extensions for Public Water Systems" in Rule 62-555.405, F.A.C. AT LEAST 30 DAYS BEFORE BEGINNING CONSTRUCTION OF A WATER MAIN EXTENSION PROJECT, complete and submit one copy of this notice to the appropriate Department of Environmental Protection (DEP) District Office or Approved County Health Department (ACHD) along with payment of the proper permit processing fee. (When completed, Part II of this notice serves as the preliminary design report for a water main extension project, and thus, it is unnecessary to submit a separate preliminary design report or drawings, specifications, and design data with this notice.) All information provided in this notice shall be typed or printed in ink. The DEP permit processing fee for projects requiring the services of a professional engineer during design is \$650, and the DEP permit processing fee for projects not requiring the services of a professional engineer during design is \$500.* Some ACHDs charge a county permit processing fee in addition to the DEP permit processing fee. Checks for permit processing fees shall be made payable to the Department of Environmental Protection or the appropriate ACHD. NOTE THAT A SEPARATE NOTIFICATION AND A SEPARATE PERMIT PROCESSING FEE ARE REQUIRED FOR EACH NON-CONTIGUOUS PROJECT.†

* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers licensed in Florida.

† Non-contiguous projects are projects that are neither interconnected nor located nearby one another (i.e., on the same site, on adjacent streets, or in the same neighborhood).

I. General Project Information

A. Name of Project: **Waterford Phases 4A & 5A**

B. Description of Project and Its Purpose:
214 lot single family subdivision

LUKE TO FILL OUT SIZE AND LENGTH OF PVC WATERMAIN, NUMBER OF HYDRANTS

C. Location of Project

1. County Where Project Located: **Hernando**

2. Description of Project Location:

Waterford Subdivision; Hernando County; Brooksville, FL; Section 11; Township 22S; Range 33E

D. Estimate of Cost to Construct Project: **\$1,200,000**

E. Estimate of Dates for Starting and Completing Construction of Project:

August 2025 - August 2026

F. Permittee

PWS/Company Name: Oak Hill Land LLC		PWS Identification No.:*	
PWS Type:*	<input type="checkbox"/> Community <input type="checkbox"/> Non-Transient Non-Community <input type="checkbox"/> Transient Non-Community <input type="checkbox"/> Consecutive		
Contact Person: Ron Bastyr		Contact Person's Title: Manager	
Contact Person's Mailing Address: 18125 Wayne Road			
City: Odessa		State: FL	Zip Code: 33556
Contact Person's Telephone Number: (813) 205-2794		Contact Person's Fax Number:	
Contact Person's E-Mail Address: rbastyr@yahoo.com; caddy_mack2730@outlook.com			

* This information is required only if the permittee is a public water system (PWS).

G. Public Water System (PWS) Supplying Water to Project

PWS Name: West Hernando		PWS Identification No.: 6277059	
PWS Type:	<input checked="" type="checkbox"/> Community <input type="checkbox"/> Non-Transient Non-Community <input type="checkbox"/> Transient Non-Community <input type="checkbox"/> Consecutive		
PWS Owner: Hernando County Utilities Department			
Contact Person: Ron Patel, PE, MBA		Contact Person's Title: Engineering Division Manager	
Contact Person's Mailing Address: 15365 Cortez Boulevard			
City: Brooksville		State: FL	Zip Code: 34613
Contact Person's Telephone Number: (352) 540-6792		Contact Person's Fax Number:	
Contact Person's E-Mail Address: rpatel@hernandocounty.us			

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Waterford Phases 4A & 5A	Permittee: Oak Hill Land LLC
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H. Public Water System (PWS) that Will Own Project After It Is Placed into Permanent Operation

PWS Name: West Hernando		PWS Identification No.: *6277059
PWS Type: * <input checked="" type="checkbox"/> Community <input type="checkbox"/> Non-Transient Non-Community <input type="checkbox"/> Transient Non-Community <input type="checkbox"/> Consecutive		
PWS Owner: Hernando County Utilities Department		
Contact Person: Ron Patel PE, MBA		Contact Person's Title: Engineering Division Manager
Contact Person's Mailing Address: 15265 Cortez Boulevard		
City: Brooksville	State: FL	Zip Code: 34613
Contact Person's Telephone Number: (352) 540-6792		Contact Person's Fax Number:
Contact Person's E-Mail Address: rpatel@hernandocounty.us		

* This information is required only if the owner/operator is an existing PWS.

I. Professional Engineer(s) or Other Person(s) in Responsible Charge of Designing Project*

Company Name: Coastal Engineering Associates, Inc.		
Designer(s): Brian Malmberg, PE, MBA		Title(s) of Designer(s): Director of Engineering
Qualifications of Designer(s):		
<input checked="" type="checkbox"/> Professional Engineer(s) Licensed in Florida – License Number(s): 59405		
<input type="checkbox"/> Public Officer(s) Employed by State, County, Municipal, or Other Governmental Unit of State†		
<input type="checkbox"/> Plumbing Contractor(s) Licensed in Florida – License Number(s): ^		
Mailing Address of Designer(s): 966 Candlelight Blvd.		
City: Brooksville	State: FL	Zip Code: 34601
Telephone Number of Designer(s): 352-796-9423		Fax Number of Designer(s):
E-Mail Address(es) of Designer(s): BMalmberg@Coastal-Engineering.com		

* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers licensed in Florida.

† Attach a detailed construction cost estimate showing that the cost to construct this project is \$10,000 or less.

^ Attach documentation showing that this project will be installed by the plumbing contractor(s) designing this project, documentation showing that this project involves a public water system serving a single property and fewer than 250 fixture units, and a detailed construction cost estimate showing that the cost to construct this project is \$50,000 or less.

II. Preliminary Design Report for Project*

A. Service Area, Water Use, and Service Pressure Information

1. Design Type and Number of Service Connections, and Average Daily Water Demands and Maximum-Day Water Demands, in the Entire Area to Be Served by the Water Mains Being Constructed Under this Project:

A = Type of Service Connection	B = Number of Service Connections	C = Average Daily Water Demand Per Service Connection, gpd	D = Total Average Daily Water Demand ^a , gpd (Columns BxC for Residential Service Connections)	E = Total Maximum-Day Water Demand ^b , gpd
Single-Family Home	214	350	74900	149800
Mobile Home			0	
Apartment			0	
Commercial, Institutional, or Industrial Facility ^a				
Total	214		74900	149800

a. Description of Commercial, Institutional, or Industrial Facilities and Explanation of Method(s) Used to Estimate Average Daily Water Demand for These Facilities:

350 gpd per residential unit per HCUD requirements, No commercial is planned with this development

b. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Maximum-Day Water Demand:

Peaking factor of 2.0 for residential from HCUD requirements

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Waterford Phases 4A & 5A

Permittee: Oak Hill Land, LLC

2. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Design Peak-Hour Water Demand and, for Small Water Systems that Use Hydropneumatic Tanks or that Are Not Designed to Provide Fire Protection, Peak Instantaneous Water Demand:

NA

3. Design Fire-Flow Rate and Duration:

1,000 gpm for 2 hours

4. Design Service Pressure Range:

40 psi normal operating - 20 psi fire flow

B. Project Site Information

- ATTACH A SITE PLAN OR SKETCH SHOWING THE SIZE AND APPROXIMATE LOCATION OF NEW OR ALTERED WATER MAINS, SHOWING THE APPROXIMATE LOCATION OF HYDRANTS, VALVES, METERS, AND BLOW-OFFS IN SAID MAINS, AND SHOWING HOW SAID MAINS CONNECT TO THE PUBLIC WATER SYSTEM SUPPLYING WATER FOR THE PROJECT.
- Description of Any Areas Where New or Altered Water Mains Will Cross Above or Under Surface Water or Be Located in Soil that Is Known to Be Aggressive:

None known

C. Information About Compliance with Design and Construction Requirements

1. If this project is being designed to comply with the following requirements, initial in ink before the requirements. If any of the following requirements do not apply to this project or if this project includes exceptions to any of the following requirements as allowed by rule, mark "X" before the requirements and complete Part II.C.2 below. *RSWW* = *Recommended Standards for Water Works* as incorporated into Rule 62-555.330, F.A.C.

bm

- a. This project is being designed to keep existing water mains and service lines in operation during construction or to minimize interruption of water service during construction. [*RSWW* 1.3.a; exceptions allowed under FAC 62-555.330]

bm

- b. All pipe, pipe fittings, pipe joint packing and jointing materials, valves, fire hydrants, and meters installed under this project will conform to applicable American Water Works Association (AWWA) standards. [FAC 62-555.320(21)(b), *RSWW* 8.0, and AWWA standards as incorporated into FAC 62-555.330; exceptions allowed under FAC 62-555.320(21)(c)]

bm

- c. All public water system components, excluding fire hydrants, that will be installed under this project and that will come into contact with drinking water will conform to NSF International Standard 61 as adopted in Rule 62-555.335, F.A.C., or other applicable standards, regulations, or requirements referenced in paragraph 62-555.320(3)(b), F.A.C. [FAC 62-555.320(3)(b); exceptions allowed under FAC 62-555.320(3)(d)]

bm

- d. All pipe and pipe fittings installed under this project will contain no more than 8.0% lead, and any solder or flux used in this project will contain no more than 0.2% lead. [FAC 62-555.322]

bm

- e. All pipe and pipe fittings installed under this project will be color coded or marked in accordance with subparagraph 62-555.320(21)(b)3, F.A.C., using blue as a predominant color. (Underground plastic pipe will be solid-wall blue pipe, will have a co-extruded blue external skin, or will be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe will have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe will have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90-degree intervals around the pipe, and that will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint will be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipe with an internal diameter of 24 inches or greater, tape or paint will be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe will be painted blue or will be color coded or marked like underground pipe.) [FAC 62-555.320(21)(b)3]

bm

- f. All new or altered water mains included in this project are sized after a hydraulic analysis based on flow demands and pressure requirements. ATTACH A HYDRAULIC ANALYSIS JUSTIFYING THE SIZE OF ANY NEW OR ALTERED WATER MAINS WITH AN INSIDE DIAMETER OF LESS THAN THREE INCHES. [FAC 62-555.320(21)(b) and *RSWW* 8.1]

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Waterford Phases 4A & 5A	Permittee: Oak Hill Land, LLC
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- | | |
|----|--|
| bm | g. The inside diameter of new or altered water mains that are included in this project and that are being designed to provide fire protection and serve fire hydrants will be at least six inches. [FAC 62-555.320(21)(b) and RSWW 8.1.2] |
| bm | h. New or altered water mains that are included in this project and that are <u>not</u> being designed to carry fire flows do <u>not</u> have fire hydrants connected to them. [FAC 62-555.320(21)(b) and RSWW 8.1.5] |
| bm | i. This project is being designed to minimize dead-end water mains by making appropriate tie-ins where practical. [FAC 62-555.320(21)(b) and RSWW 8.1.6.a] |
| bm | j. New or altered dead-end water mains included in this project will be provided with a fire or flushing hydrant or blow-off for flushing purposes. [FAC 62-555.320(21)(b) and RSWW 8.1.6.b] |
| bm | k. Sufficient valves will be provided on new or altered water mains included in this project so that inconvenience and sanitary hazards will be minimized during repairs. [FAC 62-555.320(21)(b) and RSWW 8.2] |
| bm | l. New or altered fire hydrant leads included in this project will have an inside diameter of at least six inches and will include an auxiliary valve. [FAC 62-555.320(21)(b) and RSWW 8.3.3] |
| bm | m. All fire hydrants that will be installed under this project and that will have unplugged, underground drains will be located at least three feet from any existing or proposed storm sewer, stormwater force main, pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., or vacuum-type sanitary sewer; at least six feet from any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water <u>not</u> regulated under Part III of Chapter 62-10, F.A.C.; and at least ten feet from any existing or proposed "on-site sewage treatment and disposal system." [FAC 62-555.314(4)] |
| bm | n. At high points where air can accumulate in new or altered water mains included in this project, provisions will be made to remove the air by means of air relief valves, and automatic air relief valves will <u>not</u> be used in situations where flooding of the valve manhole or chamber may occur. [FAC 62-555.320(21)(b) and RSWW 8.4.1] |
| bm | o. The open end of the air relief pipe from all automatic air relief valves installed under this project will be extended to at least one foot above grade and will be provided with a screened, downward-facing elbow. [FAC 62-555.320(21)(b) and RSWW 8.4.2] |
| bm | p. New or altered chambers, pits, or manholes that contain valves, blow-offs, meters, or other such water distribution system appurtenances and that are included in this project will <u>not</u> be connected directly to any sanitary or storm sewer, and blow-offs or air relief valves installed under this project will <u>not</u> be connected directly to any sanitary or storm sewer. [FAC 62-555.320(21)(b) and RSWW 8.4.3] |
| bm | q. New or altered water mains included in this project will be installed in accordance with applicable AWWA standards or in accordance with manufacturers' recommended procedures. [FAC 62-555.320(21)(b), RSWW 8.5.1, and AWWA standards as incorporated into FAC 62-555.330] |
| bm | r. A continuous and uniform bedding will be provided in trenches for underground pipe installed under this project; backfill material will be tamped in layers around underground pipe installed under this project and to a sufficient height above the pipe to adequately support and protect the pipe; and unsuitably sized stones (as described in applicable AWWA standards or manufacturers' recommended installation procedures) found in trenches will be removed for a depth of at least six inches below the bottom of underground pipe installed under this project. [FAC 62-555.320(21)(b), RSWW 8.5.2] |
| bm | s. All water main tees, bends, plugs, and hydrants installed under this project will be provided with thrust blocks or restrained joints to prevent movement. [FAC 62-555.320(21)(b) and RSWW 8.5.4] |
| bm | t. New or altered water mains that are included in this project and that will be constructed of asbestos-cement or polyvinyl chloride pipe will be pressure and leakage tested in accordance with AWWA Standard C603 or C605, respectively, as incorporated into Rule 62-555.330, F.A.C., and all other new or altered water mains included in this project will be pressure and leakage tested in accordance with AWWA Standard C600 as incorporated into Rule 62-555.330. [FAC 62-555.320(21)(b)1 and AWWA standards as incorporated into FAC 62-555.330] |
| bm | u. New or altered water mains, including fire hydrant leads and including service lines that will be under the control of a public water system and that have an inside diameter of three inches or greater, will be disinfected and bacteriologically evaluated in accordance with Rule 62-555.340, F.A.C. [FAC 62-555.320(21)(b)2 and FAC 62-555.340] |
| X | v. New or altered water mains that are included in this project and that will be installed in areas where there are known aggressive soil conditions will be protected through use of corrosion-resistant water main materials, through encasement of the water mains in polyethylene, or through provision of cathodic protection. [FAC 62-555.320(21)(b) and RSWW 8.5.7.d] |

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Waterford Phases 4A & 5A

Permittee: Oak Hill Land, LLC

- bm w. New or relocated, underground water mains included in this project will be laid to provide a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed vacuum-type sanitary sewer, storm sewer, stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.; a horizontal distance of at least six feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer (or a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed gravity-type sanitary sewer if the bottom of the water main will be laid at least six inches above the top of the sewer); a horizontal distance of at least six feet between the outside of the water main and the outside of any existing or proposed pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.; and a horizontal distance of at least ten feet between the outside of the water main and all parts of any existing or proposed "on-site sewage treatment and disposal system." [FAC 62-555.314(1); exceptions allowed under FAC 62-555.314(5)]
- bm x. New or relocated, underground water mains that are included in this project and that will cross any existing or proposed gravity- or vacuum-type sanitary sewer or storm sewer will be laid so the outside of the water main is at least six inches above the other pipeline or at least 12 inches below the other pipeline; and new or relocated, underground water mains that are included in this project and that will cross any existing or proposed pressure-type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water will be laid so the outside of the water main is at least 12 inches above or below the other pipeline. [FAC 62-555.314(2); exceptions allowed under FAC 62-555.314(5)]
- bm y. At the utility crossings described in Part II.C.1.w above, one full length of water main pipe will be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline or the pipes will be arranged so that all water main joints are at least three feet from all joints in vacuum-type sanitary sewers, storm sewers, stormwater force mains, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least six feet from all joints in gravity- or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. [FAC 62-555.314(2); exceptions allowed under FAC 62-555.314(5)]
- x z. New or altered water mains that are included in this project and that will cross above surface water will be adequately supported and anchored, protected from damage and freezing, and accessible for repair or replacement. [FAC 62-555.320(21)(b) and *RSWW* 8.7.1]
- x aa. New or altered water mains that are included in this project and that will cross under surface water will have a minimum cover of two feet. [FAC 62-555.320(21)(b) and *RSWW* 8.7.2]
- x bb. New or altered water mains that are included in this project and that will cross under surface water courses greater than 15 feet in width will have flexible or restrained, watertight pipe joints and will include valves at both ends of the water crossing so the underwater main can be isolated for testing and repair; the aforementioned isolation valves will be easily accessible and will not be subject to flooding; the isolation valve closest to the water supply source will be in a manhole; and permanent taps will be provided on each side of the isolation valve within the manhole to allow for insertion of a small meter to determine leakage from the underwater main and to allow for sampling of water from the underwater main. [FAC 62-555.320(21)(b) and *RSWW* 8.7.2]
- bm cc. This project is being designed to include proper backflow protection at those new or altered service connections where backflow protection is required or recommended under Rule 62-555.360, F.A.C., or in *Recommended Practice for Backflow Prevention and Cross-Connection Control*, AWWA Manual M14, as incorporated into Rule 62-555.330, F.A.C.; or the public water system that will own this project after it is placed into operation has a cross-connection control program requiring water customers to install proper backflow protection at those service connections where backflow protection is required or recommended under Rule 62-555.360, F.A.C., or in AWWA Manual M14. [FAC 62-555.360 and AWWA Manual M14 as incorporated into FAC 62-555.330]
- bm dd. Neither steam condensate, cooling water from engine jackets, nor water used in conjunction with heat exchangers will be returned to the new or altered water mains included in this project. [FAC 62-555.320(21)(b) and *RSWW* 8.8.2]

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Waterford Phases 4A & 5A

Permittee: Oak Hill Land, LLC

2. Explanation for Requirements Marked "X" in Part II.C.1 Above, Including Justification, Documentation, Assurances, and/or Alternatives as Required by Rule for Exceptions to Requirements in Part II.C.1:

V - no known aggressive soils

Z, aa, bb - No surface water crossings

I completed Part II of this notice, and the information provided in Part II and on the attachment(s) to Part II is true and accurate to the best of my knowledge and belief.

Signature, Seal, and Date of Professional Engineer (PE) or
Signature and Date of Other Person in Responsible Charge of
Designing Project:*



JUN 05 2025

Printed/Typed Name: Brian Malmberg, PE, MBA

License Number of PE or License Number or Title of Other
Person in Responsible Charge of Designing Project:*

59405

Portion of Preliminary Design Report for Which Responsible:
Entire Project

Signature, Seal, and Date of Professional Engineer (PE) or
Signature and Date of Other Person in Responsible Charge of
Designing Project:*

Printed/Typed Name:

License Number of PE or License Number or Title of Other
Person in Responsible Charge of Designing Project:*

Portion of Preliminary Design Report for Which Responsible:

* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more PEs licensed in Florida. If this project is being designed under the responsible charge of one or more PEs licensed in Florida, Part II of this notice shall be completed, signed, sealed, and dated by the PE(s) in responsible charge. If this project is not being designed under the responsible charge of one or more PEs licensed in Florida, Part II shall be completed, signed, and dated by the person(s) in responsible charge of designing this project.

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Waterford Phases 4A & 5A

Permittee: Oak Hill Land, LLC

III. Certifications

A. Certification by Permittee

I am duly authorized to sign this notice on behalf of the permittee identified in Part I.F of this notice. I certify that, to the best of my knowledge and belief, this project complies with Chapter 62-555, F.A.C. I also certify that construction of this project has not begun yet and that, to the best of my knowledge and belief, this project does not include any of the following construction work:

- construction of water mains conveying raw or partially treated drinking water;
- construction of drinking water treatment, pumping, or storage facilities or conflict manholes;
- construction of water mains in areas contaminated by low-molecular-weight petroleum products or organic solvents;
- construction of an interconnection between previously separate public water systems or construction of water mains that create a "new system" as described under subsection 62-555.525(1), F.A.C.; or
- construction of water mains that will remain dry following completion of construction.

(A specific construction permit is required for each project involving any of the above listed construction work.)

I understand that, if this project is designed under the responsible charge of one or more professional engineers (PEs) licensed in Florida, the permittee must retain a Florida-licensed PE to take responsible charge of inspecting construction of this project for the purpose of determining in general if the construction proceeds in compliance with the Department of Environmental Protection construction permit, including the approved preliminary design report, for this project. I understand that the permittee must have complete record drawings prepared for this project. I also understand that the permittee must submit a certification of construction completion to the Department and obtain written approval, or clearance, from the Department before the permittee places this project into operation for any purpose other than disinfection or testing for leaks.

Ron Bastyr 6/5/25
Signature and Date

Ron Bastyr
Printed or Typed Name

Managing Partner
Title

B. Certification by PWS Supplying Water to Project

I am duly authorized to sign this notice on behalf of the PWS identified in Part I.G of this notice. I certify that said PWS will supply the water necessary to meet the design water demands for this project. As indicated below, the water treatment plant(s) to which this project will be connected has(have) the capacity necessary to meet the design water demands for this project, and I certify that all other PWS components affected by this project also have the capacity necessary to meet the design water demands for this project. I certify that said PWS is in compliance with applicable planning requirements in Rule 62-555.348, F.A.C.; applicable cross-connection control requirements in Rule 62-555.360, F.A.C.; and to the best of my knowledge and belief, all other applicable rules in Chapters 62-550, 62-555, and 62-699, F.A.C.; furthermore, I certify that, to the best of my knowledge and belief, said PWS's connection to this project will not cause said PWS to be in noncompliance with Chapter 62-550 or 62-555, F.A.C. I also certify that said PWS has reviewed the preliminary design report for this project and that said PWS considers the connection(s) between this project and said PWS acceptable as designed.

- Name(s) of Water Treatment Plant(s) to Which this Project Will Be Connected:

West Hernando

- Total Permitted Maximum Day Operating Capacity of Plant(s), gpd: _____
- Total Maximum Day Flow at Plant(s) as Recorded on Monthly Operating Reports During Past 12 Months, gpd: _____

Signature and Date

Ron Patel, PE, MBA
Printed or Typed Name

Engineering Division Manager
Title

C. Certification by PWS that Will Own Project After It Is Placed into Permanent Operation

I am duly authorized to sign this notice on behalf of the PWS identified in Part I.H of this notice. I certify that said PWS will own this project after it is placed into permanent operation. I also certify that said PWS has reviewed the preliminary design report for this project and that said PWS considers this project acceptable as designed.

Signature and Date

Ron Patel, PE, MBA
Printed or Typed Name

Engineering Division Manager
Title

NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSs

Project Name: Waterford Phases 4A & 5A

Permittee: Oak Hill Land, LLC

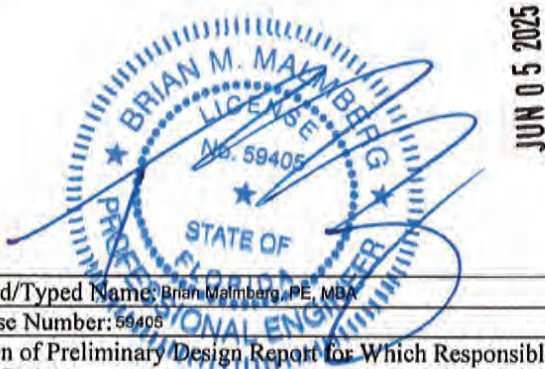
D. Certification by Professional Engineer(s) in Responsible Charge of Designing Project*

I, the undersigned professional engineer licensed in Florida, am in responsible charge of designing this project. I certify that, to the best of my knowledge and belief, the design of this project complies with Chapter 62-555, F.A.C. I also certify that, to the best of my knowledge and belief, this project is not being designed to include any of the following construction work:

- construction of water mains conveying raw or partially treated drinking water;
- construction of drinking water treatment, pumping, or storage facilities or conflict manholes;
- construction of water mains in areas contaminated by low-molecular-weight petroleum products or organic solvents;
- construction of an interconnection between previously separate public water systems or construction of water mains that create a "new system" as described under subsection 62-555.525(1), F.A.C.; or
- construction of water mains that will remain dry following completion of construction.

(A specific construction permit is required for each project involving any of the above listed construction work.)

Signature, Seal, and Date:



Printed/Typed Name: Brian Malmberg, PE, MBA
 License Number: 59405
 Portion of Preliminary Design Report for Which Responsible:
 Entire Project

Signature, Seal, and Date:

Printed/Typed Name:

License Number:

Portion of Preliminary Design Report for Which Responsible:

* Except as noted in paragraphs 62-555.520(3)(a) and (b), F.A.C., projects shall be designed under the responsible charge of one or more professional engineers (PEs) licensed in Florida. If this project is being designed under the responsible charge of one or more PEs licensed in Florida, Part III.D of this notice shall be completed by the PE(s) in responsible charge. If this project is not being designed under the responsible charge of one or more PEs licensed in Florida, Part III.D does not have to be completed.

OAK HILL LAND LLC

18126 WAYNE RD
ODESSA, FL 33558-4723

1606



63-77/131 FL
11023

DATE 6-3-2025

PAY
TO THE
ORDER OF

Ovida Construction

\$ 366,862.11

Three Hundred Sixty Six Thousand Eight Hundred Sixty Two & 11/100 DOLLARS  

BANK OF AMERICA 

ACH N/T 063100277

FOR

Waterford Amenity Pay App #14

R Bastin

⑈001606⑈ ⑆063100277⑆ 898128868682⑈

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER	Waterford Community Development District 5844 Old Pasco Rd #100 Wesley Chapel FL 33544	PROJECT:	Waterford Amenity 11379 Memorial Dr. Brooksville FL 34613	APPLICATION NO:	14	Distribution to:	
FROM CONTRACTOR:	Ovida Construction Group Inc. 820 W. Broadway Street Suite 3000 Oviedo FL 32765	VIA ARCHITECT:		PERIOD TO:	05/31/2025		
				CONTRACT FOR:	Waterford Amenity	<input checked="" type="checkbox"/>	OWNER
				CONTRACT DATE:		<input checked="" type="checkbox"/>	ARCHITECT
				PROJECT NOS:		<input checked="" type="checkbox"/>	CONTRACTOR
						<input type="checkbox"/>	CONSULTANT

CONTRACTOR'S APPLICATION FOR PAYMENT

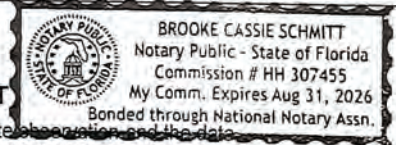
1. ORIGINAL CONTRACT SUM	3,553,035.00
2. Net change by Change Orders	152,539.02
3. CONTRACT SUM TO DATE (Line 1+2)	3,705,574.02
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	3,055,855.12
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	305,585.52
b. 10.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	305,585.52
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	2,750,269.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	2,383,407.49
8. CURRENT PAYMENT DUE	366,862.11
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	955,304.42

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	202,487.90	0.00
TOTAL	152,539.02	

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 5/29/25
 State of: Florida County of: Seminole
 Subscribed and sworn to before me this 29 day of May 2025
 Notary Public [Signature]
 My Commission Expires: 8/31/26



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 366,862.11

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

ARCHITECT:
By: _____ Date: _____

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

* Reviewed only for C&D
Eligible Reimbursement.

Coastal Engineering

[Signature]

9/10/25

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 14
 APPLICATION DATE: 05/29/2025
 PERIOD TO: 05/31/2025
 ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
SIDEWALKS	32,793.00						32,793.00	
POOL & POOL CONNECTIONS	693,695.00	242,793.25	277,478.00		520,271.25	75.00	173,423.75	52,027.13
POOL DECK & TRENCH DRAIN	117,874.00	58,937.00			58,937.00	50.00	58,937.00	5,893.70
POOL FENCE/GATES	36,103.00						36,103.00	
POOL EQUIPMENT ENCLOSURE	6,833.00						6,833.00	
TOT LOT	74,713.00	74,713.00			74,713.00	100.00		7,471.30
TOT LOT FENCE/GATE	14,560.00	14,560.00			14,560.00	100.00		1,456.00
DOG PARK TOY ALLOWANCE	15,000.00						15,000.00	
DOG PARK FENCE/GATE	37,200.00						37,200.00	
SITE ELECTRIC	5,500.00						5,500.00	
PICKLEBALL COURTS	142,931.00		71,465.50		71,465.50	50.00	71,465.50	7,146.55
POOL DECK TRELLISES	39,655.00	9,913.75			9,913.75	25.00	29,741.25	991.38
MAIL KIOSK & CBUS	282,961.00	282,961.00			282,961.00	100.00		28,296.10
POOL FURNITURE	43,016.00	21,508.00			21,508.00	50.00	21,508.00	2,150.80
CLUBHOUSE								
CONCRETE	103,197.00	103,197.00			103,197.00	100.00		10,319.70
MASONRY	74,989.00	74,989.00			74,989.00	100.00		7,498.90
FRAMING	124,107.00	124,107.00			124,107.00	100.00		12,410.70
TRUSSES	35,960.00	35,960.00			35,960.00	100.00		3,596.00
ROOFING	35,439.00	35,439.00			35,439.00	100.00		3,543.90
SOFFIT/FASCIA/GUTTERS	14,061.00	14,061.00			14,061.00	100.00		1,406.10
STONE VENEER	10,417.00	10,417.00			10,417.00	100.00		1,041.70
INSULATION	25,500.00	25,500.00			25,500.00	100.00		2,550.00
FIRE SPRINKLERS	42,556.00						42,556.00	
METAL DOORS	11,828.00	5,914.00	5,914.00		11,828.00	100.00		1,182.80
STOREFRONT DOORS	32,350.00	32,350.00			32,350.00	100.00		3,235.00
WINDOWS	80,500.00	80,500.00			80,500.00	100.00		8,050.00
DRYWALL	34,222.00	34,222.00			34,222.00	100.00		3,422.20

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 14
 APPLICATION DATE: 05/29/2025
 PERIOD TO: 05/31/2025
 ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
BASEBOARDS	5,556.00	5,556.00			5,556.00	100.00		555.60
COLUMN WRAPS	3,778.00	3,778.00			3,778.00	100.00		377.80
EXTERIOR DRYWALL CEILINGS	8,862.00	8,862.00			8,862.00	100.00		886.20
FLOORING	38,779.00	38,779.00			38,779.00	100.00		3,877.90
WALL TILE	18,667.00	18,667.00			18,667.00	100.00		1,866.70
COOL DECK	16,800.00	16,800.00			16,800.00	100.00		1,680.00
PAINT	20,200.00	20,200.00			20,200.00	100.00		2,020.00
STUCCO	22,689.00	22,689.00			22,689.00	100.00		2,268.90
SIDING	95,817.00	95,817.00			95,817.00	100.00		9,581.70
COUNTERTOPS	11,111.00	11,111.00			11,111.00	100.00		1,111.10
BATH ACCESSORIES & PARTITION	18,989.00						18,989.00	
PLUMBING	73,584.00	66,225.60			66,225.60	90.00	7,358.40	6,622.56
ELECTRICAL	212,367.00	212,367.00			212,367.00	100.00		21,236.70
HVAC	85,890.00	77,301.00	8,589.00		85,890.00	100.00		8,589.00
GABLE LOUVER	1,811.00						1,811.00	
FITNESS EQUIPMENT	40,000.00	20,000.00			20,000.00	50.00	20,000.00	2,000.00
LANAI KITCHEN ALLOWANCE	10,000.00						10,000.00	
ADA RAMP ALLOWANCE	8,000.00						8,000.00	
FIRE ALARM ALLOWANCE	35,000.00						35,000.00	
LOW VOLTAGE ALLOWANCE	30,000.00	18,000.00			18,000.00	60.00	12,000.00	1,800.00
GENERAL CONDITIONS	55,000.00	42,900.00	6,600.00		49,500.00	90.00	5,500.00	4,950.00
PERFORMANCE AND PAYMENT B	50,000.00	50,000.00			50,000.00	100.00		5,000.00
GENERAL LIABILITY INSURANCE	36,500.00	36,500.00			36,500.00	100.00		3,650.00
PROJECT MANAGEMENT	135,000.00	130,950.00	4,050.00		135,000.00	100.00		13,500.00
GC FEE	350,675.00	340,154.75	10,520.25		350,675.00	100.00		35,067.50
CO#1 PUMP TRUCK, MAIL KIOSK,	6,436.11	6,436.11			6,436.11	100.00		643.61
CO#2 POOL EXPANSION, FRONT	176,795.62	159,116.06	17,679.56		176,795.62	100.00		17,679.56
CO#3 DEDUCT P&P BOND	-50,000.00	-50,000.00			-50,000.00	100.00		-5,000.00

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 14
APPLICATION DATE: 05/29/2025
PERIOD TO: 05/31/2025
ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
CO#4 ADDITIONAL SECONDARIES	13,979.04	13,979.04			13,979.04	100.00		1,397.90
CO#5 ADDITIONAL CONDUIT	5,328.25		5,328.25		5,328.25	100.00		532.83
Totals:	3,705,574.02	2,648,230.56	407,624.56		3,055,855.12	82.47	649,718.90	305,585.52

OVIDA

Construction Group Inc.

WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the sum of \$ 366,862.11 waives and releases its lien and right to claim of lien for labor, services or materials furnished to Waterford Community Development District through May 31, 2025, on the following described property:

Waterford Amenity
11261 Cortez Boulevard
Brooksville, FL 33556

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

Dated on: May 29, 2025

Lienors Name: Ovida Construction Group, Inc.

By: _____

Printed Name: Zach Barber

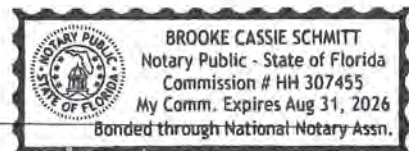
STATE OF Florida

COUNTY OF Seminole

Personally appeared before me this 29 day of May, 2025,
Zach Barber who is being duly sworn on oath says that he is
President of Ovida Construction Group, Inc. and that
he hereby acknowledges the execution of the foregoing instrument for and on special instance
and request.



NOTARY



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

APPLICATION AND RECOMMENDATION OF PAYMENT

Page 1 of 1

TO (OWNER) Waterford Community Development District	PROJECT WATERFORD AMENITY CENTER	APPLICATION NO. 9
FROM (CONTRACTOR) GOODWIN BROS CONSTRUCTION PO BOX 1689 BROOKSVILLE FL 34605	VIA PROFESSIONAL (Architect/Engineer) COASTAL ENGINEERING	PERIOD TO 7/3/2025
		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	\$	278,132.77
5 RETAINAGE:		
10% OF COMPLETED & STORED WORK	(\$	27,813.28)
6 TOTAL EARNED LESS RETAINAGE	\$	250,319.49
7 LESS PREVIOUS PAYMENTS RECOMMENDED	(\$	195,804.14)
8 AMOUNT DUE THIS APPLICATION	\$	54,515.35
9 BALANCE OF WORK TO COMPLETE, PLUS		
RETAINAGE HELD	\$	378,122.95

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: 7/3/25

NOTARY SEAL

State of: FLORIDA

Subscribed and sworn to before me this 3 day of July, 2025

Notary Public: _____

My Commission expires: _____



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: September 5, 2025 Coastal Engineering

By: _____

COUNTY'S RECOMMENDATION OF PAYMENT:

DATED: _____, 20 ____

BY: _____

AMOUNT APPROVED FOR PAYMENT: _____

TITLE: _____

* Review for CDD Eligible Reimbursement

AIA DOCUMENT G703

Project Name and Number: WATERFORD AMENITY CENTER

Application for Payment Number: 9

Contractor: Goodwin Bros Construction, Inc.

Application for Payment Date: 7/3/2025

For Work Completed Through: 7/3/2025

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% (17 x 10%)	
						PREVIOUS QUANTITY	TOTAL VALUE (5 x 7)	THIS QUANTITY					PERIOD TOTAL VALUE (5 x 9)	QUANTITY (4 - 11)		VALUE (6 - 17)
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	\$ 413.00	\$ 413.00	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	8978	\$ 49,648.34		\$ -		8978	\$ 49,648.34	100.00%	0.0000	\$ 0.00	\$ 4,964.83
7	Final Grading	LS	1	\$ 9,352.08	\$ 9,352.08	0.15	\$ 1,402.81		\$ -		0.15	\$ 1,402.81	15.00%	0.8500	\$ 7,949.27	\$ 140.28
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	2916.000	\$ 43,477.56		4009.5	\$ 59,781.65	55.00%	3280.5000	\$ 48,912.25	\$ 5,978.17
10	9" Stabilized Subgrade	SY	7,290	\$ 4.69	\$ 34,190.10	1093.5	\$ 5,128.52	3645.000	\$ 17,095.05		4738.5	\$ 22,223.57	65.00%	2551.5000	\$ 11,966.53	\$ 2,222.36
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 "E" 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	1	\$ 2,788.27		\$ -		1	\$ 2,788.27	100.00%	0.0000	\$ -	\$ 278.83
29	1" Meter Box Assembly w/o Meter	EA	1	\$ 1,221.72	\$ 1,221.72	1	\$ 1,221.72		\$ -		1	\$ 1,221.72	100.00%	0.0000	\$ -	\$ 122.17
30	1" Water Service Service to Building	EA	1	\$ 4,388.55	\$ 4,388.55	1	\$ 4,388.55		\$ -		1	\$ 4,388.55	100.00%	0.0000	\$ -	\$ 438.86
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	1	\$ 4,037.39		\$ -		1	\$ 4,037.39	100.00%	0.0000	\$ -	\$ 403.74
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	\$ -

42	Pressure Testing	LS	1	\$ 2,950.00	\$ 2,950.00	\$ -	\$ -	0	\$ -	0.00%	1.0000	\$ 2,950.00	\$ -
	TOTAL				\$ 628,442.44	\$ 217,560.16	\$ 60,572.61		#####			\$ 350,309.67	#####





17084 Ponce de Leon Blvd
Brooksville, FL 34614

(352) 279-2307
secondgenplanter@gmail.com

☒ INVOICE ☐ ESTIMATE

No. 1307

Customer Name:

Ron bastyr
Waterford

Date:

15 May 2025

Billing Address:

Contact #:

Email:

Description	QTY	Price
Butter burn		
27 15gal tree's	65 ⁰⁰	1755
53 3gal shrubs	17 ⁰⁰	901
		2656
Round About		
Removed shrubs		N/C
52 3gal shrubs Installed	17 ⁰⁰	884
2 Pallets Mulch	240	480
		1364
Total	\$	4020 ⁰⁰

Terms and Conditions:

Total:

THANK YOU!

Stewarts Tree Service Inc

24225 Croom Rd.
Brooksville, FL 34601
United States

Voice: (352) 796-3426
Fax: (352) 799-6438

INVOICE

Invoice Number: 18885
Invoice Date: May 30, 2025
Page: 1
Duplicate

Bill To:

Oak Hill Land
18125 Wayne Rd.
Odessa, FL 33556

Ship to:

Customer ID	Customer PO	Payment Terms	
Oak Hill Land		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Stewart	5/30/25	6/29/25

Quantity	Item	Description	Unit Price	Amount
2.00		6" live oaks	800.00	1,600.00
4.00		2.5" live oaks	202.00	808.00
Subtotal				2,408.00
Sales Tax				156.52
Freight				
Total Invoice Amount				2,564.52
Payment/Credit Applied				2,564.52
TOTAL				0.00

Check/Credit Memo No: 2564.52



ROYAL PAVERS & STONES

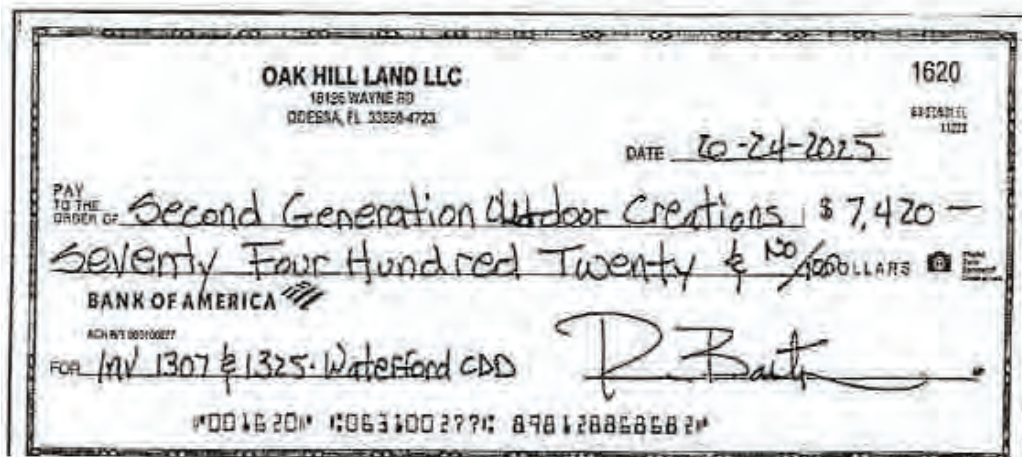
6658 W GULF TO LAKE HWY, CRYSTAL RIVER, FL 34429

+1 352-794-3071

June 26, 2025 • 3:09 PM

\$39,615.08

[full transaction receipt](#)

**Business Adv Relationship - 8682: Account Activity Transaction Details****Check number:** 00000001620**Post date:** 07/07/2025**Amount:** -7,420.00**Type:** Check**Description:** Check**Merchant name:** Check**Merchant
information:****Transaction
category:** Cash, Checks & Misc: Checks

**Business Adv Relationship - 8682: Account Activity Transaction Details****Check number:** 00000001602**Post date:** 06/10/2025**Amount:** -2,564.52**Type:** Check**Description:** Check**Merchant name:** Check**Merchant
information:****Transaction
category:** Cash, Checks & Misc: Checks

OAK HILL LAND LLC
18125 WAYNE RD
ODESSA, FL 33556-4723

1602
5321001 FL
10000

DATE 5-30-2025

PAY TO THE ORDER OF Stewart Tree Service \$2,564.52

Twenty Five Hundred Sixty Four & 52/100 DOLLARS

BANK OF AMERICA

ACH NT 083100271

FOR Winterford

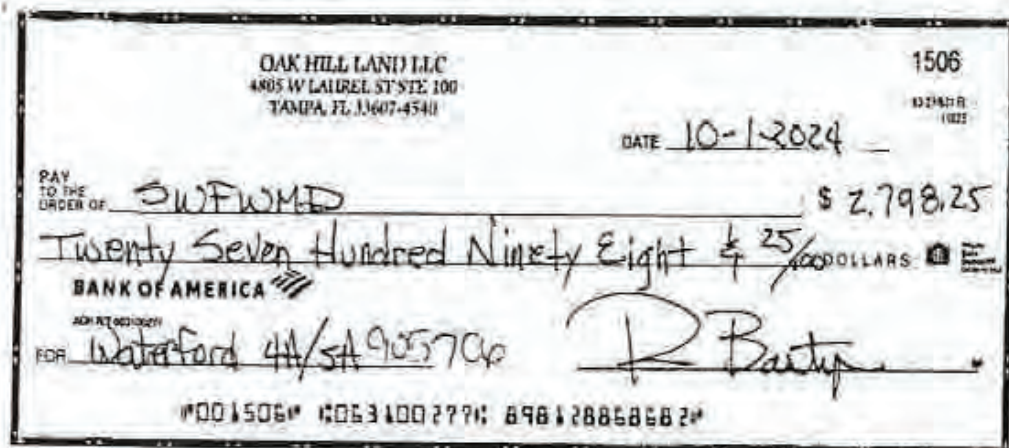
R Bastys

⑆00⑆602⑆ ⑆066⑆00277⑆ 696⑆26666662⑆

**Business Adv Relationship - 8682: Account Activity Transaction Details****Check number:** 00000001622**Post date:** 06/27/2025**Amount:** -39,615.08**Type:** Check**Description:** Check**Merchant name:** Check**Merchant information:****Transaction category:** Cash, Checks & Misc: Checks

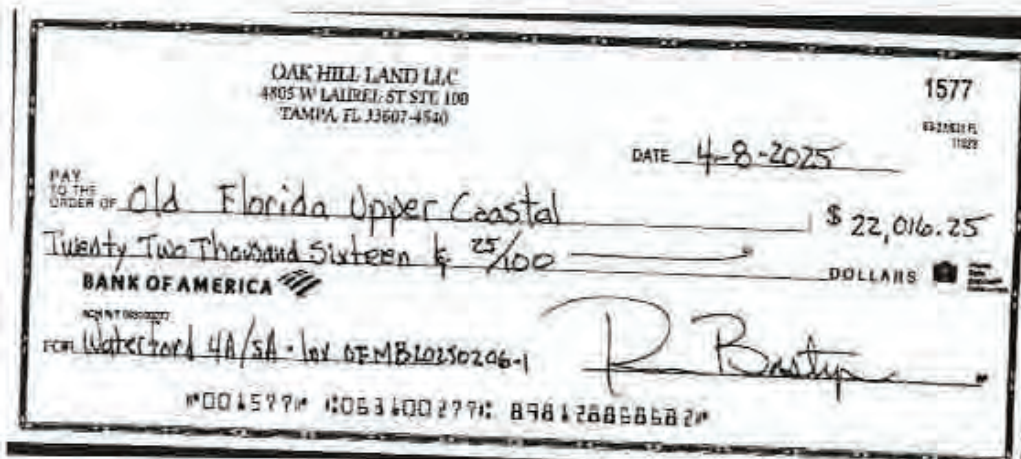
**Business Adv Relationship - 8682: Account Activity Transaction Details****Check number:** 00000001632**Post date:** 08/18/2025**Amount:** -54,515.35**Type:** Check**Description:** Check**Merchant name:** Check**Merchant
information:****Transaction
category:** Cash, Checks & Misc: Checks

OAK HILL LAND LLC 18126 WAYNE RD ODESSA, FL 33556-4723		1632 NO STAMPS 1/23
DATE <u>8-15-2025</u>		
PAY TO THE ORDER OF	<u>Goodwin Bros Construction</u>	<u>\$54,515.35</u>
<u>Fifty Four Thousand Five Hundred Fifteen & ³⁵/₁₀₀</u>		<u>DOLLARS</u>
BANK OF AMERICA		
ACCOUNT 000100077		
FOR	<u>Waterford Amenity #9</u>	<u>R. Barty</u>
⑈001632⑈ ⑈081800277⑈ 898128868682⑈		

**Business Adv Relationship - 8682: Account Activity Transaction Details****Check number:** 00000001506**Post date:** 11/07/2024**Amount:** -2,798.25**Type:** Check**Description:** Check**Merchant name:** Check**Merchant information:****Transaction category:** Cash, Checks & Misc: Checks

**Business Adv Relationship - 8682: Account Activity Transaction Details****Check number:** 00000001611**Post date:** 06/11/2025**Amount:** -22,016.25**Type:** Check**Description:** Check**Merchant name:** Check**Merchant
information:****Transaction
category:** Cash, Checks & Misc: Checks

OAK HILL LAND LLC 18126 WAYNE RD ODDSSA, FL 33665-4723		1611 6/27/2025 1/1/22
DATE <u>6-3-2025</u>		
PAY TO THE ORDER OF <u>Old Florida Upper Coastal</u>	<u>\$ 22,016.25</u>	
<u>Twenty Two Thousand sixteen & 25/100</u>		DOLLARS
BANK OF AMERICA		
FOR <u>Waterford 4A/5A - Permit 905706</u> <u>R. Barty</u>		
⑈001611⑈ ⑈063100277⑈ 898128868682⑈		

**Business Adv Relationship - 8682: Account Activity Transaction Details****Check number:** 00000001577**Post date:** 04/17/2025**Amount:** -22,016.25**Type:** Check**Description:** Check**Merchant name:** Check**Merchant
information:****Transaction
category:** Cash, Checks & Misc: Checks



ORDER #

00649

Ron Catalina Grana - 11948 square ft @	
\$2.70/square ft	\$32,259.60
Napoli	\$0.00

Coping-Bullnose - 1387 per piece @	
\$1.85/per piece	\$2,565.95
Napoli	\$0.00

Freight	\$2,700.00
---------	------------

Subtotal	\$37,525.55
----------	-------------

Sales Tax	6.00%	\$2,089.53
-----------	-------	------------

Total	\$ 39,615.08
--------------	---------------------

 CHECK	\$39,615.08
---	-------------

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds, Series 2025
(Assessment Area Three)

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.

September 18, 2025

(A) Requisition Number: **CR 2**

(B) Name of Payee: **Ovida Construction Group, Inc.**
820 W. Broadway Street
Oviedo, FL 32765

(C) Amount Payable: **\$106,726.23**

(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): **Pay App #16 for Waterford Amenity**

(E) Fund, Account or subaccount from which disbursement is to be made:
Series 2025 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 2025 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 2025 Project and each represents a Cost of the Series 2025 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 2025 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 2025 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 4A-5A CDD REQUISITION CR 1 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Coastal (Inv. 21082-37)	\$4,660.00	NA	\$4,660.00
2	Coastal (Inv. 21082-37)	\$2,730.00	NA	\$2,730.00
3	Coastal (Inv. 21082-37)	\$242,184.90	NA	\$242,184.90
4	Coastal (Inv. 21082-37)	\$1,944.40	NA	\$1,944.40
5	FWC (35103411)	\$5,709.00	NA	\$5,709.00
6	Old FL Mitigation (OFMB20250206-1 : 1577)	\$22,016.25	NA	\$22,016.25
7	Old FL Mitigation (OFMB20250206-1 : 1611)	\$22,016.25	NA	\$22,016.25
8	SWFWMD (ERP)	\$2,798.25	NA	\$2,798.25
9	Hernando County (Conditional Plat)	\$8,710.00	NA	\$8,710.00
10	Hernando County (Construction Drawing)	\$5,725.00	NA	\$5,725.00
11	Hernando County Utilities (FDEP Water Permit)	\$650.00	NA	\$650.00
12	Hernando County Utilities (FDEP WW Permit)	\$500.00	NA	\$500.00
13	Goodwin Bros. (Pay App. Waterford Amenity #9)	\$54,515.35	NA	\$54,515.35
14	Ovida (Pay App. Waterford Amenity #14)	\$366,862.11	NA	\$366,862.11
15	Stewart Tree Service	\$2,564.52	NA	\$2,564.52
16	Second Generation Landscaping	\$7,420.00	NA	\$7,420.00
17	Royal Pavers	\$39,615.08	NA	\$39,615.08
TOTAL REIMBURSEMENT DUE				<u>\$790,621.11</u>
1	Ovida (Pay App. Waterford Amenity #16)	\$ 106,726.23	NA	\$106,726.23
2	Ovida (Pay App. Waterford Amenity #17)	\$ 43,317.51	NA	\$43,317.51
TOTAL DIRECT PAYMENT DUE				<u>\$150,043.74</u>

* See Pay Application note & signature

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:

Reviewed For Accuracy

Anthony Benjamin
9/10/25

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER	Waterford Community Development District 5844 Old Pasco Rd #100 Wesley Chapel FL 33544	PROJECT:	Waterford Amenity 11379 Memorial Dr. Brooksville FL 34613	APPLICATION NO:	16	Distribution to:	
FROM CONTRACTOR:	Ovida Construction Group Inc. 820 W. Broadway Street Suite 3000 Oviedo FL 32765	VIA ARCHITECT:		PERIOD TO:	07/31/2025	<input checked="" type="checkbox"/>	OWNER
				CONTRACT FOR:	Waterford Amenity	<input checked="" type="checkbox"/>	ARCHITECT
				CONTRACT DATE:		<input checked="" type="checkbox"/>	CONTRACTOR
				PROJECT NOS:		<input type="checkbox"/>	CONSULTANT

CONTRACTOR'S APPLICATION FOR PAYMENT

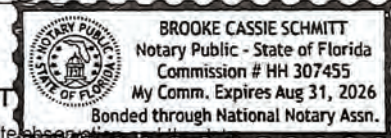
1. ORIGINAL CONTRACT SUM	3,553,035.00
2. Net change by Change Orders	86,558.02
3. CONTRACT SUM TO DATE (Line 1+2)	3,639,593.02
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	3,382,043.87
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	338,204.39
b. 10.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	338,204.39
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	3,043,839.48
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	2,937,112.75
8. CURRENT PAYMENT DUE	106,726.73
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	595,753.54

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	209,787.90	-83,100.00
TOTAL	86,558.02	

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 7/31/25
 State of: Florida County of: Seminole
 Subscribed and sworn to before me this 31 day of JULY 2025
 Notary Public: [Signature]
 My Commission Expires: 8/31/26



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 106,726.73

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

ARCHITECT:
 By: _____ Date: _____

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

* Reviewed only for CDD
 Eligible Reimbursement.

Coastal Engineering

[Signature]

9/10/25

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 16
 APPLICATION DATE: 07/30/2025
 PERIOD TO: 07/31/2025
 ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
SIDEWALKS	32,793.00						32,793.00	
POOL & POOL CONNECTIONS	693,695.00	624,325.50			624,325.50	90.00	69,369.50	62,432.55
POOL DECK & TRENCH DRAIN	117,874.00	58,937.00	58,937.00		117,874.00	100.00		11,787.40
POOL FENCE/GATES	36,103.00		18,051.50		18,051.50	50.00	18,051.50	1,805.15
POOL EQUIPMENT ENCLOSURE	6,833.00		3,416.50		3,416.50	50.00	3,416.50	341.65
TOT LOT	74,713.00	74,713.00			74,713.00	100.00		7,471.30
TOT LOT FENCE/GATE	14,560.00	14,560.00			14,560.00	100.00		1,456.00
DOG PARK TOY ALLOWANCE	15,000.00						15,000.00	
DOG PARK FENCE/GATE	37,200.00		18,600.00		18,600.00	50.00	18,600.00	1,860.00
SITE ELECTRIC	5,500.00		5,500.00		5,500.00	100.00		550.00
PICKLEBALL COURTS	142,931.00	121,491.35			121,491.35	85.00	21,439.65	12,149.14
POOL DECK TRELLISES	39,655.00	9,913.75	29,741.25		39,655.00	100.00		3,965.50
MAIL KIOSK & CBUS	282,961.00	282,961.00			282,961.00	100.00		28,296.10
POOL FURNITURE	43,016.00	21,508.00			21,508.00	50.00	21,508.00	2,150.80
CLUBHOUSE								
CONCRETE	103,197.00	103,197.00			103,197.00	100.00		10,319.70
MASONRY	74,989.00	74,989.00			74,989.00	100.00		7,498.90
FRAMING	124,107.00	124,107.00			124,107.00	100.00		12,410.70
TRUSSES	35,960.00	35,960.00			35,960.00	100.00		3,596.00
ROOFING	35,439.00	35,439.00			35,439.00	100.00		3,543.90
SOFFIT/FASCIA/GUTTERS	14,061.00	14,061.00			14,061.00	100.00		1,406.10
STONE VENEER	10,417.00	10,417.00			10,417.00	100.00		1,041.70
INSULATION	25,500.00	25,500.00			25,500.00	100.00		2,550.00
FIRE SPRINKLERS	42,556.00	42,556.00			42,556.00	100.00		4,255.60
METAL DOORS	11,828.00	11,828.00			11,828.00	100.00		1,182.80
STOREFRONT DOORS	32,350.00	32,350.00			32,350.00	100.00		3,235.00
WINDOWS	80,500.00	80,500.00			80,500.00	100.00		8,050.00
DRYWALL	34,222.00	34,222.00			34,222.00	100.00		3,422.20

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 16
 APPLICATION DATE: 07/30/2025
 PERIOD TO: 07/31/2025
 ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
BASEBOARDS	5,556.00	5,556.00			5,556.00	100.00		555.60
COLUMN WRAPS	3,778.00	3,778.00			3,778.00	100.00		377.80
EXTERIOR DRYWALL CEILINGS	8,862.00	8,862.00			8,862.00	100.00		886.20
FLOORING	38,779.00	38,779.00			38,779.00	100.00		3,877.90
WALL TILE	18,667.00	18,667.00			18,667.00	100.00		1,866.70
COOL DECK	16,800.00	16,800.00			16,800.00	100.00		1,680.00
PAINT	20,200.00	20,200.00			20,200.00	100.00		2,020.00
STUCCO	22,689.00	22,689.00			22,689.00	100.00		2,268.90
SIDING	95,817.00	95,817.00			95,817.00	100.00		9,581.70
COUNTERTOPS	11,111.00	11,111.00			11,111.00	100.00		1,111.10
BATH ACCESSORIES & PARTITION	18,989.00	18,989.00			18,989.00	100.00		1,898.90
PLUMBING	73,584.00	73,584.00			73,584.00	100.00		7,358.40
ELECTRICAL	212,367.00	212,367.00			212,367.00	100.00		21,236.70
HVAC	85,890.00	85,890.00			85,890.00	100.00		8,589.00
GABLE LOUVER	1,811.00						1,811.00	
FITNESS EQUIPMENT	40,000.00	20,000.00			20,000.00	50.00	20,000.00	2,000.00
LANAI KITCHEN ALLOWANCE	10,000.00						10,000.00	
ADA RAMP ALLOWANCE	8,000.00						8,000.00	
FIRE ALARM ALLOWANCE	35,000.00	35,000.00			35,000.00	100.00		3,500.00
LOW VOLTAGE ALLOWANCE	30,000.00	18,000.00	6,000.00		24,000.00	80.00	6,000.00	2,400.00
GENERAL CONDITIONS	55,000.00	55,000.00			55,000.00	100.00		5,500.00
PERFORMANCE AND PAYMENT B	50,000.00	50,000.00			50,000.00	100.00		5,000.00
GENERAL LIABILITY INSURANCE	36,500.00	36,500.00			36,500.00	100.00		3,650.00
PROJECT MANAGEMENT	135,000.00	135,000.00			135,000.00	100.00		13,500.00
GC FEE	350,675.00	350,675.00			350,675.00	100.00		35,067.50
CO#1 PUMP TRUCK, MAIL KIOSK,	6,436.11	6,436.11			6,436.11	100.00		643.61
CO#2 POOL EXPANSION, FRONT	176,795.62	176,795.62			176,795.62	100.00		17,679.56
CO#3 DEDUCT P&P BOND	-50,000.00	-50,000.00			-50,000.00	100.00		-5,000.00

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 16
 APPLICATION DATE: 07/30/2025
 PERIOD TO: 07/31/2025
 ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
CO#4 ADDITIONAL SECONDARIES	13,979.04	13,979.04			13,979.04	100.00		1,397.90
CO#5 ADDITIONAL CONDUIT	5,328.25	5,328.25			5,328.25	100.00		532.83
CO#6 ADDITIONAL MANAGEMENT	34,000.00	11,220.00	11,220.00		22,440.00	66.00	11,560.00	2,244.00
CO#6 FIRE SPRINKER & FIRE ALA	-71,500.00	-71,500.00			-71,500.00	100.00		-7,150.00
CO#6 ADDITIONAL STUCCO	4,400.00	4,400.00			4,400.00	100.00		440.00
CO#7 PAVER CREDIT	-40,181.00		-40,181.00		-40,181.00	100.00		-4,018.10
CO#8 WREC DEPOSIT	7,300.00		7,300.00		7,300.00	100.00		730.00
Totals:	3,639,593.02	3,263,458.62	118,585.25		3,382,043.87	92.92	257,549.15	338,204.39

OVIDA

Construction Group Inc.

WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the sum of \$ 106,726.73 waives and releases its lien and right to claim of lien for labor, services or materials furnished to Waterford Community Development District through July 31, 2025, on the following described property:

Waterford Amenity
11261 Cortez Boulevard
Brooksville, FL 33556

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

Dated on: July 31, 2025

Lienors Name: Ovida Construction Group, Inc.

By: _____

Printed Name: Zach Barber

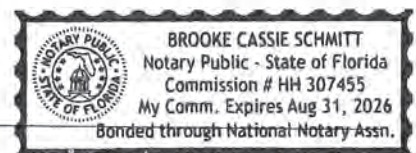
STATE OF Florida

COUNTY OF Seminole

Personally appeared before me this 31 day of July, 2025,
Zach Barber who is being duly sworn on oath says that he is
President of Ovida Construction Group, Inc. and that
he hereby acknowledges the execution of the foregoing instrument for and on special instance
and request.



NOTARY



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds, Series 2025
(Assessment Area Three)

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.

September 18, 2025

(A) Requisition Number: **CR 3**

(B) Name of Payee: **Ovida Construction Group, Inc.**
820 W. Broadway Street
Oviedo, FL 32765

(C) Amount Payable: **\$43,317.51**

(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): **Pay App #17 for Waterford Amenity**

(E) Fund, Account or subaccount from which disbursement is to be made:
Series 2025 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 2025 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 2025 Project and each represents a Cost of the Series 2025 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 2025 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 2025 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 4A-5A CDD REQUISITION CR 1 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Coastal (Inv. 21082-37)	\$4,660.00	NA	\$4,660.00
2	Coastal (Inv. 21082-37)	\$2,730.00	NA	\$2,730.00
3	Coastal (Inv. 21082-37)	\$242,184.90	NA	\$242,184.90
4	Coastal (Inv. 21082-37)	\$1,944.40	NA	\$1,944.40
5	FWC (35103411)	\$5,709.00	NA	\$5,709.00
6	Old FL Mitigation (OFMB20250206-1 : 1577)	\$22,016.25	NA	\$22,016.25
7	Old FL Mitigation (OFMB20250206-1 : 1611)	\$22,016.25	NA	\$22,016.25
8	SWFWMD (ERP)	\$2,798.25	NA	\$2,798.25
9	Hernando County (Conditional Plat)	\$8,710.00	NA	\$8,710.00
10	Hernando County (Construction Drawing)	\$5,725.00	NA	\$5,725.00
11	Hernando County Utilities (FDEP Water Permit)	\$650.00	NA	\$650.00
12	Hernando County Utilities (FDEP WW Permit)	\$500.00	NA	\$500.00
13	Goodwin Bros. (Pay App. Waterford Amenity #9)	\$54,515.35	NA	\$54,515.35
14	Ovida (Pay App. Waterford Amenity #14)	\$366,862.11	NA	\$366,862.11
15	Stewart Tree Service	\$2,564.52	NA	\$2,564.52
16	Second Generation Landscaping	\$7,420.00	NA	\$7,420.00
17	Royal Pavers	\$39,615.08	NA	\$39,615.08
TOTAL REIMBURSEMENT DUE				<u>\$790,621.11</u>
1	Ovida (Pay App. Waterford Amenity #16)	\$ 106,726.23	NA	\$106,726.23
2	Ovida (Pay App. Waterford Amenity #17)	\$ 43,317.51	NA	\$43,317.51
TOTAL DIRECT PAYMENT DUE				<u>\$150,043.74</u>

* See Pay Application note & signature

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:

Reviewed For Accuracy

Anthony Benson
9/10/25

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER	Waterford Community Development District 5844 Old Pasco Rd #100 Wesley Chapel FL 33544	PROJECT:	Waterford Amenity 11379 Memorial Dr. Brooksville FL 34613	APPLICATION NO:	17	Distribution to:	
				PERIOD TO:	08/31/2025		
FROM CONTRACTOR:	Ovida Construction Group Inc. 820 W. Broadway Street Suite 3000 Oviedo FL 32765	VIA ARCHITECT:		CONTRACT FOR:	Waterford Amenity	<input checked="" type="checkbox"/>	OWNER
				CONTRACT DATE:		<input checked="" type="checkbox"/>	ARCHITECT
				PROJECT NOS:		<input checked="" type="checkbox"/>	CONTRACTOR
						<input type="checkbox"/>	CONSULTANT

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM	3,553,035.00
2. Net change by Change Orders	91,297.69
3. CONTRACT SUM TO DATE (Line 1+2)	3,644,332.69
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	3,430,174.44
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	343,017.45
b. 10.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	343,017.45
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	3,087,156.99
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	3,043,839.48
8. CURRENT PAYMENT DUE	43,317.51
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 5)	557,175.70

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	214,527.57	-123,281.00
TOTAL	91,297.69	

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 8/27/25
 State of: Florida County of: Seminole
 Subscribed and sworn to before me this 27 day of AUGUST 2025
 Notary Public: [Signature]
 My Commission Expires: 8/31/26



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 43,317.51

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

ARCHITECT:
 By: _____ Date: _____

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

* Reviewed only for CDD
 Eligible reimbursement

Coastal Engineering
[Signature]

9/10/25

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 17
 APPLICATION DATE: 08/27/2025
 PERIOD TO: 08/31/2025
 ARCHITECT'S PROJECT NO:

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SIDEWALKS	32,793.00						32,793.00	
POOL & POOL CONNECTIONS	693,695.00	624,325.50			624,325.50	90.00	69,369.50	62,432.55
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POOL FENCE/GATES	36,103.00	18,051.50	10,830.90		28,882.40	80.00	7,220.60	2,888.24
POOL EQUIPMENT ENCLOSURE	6,833.00	3,416.50			3,416.50	50.00	3,416.50	341.65
TOT LOT	74,713.00	74,713.00			74,713.00	100.00		7,471.30
TOT LOT FENCE/GATE	14,560.00	14,560.00			14,560.00	100.00		1,456.00
DOG PARK TOY ALLOWANCE	15,000.00		15,000.00		15,000.00	100.00		1,500.00
DOG PARK FENCE/GATE	37,200.00	18,600.00			18,600.00	50.00	18,600.00	1,860.00
SITE ELECTRIC	5,500.00	5,500.00			5,500.00	100.00		550.00
PICKLEBALL COURTS	142,931.00	121,491.35			121,491.35	85.00	21,439.65	12,149.14
POOL DECK TRELLISES	39,655.00	39,655.00			39,655.00	100.00		3,965.50
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POOL FURNITURE	43,016.00	21,508.00			21,508.00	50.00	21,508.00	2,150.80
CLUBHOUSE								
CONCRETE	103,197.00	103,197.00			103,197.00	100.00		10,319.70
MASONRY	74,989.00	74,989.00			74,989.00	100.00		7,498.90
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TRUSSES	35,960.00	35,960.00			35,960.00	100.00		3,596.00
ROOFING	35,439.00	35,439.00			35,439.00	100.00		3,543.90
SOFFIT/FASCIA/GUTTERS	14,061.00	14,061.00			14,061.00	100.00		1,406.10
STONE VENEER	10,417.00	10,417.00			10,417.00	100.00		1,041.70
INSULATION	25,500.00	25,500.00			25,500.00	100.00		2,550.00
FIRE SPRINKLERS	42,556.00	42,556.00			42,556.00	100.00		4,255.60
METAL DOORS	11,828.00	11,828.00			11,828.00	100.00		1,182.80
STOREFRONT DOORS	32,350.00	32,350.00			32,350.00	100.00		3,235.00
WINDOWS	80,500.00	80,500.00			80,500.00	100.00		8,050.00
DRYWALL	34,222.00	34,222.00			34,222.00	100.00		3,422.20

PROGRESS BILLING

Schedule of Work Completed

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BASEBOARDS	5,556.00	5,556.00			5,556.00	100.00		555.60
COLUMN WRAPS	3,778.00	3,778.00			3,778.00	100.00		377.80
EXTERIOR DRYWALL CEILINGS	8,862.00	8,862.00			8,862.00	100.00		886.20
FLOORING	38,779.00	38,779.00			38,779.00	100.00		3,877.90
WALL TILE	18,667.00	18,667.00			18,667.00	100.00		1,866.70
COOL DECK	16,800.00	16,800.00			16,800.00	100.00		1,680.00
PAINT	20,200.00	20,200.00			20,200.00	100.00		2,020.00
STUCCO	22,689.00	22,689.00			22,689.00	100.00		2,268.90
SIDING	95,817.00	95,817.00			95,817.00	100.00		9,581.70
COUNTERTOPS	11,111.00	11,111.00			11,111.00	100.00		1,111.10
BATH ACCESSORIES & PARTITION	18,989.00	18,989.00			18,989.00	100.00		1,898.90
PLUMBING	73,584.00	73,584.00			73,584.00	100.00		7,358.40
ELECTRICAL	212,367.00	212,367.00			212,367.00	100.00		21,236.70
HVAC	85,890.00	85,890.00			85,890.00	100.00		8,589.00
GABLE LOUVER	1,811.00						1,811.00	
FITNESS EQUIPMENT	40,000.00	20,000.00			20,000.00	50.00	20,000.00	2,000.00
LANAI KITCHEN ALLOWANCE	10,000.00						10,000.00	
ADA RAMP ALLOWANCE	8,000.00						8,000.00	
FIRE ALARM ALLOWANCE	35,000.00	35,000.00			35,000.00	100.00		3,500.00
LOW VOLTAGE ALLOWANCE	30,000.00	24,000.00	6,000.00		30,000.00	100.00		3,000.00
GENERAL CONDITIONS	55,000.00	55,000.00			55,000.00	100.00		5,500.00
PERFORMANCE AND PAYMENT B	50,000.00	50,000.00			50,000.00	100.00		5,000.00
GENERAL LIABILITY INSURANCE	36,500.00	36,500.00			36,500.00	100.00		3,650.00
PROJECT MANAGEMENT	135,000.00	135,000.00			135,000.00	100.00		13,500.00
GC FEE	350,675.00	350,675.00			350,675.00	100.00		35,067.50
CO#1 PUMP TRUCK, MAIL KIOSK,	6,436.11	6,436.11			6,436.11	100.00		643.61
CO#2 POOL EXPANSION, FRONT	176,795.62	176,795.62			176,795.62	100.00		17,679.56
CO#3 DEDUCT P&P BOND	-50,000.00	-50,000.00			-50,000.00	100.00		-5,000.00

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 17
 APPLICATION DATE: 08/27/2025
 PERIOD TO: 08/31/2025
 ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
CO#4 ADDITIONAL SECONDARIES	13,979.04	13,979.04			13,979.04	100.00		1,397.90
CO#5 ADDITIONAL CONDUIT	5,328.25	5,328.25			5,328.25	100.00		532.83
CO#6 ADDITIONAL MANAGEMENT	34,000.00	22,440.00	11,560.00		34,000.00	100.00		3,400.00
CO#6 FIRE SPRINKER & FIRE ALA	-71,500.00	-71,500.00			-71,500.00	100.00		-7,150.00
CO#6 ADDITIONAL STUCCO	4,400.00	4,400.00			4,400.00	100.00		440.00
CO#7 PAVER CREDIT	-40,181.00	-40,181.00			-40,181.00	100.00		-4,018.10
CO#8 WREC DEPOSIT	7,300.00	7,300.00			7,300.00	100.00		730.00
CO#9 ADDITIONAL PVC FENCING	2,143.60		2,143.60		2,143.60	100.00		214.36
CO#9 GUTTER TIE IN	7,797.00		7,797.00		7,797.00	100.00		779.70
CO#9 CONNECTIONS TO DECK D	540.00		540.00		540.00	100.00		54.00
CO#9 FIXTURES & RECESSED CA	7,888.38		7,888.38		7,888.38	100.00		788.84
CO#9 STANDARD WATER HEATER	1,370.69		1,370.69		1,370.69	100.00		137.07
CO#9 DOG PARK FURNISHINGS	-15,000.00		-15,000.00		-15,000.00	100.00		-1,500.00
Totals:	3,644,332.69	3,382,043.87	48,130.57		3,430,174.44	94.12	214,158.25	343,017.45

OVIDA

Construction Group Inc.

WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the sum of \$ 43,317.51 waives and releases its lien and right to claim of lien for labor, services or materials furnished to Waterford Community Development District through August 31, 2025, on the following described property:

Waterford Amenity
11261 Cortez Boulevard
Brooksville, FL 33556

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

Dated on: August 27, 2025

Lienors Name: Ovida Construction Group, Inc.

By: _____

Printed Name: Zach Barber

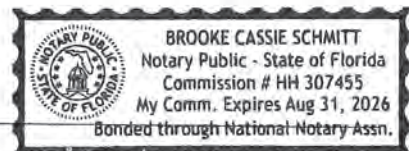
STATE OF Florida

COUNTY OF Seminole

Personally appeared before me this 27 day of August, 2025,
Zach Barber who is being duly sworn on oath says that he is
President of Ovida Construction Group, Inc. and that
he hereby acknowledges the execution of the foregoing instrument for and on special instance
and request.



NOTARY



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

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

October 7, 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 2025
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 4	Oak Hill Land, LLC	\$1,111,483.46
CR 5	Ovida Construction Group, Inc.	\$153,012.83

If you have any questions regarding this request, please do not hesitate to call me at (813) 994-1001. Thank you for your prompt attention to this matter.

Sincerely,
Waterford Community Development District

Sean Craft
District Manager

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds, Series 2025
(Assessment Area Three)

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.

October 6, 2025

(A) Requisition Number: **CR 4**

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

(C) Amount Payable: **\$1,111,483.46**

(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): **Reimbursement for Invoices paid by developer for Waterford**

(E) Fund, Account or subaccount from which disbursement is to be made:
Series 2025 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 2025 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 2025 Project and each represents a Cost of the Series 2025 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 2025 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.

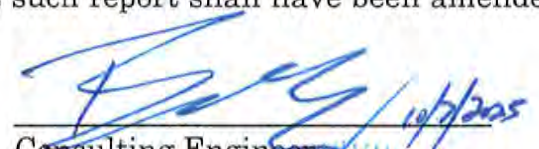
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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 2025 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 COD REIMBURSEMENT CR 4 - SZ025 WORKSHEET

<u>NO.</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>LESS COST FOR 3A PORTION</u>	<u>** REIMBURSEMENT AMOUNT</u>
1	CBS Underground	3A Pay App #1	\$154,113.80	\$0.00	\$0.00	\$154,113.80
2	CBS Underground	3A Pay App #2	\$224,219.89	\$0.00	\$0.00	\$224,219.89
3	CBS Underground	3A Pay App #3	\$191,646.70	\$0.00	\$0.00	\$191,646.70
4	Goodwin Bros.	3A Pay App #2	\$196,051.70	\$15,400.35	\$90,325.67	\$90,325.68
5	Goodwin Bros.	3A Pay App #4	\$134,069.35	\$473.41	\$66,797.97	\$66,797.97
6	Goodwin Bros.	3A Pay App #5	\$179,547.31	\$15,957.31	\$81,795.00	\$81,795.00
7	Goodwin Bros.	3A Pay App #6	\$98,625.40	\$14,781.25	\$41,922.07	\$41,922.08
8	Goodwin Bros.	3A Pay App #7	\$91,302.26	\$19,731.48	\$35,785.39	\$35,785.39
9	Goodwin Bros.	Invoice #17270	\$19,077.75	\$0.00	\$0.00	\$19,077.75
10	Goodwin Bros.	Amentiy Pay App #10	\$59,576.67	\$0.00	\$0.00	\$59,576.67
11	Goodwin Bros.	Amentiy Pay App #11	\$19,075.03	\$0.00	\$0.00	\$19,075.03
12	Old FL Upper Coastal	Wetland Mitigation	\$102,742.50	\$0.00	\$0.00	\$102,742.50
13	AJ Sprinkler	7/24/2025	\$3,340.00	\$0.00	\$0.00	\$3,340.00
14	AJ Sprinkler	8/13/2025	\$18,350.00	\$0.00	\$0.00	\$18,350.00
15	AJ Sprinkler	9/16/2025	\$765.00	\$0.00	\$0.00	\$765.00
16	Modern Day Electric	#3664	\$1,950.00	\$0.00	\$0.00	\$1,950.00

**** TOTAL REIMBURSEMENT DUE**

\$1,111,483.46

* See Pay Application note & signature

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

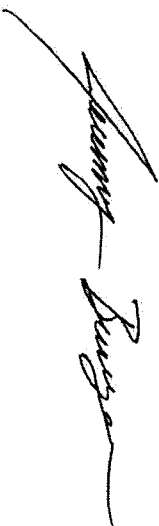
I hereby confirm that I have reviewed all submitted invoices related to Community Development District (COD) for eligibility in accordance with Chapter 190 of the Florida Statutes. This review focuses specifically on costs associated with site civil infrastructure.

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

Reviewed For Accuracy

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

Date:





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

License:

Contract Invoice

Invoice#: 17270

Date: 12/26/2024

Billed To: Waterford Community Development District
FL

Project: WATERFORD PHASE 3A
FL

Due Date: 01/26/2025

Terms:

Order#

Description	Amount
-------------	--------

WATERFORD PHASE 3A Site Clearing & Grubbing 84% Complete	19,077.75
---	-----------

Thank you for your prompt payment!

Non-Taxable Amount:	19,077.75
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	19,077.75

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

1542

63-27831 FL
11023DATE 12-27-2024PAY
TO THE
ORDER OFGoodwin Bros\$ 19,077.75Nineteen Thousand Seventy Seven & 75/100 DOLLARS

BANK OF AMERICA

ACH R/T 083100277

FOR Waterford 3A Inv 12270R Bastin

⑈001542⑈ ⑈063100277⑈ 898128868682⑈

CONTRIBUTION IN AID OF CONSTRUCTION AGREEMENT

THIS CONTRIBUTION IN AID OF CONSTRUCTION AGREEMENT (together with any and all appendices, addenda, exhibits and schedules attached hereto, this "Agreement"), effective as of the **21** day of **FEBRUARY** 2025 (the "Effective Date"), by and between **WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.**, a Florida not for profit corporation, with a principal place of business at P.O. Box 278, Dade City, Florida 33526-0278 ("WREC"), and **OAK HILL LAND LLC** whose address is **18125 WAYNE RD, ODESSA, FL 33556** ("Developer").

RECITALS:

A. Developer is in possession of the real property ("Property") located at the address described in the specifications schedule attached Exhibit A (the "Specifications Schedule").

B. Developer intends to subdivide the Property into separate lots (each, a "Lot") and desires for WREC to install underground electrical service in lieu of overhead electrical service for new construction on the Property ("Services").

C. WREC has agreed to install the Services, subject to the terms and conditions set forth this Agreement.

In consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. RECITALS. The above recitals are true and correct and are incorporated herein by this reference.

2. DEVELOPER CONTRIBUTIONS. Prior to WREC's commencement of installation of the Services, Developer shall pay certain fees to WREC for the Services as a contribution in aid of construction ("CIAC Fee") in accordance with the Specifications Schedule, less any applicable credits allowed by WREC for the installation of the energy efficient electric appliances ("Efficient Appliances") more particularly described on the Specifications Schedule (individually and collectively, "Credit").

3. INSTALLATION OF THE SERVICES. Following Developer's remittance of the CIAC Fee to WREC, WREC will install the Services on the Property in accordance with the design plan created by WREC and approved by Developer (the "Design Plan").

4. CREDIT. Developer hereby represents and warrants that the initial residence constructed on any Lot shall contain the Efficient Appliances. As a result of Developer strict compliance with the foregoing warranty, WREC will reduce Developer's CIAC Fee by an amount equal to any Credit applicable to the Lots in accordance with the Specification Schedule. In the

event the initial residence constructed on a Lot, where the Developer received a credit, does not contain the Efficient Appliances ("Non-Conforming Lot"), the Developer shall immediately reimburse WREC the amount of Credit that Developer received for such Non-Conforming Lot.

5. CHANGES.

(a) Changes to Design Plan. In the event Developer requires changes to the approved Design Plan, whether prior to installation or during installation, WREC may, in WREC's sole and absolute discretion, impose a minimum redesign fee ranging from \$5,000.00 to \$10,000.00, depending on the size of the Property and the Design Plan changes required.

(b) Developer Delays. The CIAC Fee and applicable Credit set forth on the Specifications Schedule shall be valid for a period of six (6) months from the Effective Date. Any delay(s) attributed to Developer that delays WREC's commencement of the installation of the Services by more than six (6) months from the Effective Date shall be subject to an increased CIAC fee, which shall be due and payable to WREC prior to WREC's commencement of the installation of the Services.

6. ASSIGNMENT. No party may assign this Agreement or any of its rights and obligations hereunder without the prior written consent of the other party; any such attempted assignment shall be null and void.

7. SUCCESSORS. This Agreement binds the heirs, executors, administrators, successors and assigns of the respective parties with respect to all covenants herein, and cannot be changed except by written agreement signed by both parties.

8. SURVIVAL. The provisions of this Agreement which by their nature are intended to survive, shall survive completion, expiration, recession, or termination of this Agreement.

9. GOVERNING LAW. The validity of this Agreement, the construction and enforcement of its terms and the interpretation of the rights and duties of the parties hereto shall be governed by the laws of the State of Florida, without regard to its conflict of laws principles.

10. SEVERABILITY. In the event any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, the remaining provisions of this Agreement shall be unimpaired, and the invalid, illegal or unenforceable provision(s) shall be replaced by a mutually acceptable provision(s), which being valid, legal and enforceable, comes closest to the intention of the parties underlying the invalid, illegal or unenforceable provision(s).

11. HEADINGS. The headings in this Agreement are for purposes of reference only and shall not in any way limit or otherwise affect the meaning or interpretation of any of the terms hereof.

12. COUNTERPARTS. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

13. MODIFICATION, AMENDMENT, SUPPLEMENT OR WAIVER.

(a) No modification, amendment, supplement to or waiver of this Agreement or any of its provisions shall be binding upon the parties hereto unless made in writing and duly signed by the party against whom enforcement thereof is sought.

(b) A failure or delay of any party to this Agreement to enforce at any time any of the provisions of this Agreement or to exercise any option which is herein provided, or to require at any time performance of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions of this Agreement.

14. ENTIRETY OF AGREEMENT. This Agreement together with all appendices, exhibits, schedules, attachments and addenda attached hereto constitute the entire agreement between the parties and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized officers, have executed this Agreement as of the day and year first set forth above.

DEVELOPER:

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Company Name: _____

By: _____

Printed Name: _____

Title: _____

By: JOSEPH MARTIN

Name: JOSEPH MARTIN

Title: ENGINEERING TECHNICIAN

EXHIBIT A
Specifications Schedule

Property Location: WATERFORD Amenity center

3 Phase primary: 404' @ \$29 = \$11,716

Other Loads (e.g., lift stations and amenities): N/A

Energy Efficient Electric Appliances: Electric heat pump and water heater YES

Total CIAC Fee: \$11,716

OAK HILL LAND LLC 4805 W LAUREL ST STE 100 TAMPA, FL 33607-4540		1569 63-27/631 FL 11023
DATE <u>2-24-2025</u>		
PAY TO THE ORDER OF <u>Withlacoochee Electric</u>	\$ <u>11,716</u>	
<u>Eleven Thousand Seven Hundred Sixteen & No/100</u> DOLLARS		Photo Safe Deposit Boxes on back
BANK OF AMERICA	WO# <u>9446126</u>	
ACH R/T 083100277		
FOR <u>Waterford Amenity service</u>	<u>R. Bastin</u>	
⑈001569⑈ ⑈063100277⑈ 898128868682⑈		



**Old Florida
Upper Coastal**
An EIP Mitigation
Bank Solution

5550 Newbury Street, Suite B
Baltimore, MD 21209
P: 443.921.9441
F: 410.235.1503

INVOICE # OFMB20250206 - 1

CONFIDENTIAL

PO No. NA

EIP Credit Co., LLC

06 February 2025

Buyer

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

Contact Person

Ron Bastyr
ronbastyr@yahoo.com
813.205.2794

Project Details

Project Name: Waterford Phases 4A & 5A
Permit Application: 905706
Watershed: Crystal-Pithlachascotee (HUC 03100207)
County: Hernando County, FL

MITIGATION CREDITS PURCHASED

<u>Item</u>	<u>Bank</u>	<u>Credit Type</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Purchase Price</u>
1	Old Florida	Freshwater Herbaceous State	0.57	\$ 257,500.00	\$ 146,775.00
					<u>\$ 146,775.00</u>

PAYMENTS

	<u>Due Date</u>	<u>Amount</u>	<u>Paid</u>	<u>Remaining</u>
Deposit 1	06-Mar-25	\$ 22,016.25	\$ -	\$ 22,016.25
Deposit 2	04-Jun-25	\$ 22,016.25	\$ -	\$ 22,016.25
Remaining Balance	02-Sep-25	\$ 102,742.50	\$ -	\$ 102,742.50
		<u>\$ 146,775.00</u>	<u>\$ -</u>	<u>\$ 146,775.00</u>

0.57 state-only freshwater herbaceous wetland credits to offset wetland impacts associated with the Waterford Phases 4A&5A project in Hernando County, FL.

Credit Invoice Terms Expire 06 March 2025

Contact sales@ecosystempartners.com to securely receive wire transfer / ACH payment instructions.
Reference the Invoice number when submitting payment.

OAK HILL LAND LLC

18125 WAYNE RD
ODESSA, FL 33556-4723

1640

63-27/631 FL
11023

DATE 9-26-2025

PAY TO THE ORDER OF OLD Florida Upper Coastal \$ 102,742.50

One Hundred Two Thousand Seven Hundred Forty Two & 50/100 DOLLARS



BANK OF AMERICA

ACH R/T 063100277

FOR Waterford 4A/5A wetland Mitigation
INV OFMB20250206-1

R. B. Bailey

⑈001640⑈ ⑈063100277⑈ 898128868682⑈

INVOICE

AJ's Sprinkler & Pump Service, Inc.

When you call us, you get US!

DATE: JULY 24, 2025

13160 Ponce De Leon Blvd.,
Brooksville, FL 34601
352-585-8752 | 727-279-0016
ajsirrigation@hotmail.com | ajspumpandwell.com

To Waterford CDD

ATTENTION:
Shane O'Neill - sonell@ocateam.com

CC:
Candi - caddy_mack2730@outlook.com
Ron - ronbastyr@yahoo.com

SALESPERSON	JOB	PAYMENT TERMS	STATUS
Install	Irrigation Service (common grounds)	Due upon completion	Invoiced

DESCRIPTION
Irrigation system was hit by lightning strike
Tracked down control wire
Replaced:
10 - 2" solenoids
2 - DV100 valves
1 Rain Bird control timer
1 Rain Bird mod
Repaired 3 - 2" mainline breaks
2 men, 11 hours labor
Completed on 07/10/2025
1 year warranty on all new parts and workmanship**
20 days on adjustments

TOTAL: \$3,340.00

***Please Note: Warranties do not include lightning, freezes, or bug damage, damages caused by vehicles, lawn equipment (i.e., lawn mowers, weed whackers, etc.), changes in landscaping, construction, natural catastrophes or disasters, or homeowner negligence or error. Minor adjustments to sprinkler heads (that do not involve additional labor or parts) are warranted for 20 days only, from the date of the service or install.

THANK YOU FOR THE OPPORTUNITY!

OAK HILL LAND LLC

18125 WAYNE RD
ODESSA, FL 33566-4723

1641

63-27/831 FL
11023

DATE 9-26-2025

PAY
TO THE
ORDER OF

AJ Sprinkler & Pump Service \$ 3,340-

Thirty three hundred Forty & No/100 DOLLARS



BANK OF AMERICA

ACH R/T 063100277

FOR

Watertford - Inv 7-24-2025
repair

P Bastin

⑈001641⑈ ⑈063100277⑈ 898128868682⑈

INVOICE

AJ's Sprinkler & Pump Service, Inc.

When you call us, you get US!

DATE: AUGUST 13, 2025

13160 Ponce De Leon Blvd.,
Brooksville, FL 34601
352-586-8752 | 727-279-0016
ajsprirrigation@hotmail.com | ajspumpandwell.com

To: Oak Hill Land LLC
18125 Wayne Rd.,
Odessa, FL 33556

ATTENTION:
Shane
soneil@ccateam.com
Ron
ronbastyr@yahoo.com

SALESPERSON	JOB	PAYMENT TERMS	STATUS
	New Well: Waterford East Site & Clubhouse, Waterford Phase 1 TR E TR Rec 1 11379 Memorial Dr., Brooksville	Due upon completion	Invoiced

DESCRIPTION
200 FT well package, includes:
1 - 5 HP submersible pump motor (Franklin Electric)
1 - 90 series liquid end
Up to 200 FT of 4" galvanized casing
126 FT of 2" galvanized drop pipe
4" x 2" well seal and drive shoe
126 FT of 10 GA pump wire
1 - 5 HP pump start relay with 4x4x8 concrete post
1 - 5 HP standard control box
Completed on 08/13/2025
1 year warranty on all new parts and workmanship**

TOTAL: \$18,350.00

***Please Note: Warranties do not include lightning, freeze, or bug damage, damages caused by vehicles, lawn equipment (i.e., lawn mowers, weed whackers, etc.), changes in landscaping, construction, natural catastrophes or disasters, or homeowner negligence or error. Minor adjustments to sprinkler heads (that do not involve additional labor or parts) are warranted for 20 days only, from the date of the service or install.

THANK YOU FOR YOUR BUSINESS!

OAK HILL LAND LLC

18125 WAYNE RD
ODESSA, FL 33556-4723

1642

83-27/831 FL
11023

DATE 9-26-2025

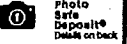
PAY
TO THE
ORDER OF

AJ Sprinkler & Pump Service

\$18,350 —

Eighteen thousand Three Hundred Fifty & No/100

DOLLARS



BANK OF AMERICA

ACH R/T 063100277

FOR

Oak Hill-Inv 8-13-2025-Well

R Bastin

⑈001642⑈ ⑈063100277⑈ 898128868682⑈

INVOICE

AJ's Sprinkler & Pump Service, Inc.

When you call us, you get US!

DATE: SEPTEMBER 16, 2025

13160 Ponce De Leon Blvd.,
Brooksville, FL 34601
352-585-8752 | 727-279-0016
ajsirrigation@hotmail.com | ajspumpandwell.com

To Waterford CDD

ATTENTION:
Shane O'Neil - sonell@ocateam.com

CC:
Candi - caddy_mack2730@outlook.com
Ron - ronbastyr@yahoo.com

SALESPERSON	JOB	PAYMENT TERMS	STATUS
Install	Service call: Common Grounds 3 rd Well, behind Monument	Due upon completion	Invoiced

DESCRIPTION
Replaced 5 HP Control box
Repaired 2" mainline break
Completed on 08/15/2025
6 month warranty on all new parts and workmanship**
20 days on adjustments
TOTAL: \$765.00

***Please Note: Warranties do not include lightning, freeze, or bug damage, damages caused by vehicles, lawn equipment (i.e., lawn mowers, weed whackers, etc.), changes in landscaping, construction, natural catastrophes or disasters, or homeowner negligence or error. Minor adjustments to sprinkler heads (that do not involve additional labor or parts) are warranted for 20 days only, from the date of the service or install.

THANK YOU FOR YOUR BUSINESS!

OAK HILL LAND LLC

18125 WAYNE RD
ODESSA, FL 33558-4723

1643

83-27/631 FL
11023

DATE 9-26-2025

PAY
TO THE
ORDER OF

AJ Sprinkler & Pump Service

\$ 765 —

Seven Hundred Sixty Five & No/100

DOLLARS



BANK OF AMERICA

ACH R/T 083100277

FOR

Waterford repair - INV 9-16-2025

R Bastin

⑈001643⑈ ⑈063100277⑈ 898128868682⑈

Modern Day Electrical Solutions LLC
12290 Jaybird Road
Brooksville, FL 34614 US
3524581690
mdesoffice2012@gmail.com

Invoice

BILL TO
Shane O'Neil

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3664	09/11/2025	\$1,950.00	10/11/2025	Net 30	

P.O. NUMBER
The Waterford

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	16+ Electrical & Lighting	Run wire to 30 amp well at development clubhouse. Includes special order 30 amp GFI bolt-in breaker and hand trenching approximately 80' from existing outdoor panel to well.	1	1,950.00	1,950.00

BALANCE DUE

\$1,950.00

OAK HILL LAND LLC

18125 WAYNE RD
ODESSA, FL 33568-4723

1644

63-27/631 FL
11023

DATE 9-26-2025

PAY
TO THE
ORDER OF

Modern Day Electric

\$ 1,950-

Nineteen Hundred Fifty & No/100

DOLLARS



Photo
Safe
Deposit
Circle on back

BANK OF AMERICA

ACH R/T 063100277

FOR Waterford - Inv 3664

R Basty

⑈001644⑈ ⑈063100277⑈ 898128868682⑈

FOR OWNERS

PROBLEM

APPLICATION NO.

10

FROM BOOK FACTORY

VIA PROFESSIONAL (Attorneys Only)

COASTAL ENGINEERING

BROOKSVILLE FL 34605

PERIOD 1

150202

—SAY NO TO WHITE

CHANGE ORDER SUMMARY

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		\$ 344,329.07
5 RETAINAGE:		
10% OF COMPLETED & STORED WORK		\$ 34,432.91
6 TOTAL EARNED LESS RETAINAGE		\$ 309,896.16
7 LESS PREVIOUS PAYMENTS RECOMMENDED		\$ 250,319.49
8 AMOUNT DUE THIS APPLICATION		\$ 59,576.67
9 BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD		

CONTRACTOR CERTIFICATION: I, _____, as the CONTRACTOR, hereby certify that the above information is true and correct, and that the current payroll status of my employees is as follows: CONTRACTOR.

318.54628

५

DATE: 7/30/25

PROFESSIONAL'S RECOMMENDATION OF PAYMENT (architect/engineer):

(OWNER), that to the best of the PROFESSIONAL'S knowledge, information and belief, the WORK is in accordance with the Contract Documents, and that the PROFESSIONAL has not observed any apparent or suspected fraud, waste, or abuse of the PROJECT funds.

DATED: 10/3, 2025 County of Monterey Dr. /

1

COUNTRY'S RECOMMENDATION OF PAYMENT:

DATED: _____, 20__

BY: _____
TIT E: _____
APPROVED FOR PAYMENT

11

X Reviewed only for
COD eligible items

AAA DOCUMENT C703

Project Name and Number: WATERFORD AMENITY CENTER

Application for Payment Number: 10

Application for Payment Date: 7/30/2025

For Work Completed Through: 7/30/2025

Contractor: Goodwin Bros Construction, Inc.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
ITEM NO.	DESCRIPTION OF WORK	U	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4x5)	PREVIOUS QUANTITY	WORK COMPLETED TO DATE TOTAL VALUE (5x7)	THIS PERIOD QUANTITY	PERIOD TOTAL VALUE (5x9)	MATERIALS RECEIPT NO. STORED	TOTAL COMPLETED AND STORED QUANTITY (7+9)	COMPLETED VALUE (8+10x1)	% COMPLETED (12 / 6)	BALANCE OF WORK TO COMPLETE QUANTITY (4-11)	VALUE (6-12)	REMARKS (17+18)
1	GENERAL CONDITIONS	LS	1	\$ 9,600.00	\$ 9,600.00	1	\$ 9,600.00				1	\$ 9,600.00	100.00%	0.000	\$ -	\$ 960.00
2	Construction Layout & Staking	LS	1	\$ 12,960.00	\$ 12,960.00	0.35	\$ 4,536.00	0.150	\$ 1,947.00		0.5	\$ 6,480.00	50.00%	0.000	\$ 6,480.00	\$ 648.00
3	Construction Testing	LS	1	\$ 4,130.00	\$ 4,130.00	0.1	\$ 413.00	0.250	\$ 1,032.50		0.35	\$ 1,445.50	35.00%	0.000	\$ 2,684.50	\$ 268.45
4	Construction Entrance	EA	1	\$ 2,818.00	\$ 2,818.00	1	\$ 2,818.00				1	\$ 2,818.00	100.00%	0.000	\$ -	\$ 281.80
5	Site Force (Type III)	LF	3250	\$ 2.30	\$ 7,475.00	3250	\$ 7,475.00				3250	\$ 7,475.00	100.00%	0.000	\$ (0.00)	\$ 747.50
6	Clearing & Grading	CY	8978	\$ 5.53	\$ 49,648.34	8978	\$ 49,648.34				8978	\$ 49,648.34	100.00%	0.000	\$ 0.00	\$ 4,964.83
7	Excavation Cut to Fill	LS	1	\$ 9,352.00	\$ 9,352.00	0.15	\$ 1,402.81	0.250	\$ 2,338.02		0.4	\$ 3,740.83	40.00%	0.000	\$ 5,611.25	\$ 574.08
8	Grading	SY	7,290	\$ 18.67	\$ 136,104.30	4009.5	\$ 75,011.65	3380.500	\$ 62,092.75		7290	\$ 136,104.30	100.00%	0.000	\$ -	\$ 13,610.43
9	6" Linerrock Base	SY	7,290	\$ 14.91	\$ 108,693.90	4738.5	\$ 70,713.57	2551.500	\$ 38,000.00		7290	\$ 108,693.90	100.00%	0.000	\$ -	\$ 10,869.39
10	9" Stabilized Subgrade	LF	7,290	\$ 4.69	\$ 34,190.10		\$ 34,190.10					\$ 34,190.10	100.00%	0.000	\$ -	\$ 3,419.01
11	Trench Cut	LF	1,426	\$ 20.95	\$ 29,874.70		\$ 29,874.70					\$ 29,874.70	100.00%	0.000	\$ -	\$ 2,987.47
12	3'-0" Valley Gutter	LF	175	\$ 87.31	\$ 15,269.25		\$ 15,269.25					\$ 15,269.25	100.00%	0.000	\$ -	\$ 1,526.92
13	Spring, Signs & Windstops	LS	1	\$ 16,029.12	\$ 16,029.12		\$ 16,029.12				0	\$ -	0.00%	1.000	\$ 16,029.12	\$ -
14	ALTERNATE ITEMS															
15	STORM DRAINAGE SYSTEM	LF	900	\$ 46.38	\$ 41,742.00	900	\$ 41,742.00				900	\$ 41,742.00	100.00%	0.000	\$ -	\$ 4,174.20
16	15" x 26" In Heavy Wall Pipe	EA	4	\$ 3,864.81	\$ 15,459.24	4	\$ 15,459.24				4	\$ 15,459.24	100.00%	0.000	\$ -	\$ 1,545.92
17	Type T Inlet	EA	5	\$ 5,951.16	\$ 29,755.80	5	\$ 29,755.80				5	\$ 29,755.80	100.00%	0.000	\$ -	\$ 2,975.58
18	Valley Gutter Inlet	EA	1	\$ 3,954.43	\$ 3,954.43	1	\$ 3,954.43				1	\$ 3,954.43	100.00%	0.000	\$ -	\$ 395.44
19	Sanitary Sewer System	EA	1	\$ 6,922.88	\$ 6,922.88	1	\$ 6,922.88				1	\$ 6,922.88	100.00%	0.000	\$ -	\$ 692.29
20	8" SDR 26 PVC (8-10 ft)	LF	140	\$ 47.86	\$ 6,700.40	140	\$ 6,700.40				140	\$ 6,700.40	100.00%	0.000	\$ -	\$ 670.04
21	Single Services	EA	1	\$ 2,339.44	\$ 2,339.44	1	\$ 2,339.44				1	\$ 2,339.44	100.00%	0.000	\$ -	\$ 233.94
22	Inflow Protection	EA	1	\$ 141.95	\$ 141.95	1	\$ 141.95				1	\$ 141.95	100.00%	0.000	\$ -	\$ 14.20
23	Core Existing Structures	EA	1	\$ 759.33	\$ 759.33	1	\$ 759.33				1	\$ 759.33	100.00%	0.000	\$ -	\$ 75.93
24	Recort Existing Structure	EA	1	\$ 4,720.00	\$ 4,720.00		\$ 4,720.00				0	\$ -	0.00%	1.000	\$ 4,720.00	\$ -
25	At Test	EA	140	\$ 10.05	\$ 1,407.00		\$ 1,407.00				0	\$ -	0.00%	140.000	\$ 1,407.00	\$ -
26	POTABLE WATER DISTRIBUTION SYSTEM															
27	6"x6" Reducer - The In	EA	1	\$ 4,488.96	\$ 4,488.96		\$ 4,488.96				0	\$ -	0.00%	1.000	\$ 4,488.96	\$ -
28	6"x7" 13 Saddle	EA	1	\$ 1,486.34	\$ 1,486.34		\$ 1,486.34				0	\$ -	0.00%	1.000	\$ 1,486.34	\$ -
29	6" Gate Valve W/ SSB	EA	1	\$ 3,105.94	\$ 3,105.94		\$ 3,105.94				0	\$ -	0.00%	1.000	\$ 3,105.94	\$ -
30	1" RPT for Water Service	EA	1	\$ 2,788.27	\$ 2,788.27	1	\$ 2,788.27				1	\$ 2,788.27	100.00%	0.000	\$ -	\$ 278.83
31	1" Water Box Assembly w/o Meter	EA	1	\$ 1,221.72	\$ 1,221.72	1	\$ 1,221.72				1	\$ 1,221.72	100.00%	0.000	\$ -	\$ 122.17
32	1" Water Service to Building	EA	1	\$ 4,388.55	\$ 4,388.55	1	\$ 4,388.55				1	\$ 4,388.55	100.00%	0.000	\$ -	\$ 438.86
33	1" Water Hose 8000 to Park	EA	1	\$ 5,444.64	\$ 5,444.64		\$ 5,444.64				0	\$ -	0.00%	1.000	\$ 5,444.64	\$ -
34	1 1/2" Meter Box Assembly w/o Meter	EA	1	\$ 4,037.39	\$ 4,037.39	1	\$ 4,037.39				1	\$ 4,037.39	100.00%	0.000	\$ -	\$ 403.74
35	6" C90 DRI4	LF	260	\$ 48.88	\$ 12,708.80		\$ 12,708.80				0	\$ -	0.00%	1.000	\$ 12,708.80	\$ -
36	6" Bell Reducers	EA	10	\$ 237.24	\$ 2,372.40		\$ 2,372.40				0	\$ -	0.00%	10.000	\$ 2,372.40	\$ -
37	6" x1 1/2"	EA	1	\$ 468.67	\$ 468.67		\$ 468.67				0	\$ -	0.00%	1.000	\$ 468.67	\$ -
38	6" x1 1/2"	EA	2	\$ 438.92	\$ 877.84		\$ 877.84				0	\$ -	0.00%	2.000	\$ 877.84	\$ -
39	6" DOD (NO FOC)	EA	1	\$ 19,036.26	\$ 19,036.26		\$ 19,036.26				0	\$ -	0.00%	1.000	\$ 19,036.26	\$ -
40	6" Riser for Fire Line	EA	1	\$ 4,451.61	\$ 4,451.61		\$ 4,451.61				0	\$ -	0.00%	1.000	\$ 4,451.61	\$ -
41	Temp Jumper	EA	1	\$ 3,363.09	\$ 3,363.09		\$ 3,363.09				0	\$ -	0.00%	1.000	\$ 3,363.09	\$ -
42	Sample	EA	4	\$ 634.91	\$ 2,539.64		\$ 2,539.64				0	\$ -	0.00%	4.000	\$ 2,539.64	\$ -

42	Pressure Testing	LS	1	\$ 2,950.00	\$ 2,950.00		\$ -	\$ -	0	\$ -	0.00%	10000	\$ 2,950.00	\$ -
	TOTAL			\$ 628,442.44		\$ 278,132.77	\$ 66,196.30	#####		#####			\$ 284,113.37	#####

OAK HILL LAND LLC

18125 WAYNE RD
ODessa, FL 33558-4723

1636

MAILED
1102

DATE 9-26-2025

PAY
TO THE
ORDER OF

Goodwin Bros Construction

\$ 59,576.67

Fifty Nine Thousand Five Hundred Seventy Six & 67/100

DOLLARS



BANK OF AMERICA

ACCOUNT NUMBER

FOR Waterford Avenue, Pkg App #10

R Bady

11001536# 20531002771: 89812886868211

AIA DOCUMENT G703

Project Name and Number: WATERFORD APARTMENT CENTER

Application for Payment Number: 11

Application for Payment Date: 8/27/2005

For Work Completed Through: 8/27/2005

Contractor: Goodwin Bros Construction, Inc.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
ITEM NO.	DESCRIPTION OF WORK	U #	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4 x 5)	PERIODS QUANTITY	PERIODS TOTAL VALUE (5 x 7)	THIS QUANTITY	PERIOD TOTAL VALUE (8 x 9)	MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE QUANTITY (7 + 9)	% COMPLETED (12 ÷ 13)	QUANTITY TO COMPLETE (4 - 11)	VALUE (6 - 12)	RETAINAGE HELD @ 10% (12 x 15%)
	GENERAL CONDITIONS														
1	Mobilization	1S	1	\$ 9,600.00	\$ 9,600.00	1	\$ 9,600.00	1	\$ 9,600.00		1	100.00%	0.0000	\$ -	\$ 960.00
2	Construction Layout & Staking	1S	1	\$ 12,980.00	\$ 12,980.00	0.5	\$ 6,490.00	0.5	\$ 6,490.00		0.5	60.00%	0.0000	\$ -	\$ 778.80
3	Construction Testing	1S	1	\$ 4,130.00	\$ 4,130.00	0.35	\$ 1,445.50	0.35	\$ 1,299.00		0.35	65.00%	0.0000	\$ -	\$ 268.45
4	Construction Entrance	EA	1	\$ 2,818.00	\$ 2,818.00	1	\$ 2,818.00	1	\$ 2,818.00		1	100.00%	0.0000	\$ -	\$ 281.80
5	SM Fence (Type III)	LF	3250	\$ 2.30	\$ 7,475.00	3250	\$ 7,475.00	3250	\$ 7,475.00		3250	100.00%	0.0000	\$ -	\$ 747.50
6	Excavation & Concretes	CV	8,978	\$ 5.53	\$ 49,648.34	8978	\$ 49,648.34	8978	\$ 49,648.34		8978	100.00%	0.0000	\$ -	\$ 4,964.83
7	Excavation Cut to Fill	1S	1	\$ 9,352.08	\$ 9,352.08	0.4	\$ 3,740.83	0.350	\$ 3,272.23		0.75	75.00%	0.2500	\$ 2,338.02	\$ 701.41
8	PAVING IMPROVEMENTS	SV	7,290	\$ 18.67	\$ 136,104.30	7290	\$ 136,104.30	7290	\$ 136,104.30		7290	100.00%	0.0000	\$ -	\$ 13,610.43
9	6" Linerrock Base	SV	7,290	\$ 14.81	\$ 108,693.90	7290	\$ 108,693.90	7290	\$ 108,693.90		7290	100.00%	0.0000	\$ -	\$ 10,869.39
10	9" Sandblasted Subgrade	LF	1,428	\$ 4.69	\$ 6,700.10	7290	\$ 34,190.10	7290	\$ 34,190.10		7290	100.00%	0.0000	\$ -	\$ 3,419.01
11	Trench Curb	LF	1,428	\$ 20.95	\$ 29,874.70	7290	\$ 149,373.50	7290	\$ 149,373.50		7290	100.00%	0.0000	\$ -	\$ 14,937.35
12	3'-0" Valley Gutter	LF	175	\$ 87.91	\$ 15,364.25	175	\$ 15,364.25	175	\$ 15,364.25		175	100.00%	0.0000	\$ -	\$ 1,536.43
13	Shoring, Scaff & Windows	1S	1	\$ 16,029.12	\$ 16,029.12	1	\$ 16,029.12	1	\$ 16,029.12		1	100.00%	0.0000	\$ -	\$ 1,602.91
14	ALTERATIVE ITEMS														
15	STEEL REINFORCEMENT SYSTEM	LF	900	\$ 46.38	\$ 41,742.00	900	\$ 41,742.00	900	\$ 41,742.00		900	100.00%	0.0000	\$ -	\$ 4,174.20
16	Type "C" Inlet	EA	4	\$ 3,868.11	\$ 15,475.24	4	\$ 15,475.24	4	\$ 15,475.24		4	100.00%	0.0000	\$ -	\$ 1,547.52
17	Valley Gutter Inlet	EA	1	\$ 3,954.43	\$ 3,954.43	1	\$ 3,954.43	1	\$ 3,954.43		1	100.00%	0.0000	\$ -	\$ 395.44
18	SEWAGE TREATMENT SYSTEM	EA	1	\$ 6,922.88	\$ 6,922.88	1	\$ 6,922.88	1	\$ 6,922.88		1	100.00%	0.0000	\$ -	\$ 692.29
19	6" SINK 26 PVC (6-10 ft)	EA	140	\$ 47.86	\$ 6,700.40	140	\$ 6,700.40	140	\$ 6,700.40		140	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		1	100.00%	0.0000	\$ -	\$ 233.94
21	Inflow Protection	EA	1	\$ 141.95	\$ 141.95	1	\$ 141.95	1	\$ 141.95		1	100.00%	0.0000	\$ -	\$ 14.20
22	Core Existing Structures	EA	1	\$ 759.33	\$ 759.33	1	\$ 759.33	1	\$ 759.33		1	100.00%	0.0000	\$ -	\$ 75.93
23	Recore Existing Structure	EA	1	\$ 4,720.00	\$ 4,720.00	1	\$ 4,720.00	1	\$ 4,720.00		1	100.00%	0.0000	\$ -	\$ 472.00
24	Air Test	EA	140	\$ 10.05	\$ 1,407.00	140	\$ 1,407.00	140	\$ 1,407.00		140	100.00%	0.0000	\$ -	\$ 140.70
25	MOVABLE WATER DISTRIBUTION SYSTEM	EA	1	\$ 4,488.96	\$ 4,488.96	1	\$ 4,488.96	1	\$ 4,488.96		1	100.00%	0.0000	\$ -	\$ 448.90
26	6"x6" Reducer - 12" In	EA	1	\$ 1,486.34	\$ 1,486.34	1	\$ 1,486.34	1	\$ 1,486.34		1	100.00%	0.0000	\$ -	\$ 148.63
27	6"x2" Tee Saddle	EA	1	\$ 3,105.94	\$ 3,105.94	1	\$ 3,105.94	1	\$ 3,105.94		1	100.00%	0.0000	\$ -	\$ 310.59
28	1" RPT for Water Service	EA	1	\$ 2,788.27	\$ 2,788.27	1	\$ 2,788.27	1	\$ 2,788.27		1	100.00%	0.0000	\$ -	\$ 278.83
29	1" Water Box Assembly w/o Meter	EA	1	\$ 1,221.72	\$ 1,221.72	1	\$ 1,221.72	1	\$ 1,221.72		1	100.00%	0.0000	\$ -	\$ 122.17
30	1" Water Service to Building	EA	1	\$ 4,388.55	\$ 4,388.55	1	\$ 4,388.55	1	\$ 4,388.55		1	100.00%	0.0000	\$ -	\$ 438.86
31	1" Water Box Assembly w/o Meter	EA	1	\$ 4,037.39	\$ 4,037.39	1	\$ 4,037.39	1	\$ 4,037.39		1	100.00%	0.0000	\$ -	\$ 403.74
32	1 1/2" Gate Valve	EA	1	\$ 1,718.06	\$ 1,718.06	1	\$ 1,718.06	1	\$ 1,718.06		1	100.00%	0.0000	\$ -	\$ 171.80
33	6" 900 DR15	LF	250	\$ 48.88	\$ 12,220.00	250	\$ 12,220.00	250	\$ 12,220.00		250	100.00%	0.0000	\$ -	\$ 1,222.00
34	6" Bell Reservoirs	EA	10	\$ 2,372.40	\$ 23,724.00	10	\$ 23,724.00	10	\$ 23,724.00		10	100.00%	0.0000	\$ -	\$ 2,372.40
35	6" 90 90	EA	1	\$ 468.67	\$ 468.67	1	\$ 468.67	1	\$ 468.67		1	100.00%	0.0000	\$ -	\$ 46.87
36	6" 90 45	EA	2	\$ 19,836.26	\$ 39,672.52	2	\$ 39,672.52	2	\$ 39,672.52		2	100.00%	0.0000	\$ -	\$ 3,967.25
37	6" 90 45	EA	1	\$ 4,451.61	\$ 4,451.61	1	\$ 4,451.61	1	\$ 4,451.61		1	100.00%	0.0000	\$ -	\$ 445.16
38	6" DRCA (No PVC)	EA	1	\$ 3,363.09	\$ 3,363.09	1	\$ 3,363.09	1	\$ 3,363.09		1	100.00%	0.0000	\$ -	\$ 336.31
39	6" Riser for Fire Line	EA	1	\$ 634.91	\$ 634.91	1	\$ 634.91	1	\$ 634.91		1	100.00%	0.0000	\$ -	\$ 63.49
40	Temp Jumper	EA	1	\$ 3,363.09	\$ 3,363.09	1	\$ 3,363.09	1	\$ 3,363.09		1	100.00%	0.0000	\$ -	\$ 336.31
41	Sample	EA	1	\$ 634.91	\$ 634.91	1	\$ 634.91	1	\$ 634.91		1	100.00%	0.0000	\$ -	\$ 63.49

42	Pressure Testing	15	1	\$ 2,950.00	\$ 2,950.00	\$	\$	\$	0	\$	-	0.00%	1.000	\$ 2,950.00	\$	-
	TOTAL			\$ 620,442.44		\$ 344,329.07	\$ 21,194.48			#####				\$ 262,918.89	#####	

18125 WAYPIERCE

1537

27517

NOTE

PAY
TO THE
ORDER OF

Goodwin Bros Construction

19,075.03

Nineteen Thousand Seventy Five & 05/100
BANK OF AMERICA

DO L & RS

THE UNIVERSITY OF CHICAGO

FOR Waterford Avenity Pay App # 11

202

1:0631002771; 8981288585821

Contractor's Application for Payment

Owner:	<u>Waterford Community Development Dist</u>	Owner's Project No.:	<u>Waterford 3A</u>
Engineer:	<u>Coastal Engineering</u>	Engineer's Project No.:	<u>Waterford 3A</u>
Contractor:	<u>CBS Underground Inc</u>	Contractor's Project No.:	<u>Waterford 3A</u>
Project:	<u>Waterford Phase 3A</u>		
Contract:			

Application No.:	<u>1</u>	Application Date:	<u>5/12/2025</u>
Application Period:	From <u>4/1/2025</u>	to	<u>5/12/2025</u>

1. Original Contract Price	\$	<u>1,979,461.12</u>
2. Net change by Change Orders	\$	<u>-</u>
3. Current Contract Price (Line 1 + Line 2)	\$	<u>1,979,461.12</u>
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	<u>429,183.38</u>
5. Retainage		
a. <u>10%</u> X \$ <u>429,183.38</u> Work Completed	\$	<u>42,918.34</u>
b. <u>-</u> X \$ <u>-</u> Stored Materials	\$	<u>-</u>
c. Total Retainage (Line 5.a + Line 5.b)	\$	<u>42,918.34</u>
6. Amount eligible to date (Line 4 - Line 5.c)	\$	<u>386,265.04</u>
7. Less previous payments (Line 6 from prior application)	\$	<u>-</u>
8. Amount due this application	\$	<u>386,265.04</u>
9. Balance to finish, including retainage (Line 3 - Line 4)	\$	<u>1,550,277.74</u>

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: CBS Underground Inc, Shari Privalle

Signature: Shari Privalle Date: 5/12/2025

Recommended by Engineer

Approved by Owner

By: [Signature]

By: _____

Title: _____

Title: _____

Date: 5/16/25

Date: _____

Approved by Funding Agency

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Progress Estimate - Unit Price Work

Owner: Waterford Community Development Dept

Engineer: Coastal Engineering

Contractor: CCS Underground Inc

Project: Waterford Phase 3A

Contract:

Contractor's Application for Payment

Owner's Project No.:

Engineer's Project No.:

Contractor's Project No.:

Waterford 3A

Waterford 3A

Waterford 3A

Application No.:	1	Application Period:	From	04/01/25	to	05/31/25	Application Date:	05/31/25
Item No.	Description	Unit	Quantity	Unit Price	Amount	Amount	Amount	Amount
1	Mobilization	EA	1.00	20,000.00	20,000.00			20,000.00
2	On-site Sanitary	EA						
3	Manholes 6'-6"	EA						
4	Manholes 6'-6"	EA	2.00	5,613.35	11,226.70			11,226.70
5	Manholes 8'-10"	EA	4.00	5,995.42	23,981.68			23,981.68
6	Manholes 10'-12"	EA	4.00	7,112.97	28,451.88			28,451.88
7	Manholes 12'-14" RT	EA	3.00	7,898.51	23,695.53			23,695.53
8	Sanitary 6'-6" SPO26	LF		15,634.06				
9	Sanitary 6'-6" SPO26	LF	38.94	38.94	1,506.16			1,506.16
10	Sanitary 10'-12" SPO26	LF	1,062.00	41.94	44,440.16			44,440.16
11	Sanitary 12'-14" SPO26	LF	1,062.00	47.94	50,812.36			50,812.36
12	Sanitary 14'-16" SPO26	LF	333.00	48.94	16,297.02			16,297.02
13	Single Services	EA	442.00	56.94	25,167.48			25,167.48
14	Double Services	EA	15.00	1,964.98	29,474.70			29,474.70
15	Manhole Protection	EA	52.00	32.00	1,664.00			1,664.00
16	Core Existing Structure - Recast	EA	38.00	2,382.75	90,544.50			90,544.50
17	Test Flush Video Type	EA	1.00	115.60	115.60			115.60
18	On-site Weather	EA		17,896.31				17,896.31
19	The line existing 12" WMA	EA		9.12	31,473.12			31,473.12
20	12" C900 D108	EA	1.00	6,034.16	6,034.16			6,034.16
21	12" C900 D108	EA	77.00	55,810.63	4,297,918.81			4,297,918.81
22	12" C900 D108	EA	36.00	368.84	13,278.24			13,278.24
23	12" C900 D108	EA	3.00	5,964.56	17,893.67			17,893.67
24	12" C900 D108	EA		2,184.87				
25	12" C900 D108	EA	2.00	1,260.25	2,520.50			2,520.50
26	12" C900 D108	EA	8.00	1,006.05	8,048.40			8,048.40
27	12" C900 D108	EA	2.00	937.47	1,874.94			1,874.94
28	12" C900 D108	EA	2,287.00	45.77	104,607.20			104,607.20
29	12" C900 D108	EA	46.00	254.54	11,709.84			11,709.84
30	12" C900 D108	EA	6.00	3,462.80	20,776.80			20,776.80
31	12" C900 D108	EA	24.00	180.05	4,321.20			4,321.20
32	12" C900 D108	EA	9.00	1,408.99	12,680.91			12,680.91
33	12" C900 D108	EA	1.00	1,592.51	1,592.51			1,592.51
34	12" C900 D108	EA	2.00	1,694.55	3,389.10			3,389.10
35	12" C900 D108	EA	3.00	1,701.07	5,103.21			5,103.21
36	12" C900 D108	EA	18.00	1,535.41	27,637.38			27,637.38
37	12" C900 D108	EA	7.00	1,861.93	12,933.51			12,933.51
38	12" C900 D108	EA	1,796.90	11,423.48	20,346.28			20,346.28
39	12" C900 D108	EA	2.00	3,029.57	6,059.14			6,059.14
40	12" C900 D108	EA	1.00	2,011.36	2,011.36			2,011.36
41	12" C900 D108	EA	1.00	994.50	994.50			994.50

Unit Price

EXCISE C-620 Contractor's Application for Payment

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Progress Estimate - Unit Price Work

Owner:	Waterford Community Development Dist	Contractor's Application for Payment
Engineer:	Coastal Engineering	Owner's Project No.:
Contractor:	CBS Underground Inc	Engineer's Project No.:
Project:	Waterford Phase 3A	Contractor's Project No.:
Contract:		

Application No.:	1	Application Period:	From	04/01/25	to	05/12/25	Application Date:	05/12/25
No.	Description	Unit	Quantity	Unit Price	Amount	Value of Work	Value of Work	Value of Work
41	Hydrant Assembly off 8" WMA	EA	5.00	7,535.00	37,675.13	-	-	37,675.13
42	Hydrant Assembly off 12" WMA	EA	1.00	7,848.72	7,848.72	-	-	7,848.72
43	Sample Point	EA	4.00	541.31	2,165.25	-	-	2,165.25
44	Pressure Tapping	LF	3,011.00	2.50	7,527.50	-	-	7,527.50
45	Offsets Sanitary Sewer							
46	Man Holes 0'-6"	EA	1.00	5,613.15	5,613.15	1.00	5,613.15	100%
47	Man Holes 10'-12"	EA	1.00	7,896.51	7,896.51	1.00	7,896.51	100%
48	Manhole 12/14' IET	EA	1.00	16,634.06	16,634.06	1.00	16,634.06	100%
49	8" Sanitary 0'-8" SMD26	LF	58.00	59.94	3,476.52	58.00	3,476.52	100%
50	8" Sanitary 10'-12" SMD26	LF	27.00	47.94	1,294.43	27.00	1,294.43	100%
51	8" Sanitary 12'-14" SMD26	LF	75.00	48.94	3,745.64	75.00	3,745.64	100%
52	Inflow Protection	EA	6.00	116.60	699.60	-	-	699.60
53	Flow Restrictor	EA	1.00	3.12	3.12	-	-	3.12
54	Offsets Water Main							
55	Direct Drill under 10" & 12" Raw WMA	LF	130.00	141.80	18,434.00	-	-	18,434.00
56	12" C900 DMS	EA	2,000.00	77.09	154,178.00	-	-	154,178.00
57	12" Storm Bell Restraints	EA	44.00	368.84	16,218.96	-	-	16,218.96
58	12" Storm Valve	EA	7.00	5,964.56	41,751.91	-	-	41,751.91
59	12" Cross	EA	1.00	2,194.87	2,194.87	-	-	2,194.87
60	12" x 8" Tee	EA	20.00	1,006.08	20,121.60	-	-	20,121.60
61	12" MI 15	EA	18.00	937.47	16,874.46	-	-	16,874.46
62	12" MI 15 1/4	EA	2.00	1,005.83	2,011.66	-	-	2,011.66
63	12" Temp B/O	EA	4.00	254.54	1,018.16	-	-	1,018.16
64	8" C900 DMS	EA	1.00	3,462.80	3,462.80	-	-	3,462.80
65	8" Bell Restraints	EA	1.00	1,405.99	1,405.99	-	-	1,405.99
66	8" Gate Valves w/Slab	EA	1.00	1,604.55	1,604.55	-	-	1,604.55
67	Single Shot	EA	4.00	7,848.72	31,394.87	-	-	31,394.87
68	Single Long	EA	4.00	541.31	2,165.25	-	-	2,165.25
69	Hydrant Assembly off 12" WMA	EA	2.00	7,848.72	15,697.44	-	-	15,697.44
70	Sample Point	EA	4.00	541.31	2,165.25	-	-	2,165.25
71	Pressure Tapping	LF	2,100.00	2.50	5,250.00	-	-	5,250.00
72	Offsets Storm Main							
73	4" Drop into manhole IET Coring	LF	1.00	7,281.50	7,281.50	-	-	7,281.50
74	Direct Drill under 10" & 12" Raw WMA	LF	120.00	83.50	10,020.00	-	-	10,020.00
75	4" C900 DMS	EA	1,442.00	24.76	35,708.25	-	-	35,708.25
76	4" Bell Restraints	EA	11.00	140.89	1,549.76	-	-	1,549.76
77	4" Gate Valves w/Slab	EA	2.00	2,582.62	5,165.24	-	-	5,165.24
78	4" MI 15	EA	8.00	594.02	4,752.19	-	-	4,752.19
79	4" MI 15 1/4	EA	12.00	583.53	7,002.40	-	-	7,002.40
80	Temp Blowoffs	EA	1.00	1,131.00	1,131.00	-	-	1,131.00
81	Testing	LF	2,442.00	2.50	6,105.00	-	-	6,105.00

Unit Price

Waterford Community Development Dist

Contractor's Application for Payment

Owner's Project No.:	Waterford 3A
Engineer's Project No.:	Waterford 3A
Contractor's Project No.:	Waterford 3A

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										Application Date: 05/17/25				
	A	B	C	D	E	F	G	H	I	J	K			
	Item Description	Unit	Unit Price	Quantity	Unit Price	Quantity	Unit Price	Quantity	Unit Price	Quantity	Unit Price			
B2	Offsite LIT station													
B3	6" Diameter Concrete Wet Well	1.00 EA	75,299.64		75,299.64	1.00		75,299.64		75,299.64	100%			
B4	LIT Station 2-5hp Pumps w/14hr	1.00 EA	87,726.30		87,726.30			87,726.30		87,726.30	8%			
B5	Value Box	1.00 EA	14,895.84		14,895.84	0.89		14,895.84		14,895.84	60%			
B6	LIT Station Piping	1.00 EA	60,640.00		60,640.00			60,640.00		60,640.00	0%			
B7	Beta Flow System	1.00 EA	25,794.00		25,794.00			25,794.00		25,794.00	0%			
B8	Electric 150wmp 90"	1.00 EA	35,200.00		35,200.00			35,200.00		35,200.00	0%			
B9	LIT Station Worker Service	1.00 EA	2,408.43		2,408.43			2,408.43		2,408.43	0%			
B9	Indoor Drop	1.00 EA	3,905.00		3,905.00			3,905.00		3,905.00	0%			
B1	Alternates - Allowances - Options													
B2	Demographic Allowance	1.00 AL	150,000.00		150,000.00	0.33		150,000.00		150,000.00	33%			
B3	Demographic ESNW - AYS - Pnd	1.00 AL	101,050.00		101,050.00			101,050.00		101,050.00	0%			
B4	France 1867 - Single Side Gate	1.00 LS	16,500.00		16,500.00			16,500.00		16,500.00	0%			
B5	Order Control	1.00 EA	5,064.00		5,064.00			5,064.00		5,064.00	0%			
B6														
Original Contract Totals \$ 1,979,461.12										\$ 429,183.38	\$ -	\$ 429,183.38	22%	\$ 1,550,277.74

District
Waterford Community Development Dist

Contractor's Application for Payment	
Owner's Project No.:	Waterford 3A
Engineer's Project No.:	Waterford 3A
Contractor's Project No.:	Waterford 3A

Contractor's Ass'n - 1

Owner's Pledge to Pay

Engineer's Project No.:

Contractor's Project No.: Waterford 3A

Application No. _____
 Agent-Examiner Report _____

REPORTING OFFICER'S NAME:	PT 108H	DATE:	05/01/75
REPORTING OFFICER'S SIGNATURE:	ba	DATE:	05/12/75

Application Date	05/12/75
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Project Index	\$ 1,979,461.12	434,461.12	4
Project Index	\$ 1,979,461.12	434,461.12	4

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

1593

03-27/031 FL
11023DATE 5-21-2025PAY
TO THE
ORDER OFCBS Underground\$380,265.04three Hundred Eighty Six Thousand Two Hundred Sixty Five & 04/100 DOLLARS

BANK OF AMERICA

ACH R/T 083100277

FOR

Waterford 3A- Pay App#1R Bartus

⑈001593⑈ ⑈063100277⑈ 898128868682⑈

Contractor's Application for Payment

Owner:	<u>Waterford Community Development Dist</u>	Owner's Project No.:	<u>Waterford 3A</u>
Engineer:	<u>Coastal Engineering</u>	Engineer's Project No.:	<u>Waterford 3A</u>
Contractor:	<u>CBS Underground Inc</u>	Contractor's Project No.:	<u>Waterford 3A</u>
Project:	<u>Waterford Phase 3A</u>		
Contract:			

Application No.: 2 Application Date: 7/2/2025
 Application Period: From 5/13/2025 to 7/2/2025

1. Original Contract Price	\$	1,979,461.12
2. Net change by Change Orders	\$	-
3. Current Contract Price (Line 1 + Line 2)	\$	1,979,461.12
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	1,096,449.03
5. Retainage		
a. <u>10%</u> X <u>\$ 1,096,449.03</u> Work Completed	\$	109,644.90
b. <u> </u> X <u>\$ -</u> Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	109,644.90
6. Amount eligible to date (Line 4 - Line 5.c)	\$	986,804.13
7. Less previous payments (Line 6 from prior application)	\$	386,265.04
8. Amount due this application	\$	600,539.09
9. Balance to finish, including retainage (Line 3 - Line 4)	\$	883,012.09

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: CBS Underground Inc. Shari Privalle

Signature: Shari Privalle

Date: 7/2/2025

Recommended by Engineer

By: STATE OF

Brian Malmberg, P.E., Florida Reg. #59405

Date: 7/2/2025

Approved by Funding Agency

By: _____

Title: _____

Date: _____

Approved by Owner

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

Progress Estimate - Unit Price Work

Owner:	Waterford Community Development Dist	Contractor's Application for Payment
Engineer:	Coastal Engineering	Owner's Project No.:
Contractor:	CBS Undergrround Inc	Engineer's Project No.:
Project:	Waterford Phase 3A	Contractor's Project No.:
Contract:		

Application No.:	2	Application Period:	From	05/13/25	to	07/02/25	Application Date:	07/02/25
1	Manhole	EA	1.00	10,000.00	10,000.00	1.00	10,000.00	100%
2	Overhead Sanitary	EA						
3	Manholes 0'-6"	EA		5,613.15				
4	Manholes 6'-10"	EA	8.00	5,995.42	47,883.36	4.40	26,379.15	59%
5	Manholes 10'-12"	EA	4.00	7,111.97	26,481.88	4.00	26,481.88	100%
6	Manholes 12'-14"	EA	4.00	7,896.51	31,595.04	4.00	31,595.04	100%
7	Manholes 12'-14" RT	EA	3.00	16,634.05	49,802.18	3.00	49,802.18	100%
8	Sanitary 0'-6" SDR26	LF		39.94				
9	Sanitary 6'-10" SDR26	LF	1,614.00	41.94	67,691.16	970.00	40,061.80	60%
10	Sanitary 10'-12" SDR26	LF	1,062.00	47.94	50,613.28	1,062.00	50,613.28	100%
11	Sanitary 12'-14" SDR26	LF	311.00	49.94	15,630.02	333.00	16,650.02	100%
12	Sanitary 14'-16" SDR26	LF	442.00	56.94	25,267.48	442.00	25,267.48	100%
13	Sanitary Services	EA	15.00	1,964.96	28,474.70	14.00	27,508.12	89%
14	Double Services	EA	51.00	2,382.75	113,903.00	46.00	109,806.50	89%
15	Inflow Protection	EA	38.00	116.60	4,463.00			
16	Core Existing Structure - Recort	EA	1.00	17,896.31	17,896.31	0.50	8,948.16	50%
17	Test Flush, Video Tape	LF	3,451.00	9.12	31,473.12			
18	Overhead Water	EA						
19	The into existing 12" W/M	EA	1.00	6,034.16	6,034.16	0.30	1,810.25	30%
20	12" C900 DMI	LF	724.00	77.09	55,850.63	500.00	38,548.25	69%
21	12" Segs Bell Restrictors	EA	36.00	368.24	13,278.14	22.00	8,114.48	61%
22	12" Gate Valve	EA	3.00	5,964.56	17,893.67	2.10	12,528.57	70%
23	12" Cross	EA		2,194.57				
24	12" x 8" Tee	EA	2.00	1,380.29	2,520.57	1.50	1,890.43	73%
25	12" MI 45	EA	8.00	1,006.03	8,048.40	5.70	5,724.48	71%
26	12" MI 11 1/4	EA	2.00	937.47	1,874.94	1.45	1,359.13	73%
27	8" C900 DMI	LF	2,287.00	43.77	99,486.70	1,280.00	58,581.47	58%
28	8" Bell Restrictors	EA	46.00	254.54	11,788.14	22.00	5,595.88	48%
29	8" Gate Valves w/Flab	EA	6.00	3,462.80	20,776.10	4.00	13,920.19	67%
30	8" MI 45	EA	24.00	550.05	13,201.20	16.00	8,800.80	66%
31	Single Short	EA	9.00	1,405.99	12,653.44	4.00	5,623.97	44%
32	Single Short off 12" W/M	EA	1.00	1,502.51	1,590.51	0.50	781.16	50%
33	Single Long	EA	2.00	1,604.55	3,163.20	0.95	1,524.32	48%
34	Single Long off 12" W/M	EA	3.00	1,701.07	5,103.20	1.50	2,551.60	50%
35	Double Short	EA	18.00	1,535.41	27,637.31	9.00	13,818.65	50%
36	Double Short off 12" W/M	EA	7.00	1,631.93	11,423.48	3.70	6,034.13	53%
37	Double Long	EA	27.00	1,796.50	48,516.35	13.80	24,791.21	51%
38	Temp Jumper	EA	1.00	3,029.57	3,029.57	0.45	1,364.79	45%
39	12" Temp B/O	EA	2.00	1,005.93	2,011.86	0.85	855.04	43%
40	8" Temp B/O	EA	1.00	994.50	994.50	0.50	497.25	50%

Unit Price

Progress Estimate - Unit Price Work

Owner:	Waterford Community Development Dist:	Contractor's Application for Payment	
Engineer:	Coastal Engineering	Owner's Project No.:	Waterford 3A
Contractor:	CBS Underground Inc	Engineer's Project No.:	Waterford 3A
Project:	Waterford Phase 3A	Contractor's Project No.:	Waterford 3A
Contract:			

Application No.:	2	Application Period:	From	05/13/25	to	07/02/25	Application Date:	07/02/25
Item No.	Description	Item Quantity	Units	Unit Price (\$)	Subtotal (\$)	Material (\$)	Material (\$)	Material (\$)
41	Hydrant Assembly off 8" WMA	5.000	EA	7,535.03	37,675.15	3.90	29,364.60	77%
42	Hydrant Assembly off 12" WMA	1.000	EA	7,898.72	7,898.72	0.78	6,122.00	78%
43	Sample Point	4.000	EA	541.31	2,165.25	-	-	100%
44	Pressure Tapping	3.011	LF	2.50	7,527.50	-	-	100%
45	ORFide Sanitary Sewer							
46	Man Holes 0'-6"	1.000	EA	5,613.15	5,613.15	1.00	5,613.15	100%
47	Man Holes 10'-12"	1.000	EA	7,898.51	7,898.51	1.00	7,898.51	100%
48	Manhole 12'x14' ET	1.000	EA	15,634.06	15,634.06	1.00	15,634.06	100%
49	ET Sanitary 0'-8" SDR26	58.000	LF	39.94	2,316.62	58.00	2,316.62	100%
50	ET Sanitary 10'-12" SDR26	27.000	LF	47.94	1,294.43	27.00	1,294.43	100%
51	ET Sanitary 12'-14" SDR26	75.000	LF	49.94	3,745.64	75.00	3,745.64	100%
52	Inflow Protection	6.000	EA	116.60	699.60	-	-	0%
53	Test, Flush, Video Tare	1.000	LF	9.12	9.12	-	-	0%
54	ORFide Water Main							
55	Direct Drill under 10" & 12" Row WMA	120.000	LF	141.80	16,992.00	-	-	0%
56	12" C900 DR18	2,000.000	LF	77.09	154,178.00	1,442.00	111,158.73	72%
57	12" Sema Bell Restraints	44.000	EA	388.84	16,988.96	30.00	11,065.20	68%
58	12" Gate Valve	7.000	EA	5,964.56	41,751.91	5.00	29,822.79	71%
59	12" ORFide	1.000	EA	2,194.87	2,194.87	0.75	1,646.15	75%
60	12" x 8" Tee	1.000	EA	1,240.29	1,240.29	1.00	1,240.29	100%
61	12" MI 45	20.000	EA	1,006.05	20,121.00	14.30	14,386.52	72%
62	12" MI 11 1/4	16.000	EA	937.47	15,000.46	14.00	18,124.54	78%
63	12" Temp B/O	2.000	EA	1,005.83	2,011.66	-	-	0%
64	8" C900 DR18	100.000	LF	45.77	4,577.09	100.00	4,577.09	100%
65	8" Bell Restraints	4.000	EA	254.54	1,018.16	4.00	1,018.16	100%
66	8" Gate Valves w/Isib	1.000	EA	3,462.80	3,462.80	1.00	3,462.80	100%
67	Single Short	1.000	EA	1,405.99	1,405.99	0.44	616.64	44%
68	Single Long	1.000	EA	1,604.55	1,604.55	0.48	770.18	48%
69	Hydrant Assembly off 12" WMA	4.000	EA	7,848.72	31,394.87	3.12	24,486.09	78%
70	Sample Point	4.000	EA	541.31	2,165.25	-	-	0%
71	Pressure Tapping	2.000	LF	2.50	5,000.00	-	-	0%
72	ORFide Force Main							
73	4" Drop into manhole ET Coating	1.000	LF	7,282.50	7,282.50	-	-	0%
74	Direct Drill under 10" & 12" Row WMA	120.000	LF	83.50	10,020.00	-	-	0%
75	4" C900 DR18	1,442.000	LF	24.76	35,704.25	480.00	11,886.24	33%
76	4" Bell Restraints	11.000	LF	1,408.89	15,497.76	4.80	676.26	44%
77	4" Gate Valves w/Isib	2.000	LF	2,582.42	5,164.84	1.15	2,969.78	57%
78	4" MI 45	8.000	EA	594.02	4,752.19	5.75	3,415.64	72%
79	4" MI 11 1/4	12.000	LF	581.53	7,002.40	8.55	5,047.56	72%
80	Temp Blowoffs	1.000	LF	1,131.00	1,131.00	-	-	0%
81	Testing	1,442.000	LF	2.50	3,605.00	-	-	0%

Unit Price

Progress Estimate - Unit Price Work

Owner:	Waterford Community Development Dist	Contractor's Application for Payment
Engineer:	Coastal Engineering	Owner's Project No.:
Contractor:	CBS Underground Inc	Engineer's Project No.:
Project:	Waterford Phase 3A	Contractor's Project No.:
Contract:		

Application No.:	2	Application Period:	From	06/13/75	to	07/02/75	Application Date:	07/02/75
82	Onsite Lift Station							
83	5' Diameter Concrete Wet Well	1.00	EA	75,299.64	75,299.64	1.00	75,299.64	100%
84	Lift Station 2.5hp Pump w/flow	1.00	EA	87,726.30	87,726.30	-	87,726.30	0%
85	Valve Box	1.00	EA	14,895.84	14,895.84	0.60	8,937.50	60%
86	Lift Station Piping	1.00	EA	80,640.00	80,640.00	-	80,640.00	0%
87	Data Room System	1.00	EA	25,794.00	25,794.00	0.30	7,738.20	30%
88	Electric 150amp SP	1.00	EA	35,200.00	35,200.00	-	35,200.00	0%
89	Lift Station Water Service	1.00	EA	2,408.43	2,408.43	-	2,408.43	0%
90	Inside Drop	1.00	EA	3,905.00	3,905.00	-	3,905.00	0%
91	Alternates - Allowances - Options							
92	Overwintering Allowance	1.00	AL	150,000.00	150,000.00	0.33	49,500.00	33%
93	Generator 55kW - ATS - Pnd	1.00	AL	101,050.00	101,050.00	-	101,050.00	0%
94	Fence 180ft - Single Side Gate	1.00	IS	16,500.00	16,500.00	-	16,500.00	0%
95	Other Control	1.00	EA	5,064.00	5,064.00	-	5,064.00	0%
96								
Original Contract Totals:				\$ 1,979,451.12	\$ 1,065,449.08	-	\$ 1,065,449.08	53%
								\$ 883,012.09


Unit Price

Progress Estimate - Unit Price Work

Owner:	Waterford Community Development Dist	Contractor's Application for Payment
Engineer:	Coastal Engineering	Owner's Project No.:
Contractor:	CBS Underground Inc	Engineer's Project No.:
Project:	Waterford Phase 3A	Contractor's Project No.:
Contract:		

Application No.:	2	Application Period:	From	05/13/25	To	07/02/25	Application Date:	07/02/25	
1									
2									
3									
4									
5									
6									
7									
8									
Change Order Totals									
Original Contract and Change Orders									
Project Totals			\$	1,979,461.12	\$	4,095,449.03	\$	3,095,449.03	
							59%	\$	863,072.06

249, 133, 21
 249, 06.6
 249, 12.6
 249, 22.2

OAK HILL LAND LLC 18126 WAYNE RD ODESSA, FL 33558-4723		1630 83-27/831 FL 11023
DATE <u>8-15-2025</u>		
PAY TO THE ORDER OF	<u>CBS Underground</u>	\$ 721,968.11
<u>Seven Hundred Twenty One Thousand Nine Hundred Sixty Eight & 1/100</u>		DOLLARS
BANK OF AMERICA		
ACH R/T 063100277		
FOR	<u>Waterford 3A #2 & 3B #4</u>	<u>R. B. Barty</u>
⑈001630⑈ ⑈063100277⑈ 898128868682⑈		

Contractor's Application for Payment

Owner:	<u>Waterford Community Development Dist</u>	Owner's Project No.:	<u>Waterford 3A</u>
Engineer:	<u>Coastal Engineering</u>	Engineer's Project No.:	<u>Waterford 3A</u>
Contractor:	<u>CBS Underground Inc</u>	Contractor's Project No.:	<u>Waterford 3A</u>
Project:	<u>Waterford Phase 3A</u>		
Contract:	<u></u>		

Application No.:	<u>3</u>	Application Date:	<u>9/4/2025</u>
Application Period:	From <u>7/3/2025</u>	to	<u>9/4/2025</u>

1. Original Contract Price	\$	1,979,461.12
2. Net change by Change Orders	\$	-
3. Current Contract Price (Line 1 + Line 2)	\$	1,979,461.12
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	1,555,404.27
5. Retainage		
a. 10% X \$ 1,555,404.27 Work Completed	\$	155,540.43
b. X \$ - Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	155,540.43
6. Amount eligible to date (Line 4 - Line 5.c)	\$	1,399,863.84
7. Less previous payments (Line 6 from prior application)	\$	986,804.13
8. Amount due this application	\$	413,059.71
9. Balance to finish, including retainage (Line 3 - Line 4)	\$	424,056.85

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: CBS Underground Inc. Sharl Privalle

Signature: Sharl Privalle

Date: 9/4/2025

Recommended by Engineer

Approved by Owner

By: Brian M. Mainberg, P.E., Florida Reg. #59405

By: _____

Title: _____

Title: _____

Date: 9/4/25

Date: _____

Approved by Funding Agency

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Project's Estimate - Unit Price Work

Owner: Washington Community Development Unit
 Engineer: Capital Engineering
 Contractor: CBS Underground Inc
 Project: Washington Phase 2A
 Contract: Washington Phase 2A

Contractor's Application for Payment
 Owner's Project No.:
 Engineer's Project No.:
 Contractor's Project No.:
 Washington 2A

Application No.: 3

Application Period:

From 07/01/25 to 09/04/25

Application Date: 09/04/25

Item No.	Description	Unit	Quantity	Unit Price	Total Price	Material Price	Material Quantity	Material Unit Price	Material Total Price	Subcontract Price	Subcontract Quantity	Subcontract Unit Price	Subcontract Total Price	Other Price	Other Quantity	Other Unit Price	Other Total Price	Application Date
1	Excavation	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
2	Double Sandbag	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
3	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
4	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
5	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
6	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
7	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
8	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
9	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
10	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
11	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
12	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
13	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
14	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
15	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
16	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
17	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
18	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
19	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
20	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
21	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
22	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
23	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
24	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
25	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
26	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
27	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
28	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
29	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
30	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
31	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
32	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
33	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
34	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
35	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
36	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
37	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
38	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
39	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25
40	Manhole 6' x 6'	EA	1.00	EA	10,000.00	10,000.00			10,000.00									09/04/25

Unit Price

Progress Estimate - Unit Price Work

Owner: Waterford Community Development Dept
 Engineer: Coastal Engineering
 Contractor: C&S Underground Inc
 Project: Waterford Phase 3A
 Contract:

Contractor's Application for Payment
 Owner's Project No.: Waterford 3A
 Engineer's Project No.: Waterford 3A
 Contractor's Project No.: Waterford 3A

Application No.: 3		Application Period: From 07/03/25 to 08/04/25		Application Item: 08/04/25	
A	B	C	D	E	F
Item	Description	Unit	Quantity	Unit Price	Total
41	Hydrant Assembly off 8" W/M	EA	1.00	7,525.03	7,525.03
42	Hydrant Assembly off 12" W/M	EA	1.00	7,848.72	7,848.72
43	Sample Port	EA	4.00	541.31	2,165.25
44	Pressure Testing	LF	3,071.00	2.50	7,677.50
45	Offsite Sanitary Sewer				
46	Man Hole 0'-4"	EA	1.00	5,613.15	5,613.15
47	Man Hole 10'-12"	EA	1.00	7,895.51	7,895.51
48	Manhole 11'-14" RT	EA	1.00	16,624.06	16,624.06
49	Sanitary V & SOWS	EA	58.00	39.46	2,288.62
50	Sanitary 10'-12" SOWS	LF	27.00	47.94	1,294.43
51	Sanitary 12'-14" SOWS	LF	75.00	46.54	3,491.50
52	Inflow Protectors	EA	6.00	316.50	1,899.00
53	Test Fresh Water Tap	LF	19.00	9.12	173.28
54	Offsite Water Main				
55	Direct 14" under 10" & 12" Raw W/M	LF	220.00	14.00	3,080.00
56	12" CSO DRIE	LF	2,000.00	77.00	154,000.00
57	12" Storm Pipe Materials	EA	44.00	368.94	16,228.96
58	12" 6" VAVE	EA	7.00	5,964.56	41,751.91
59	12" Cross	EA	1.00	2,194.87	2,194.87
60	12" x 6" Tie	EA	1.00	1,289.29	1,289.29
61	12" W/45	EA	20.00	1,006.65	20,133.00
62	12" W/45 1/4	EA	16.00	592.67	9,482.72
63	12" Trench B/D	EA	2.00	1,005.53	2,011.06
64	12" CSO DRIE	EA	1.00	16,674.46	16,674.46
65	12" 6" Restraints	EA	46.77	2,011.86	94,244.46
66	12" 6" Restraints w/psab	EA	4.00	4,577.49	18,309.96
67	Single Short	EA	1.00	1,078.15	1,078.15
68	Single Long	EA	1.00	3,462.80	3,462.80
69	Hydrant Assembly off 12" W/M	EA	1.00	1,405.49	1,405.49
70	Sample Port	EA	4.00	1,604.55	6,418.20
71	Pressure Testing	EA	4.00	7,848.72	31,394.87
72	Offsite Force Mains	LF	2,100.00	541.31	1,136,751.00
73	4" Dwg into manhole RT Concreting	LF	1.00	2,288.62	2,288.62
74	Direct 14" under 10" & 12" Raw W/M	LF	120.00	83.50	10,020.00
75	4" CSO DRIE	LF	1,442.00	24.78	35,708.25
76	4" 6" Restraints	LF	11.00	1,404.60	15,450.60
77	4" 6" Restraints w/psab	LF	2.00	2,582.40	5,164.80
78	4" W/45	LF	8.00	594.03	4,752.24
79	4" W/45 1/4	LF	12.00	541.31	6,495.72
80	Trench Materials	LF	1.00	1,136.75	1,136.75
81	Testing	LF	1,442.00	2.50	3,605.00

Unit Price

Progress Estimate - Unit Price Work

Owner: Waterford Community Development Trust
 Engineer: Coastal Engineering
 Contractor: CES Underground Inc
 Project: Waterford Phase 3A
 Contract:

Contractor's Application for Payment
 Owner's Project No.:
 Engineer's Project No.:
 Contractor's Project No.:
 Waterford 3A
 Waterford 3A
 Waterford 3A

Application No.: 3

Application Period:

From 07/03/75

To 09/04/75

Application Date: 09/04/75

Item No.	Description	Unit	From	To	Quantity	Unit Price	Amount	Contractor's Estimate	Owner's Estimate	Contractor's Estimate	Owner's Estimate
82	Offshore 100' Station	EA			75,299.64		75,299.64				
83	6" Diameter Concrete Wet Well	EA			87,776.30		87,776.30				
84	100' Station 2-500 Pumps w/Valve	EA			14,895.04		14,895.04				
85	Valve Box	EA			60,640.00		60,640.00				
86	100' Station Pump	EA			25,794.00		25,794.00				
87	Data Flow System	EA			2,408.43		2,408.43				
88	Electric 1500W 50'	EA			3,005.00		3,005.00				
89	100' Station Worker Service	EA			2,408.43		2,408.43				
90	Inside Drop	EA			3,005.00		3,005.00				
91	Alternative - Allowance - Options	EA			150,000.00		150,000.00				
92	Detaching Allowance	EA			10,000.00		10,000.00				
93	Concrete 300W - ATIS - Pad	EA			16,500.00		16,500.00				
94	Force 150W - Single Side Gate	EA			5,064.00		5,064.00				
95	Order Control	EA			1,579,863.13		1,579,863.13				
96		EA									
Original Contract Totals							\$ 1,585,404.27	\$ -	\$ 1,585,404.27	\$ 750	\$ 424,000.00

Unit Price

ERDC C-620 Contractor's Application for Payment
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212,940.73
 x .9
 8191.646.70

Progress Estimate - Unit Price Work

Owner:	Waterford Community Development Dist	Contractor's Application for Payment
Engineer:	Coastal Engineering	Owner's Project No.:
Contractor:	CBS Underground Inc	Engineer's Project No.:
Project:	Waterford Phase 3A	Contractor's Project No.:
Contract:		

Application No.:	3	Application Period:	From	07/03/25	to	09/04/25	Application Date: 09/04/25									
							A	B	C	D	E	F	G	H	I	J
1																
2																
3																
4																
5																
6																
7																
8																
Change Order Totals \$							\$	-	\$	3	-	\$	-	\$	-	\$
Original Estimate and Change Orders							\$	1,575,451.12	\$	1,585,451.12	\$	-	\$	1,585,451.12	\$	795
Project Total \$							\$	1,575,451.12	\$	1,585,451.12	\$	-	\$	1,585,451.12	\$	404,055.45

Unit Price

OAK HILL LAND LLC

16126 WAYNE RD
ODESSA, FL 33565-4728

1639

01170111
11022

DATE 9-26-2025

PAY
TO THE
ORDER OF

CB3 Underg round \$ 413,059.71

Four Hundred Thirteen Thousand Fifty Nine & 71/100 DOLLARS

BANK OF AMERICA

ACCT NO: 388100277

FOR Underford SA - Pay App # 3

D. Bank

⑆0001639⑆ ⑆063100277⑆ 898128868682⑆

APPLICATION AND RECOMMENDATION OF PAYMENT

TO: (OWNER)
Waterford Community Development District

PROJECT
WATERFORD SUBDIVISION PHASE 3A

APPLICATION NO.:
2

FROM (CONTRACTOR)
GOODWIN BROS CONSTRUCTION
PO BOX 1689
BROOKSVILLE FL 34605

VA PROFESSIONAL (PREPARED BY)
COASTAL ENGINEERING

PERIOD TO:
3/28/2025

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

CO	DATE	ADDITIONS	DEDUCTIONS
NUMBER	APPROVED		
TOTALS			
NET CHANGE BY CHANGE ORDER			

The undersigned CONTRACTOR certifies that to the best of the CONTRACTOR'S knowledge, information and belief that (1) the WORK covered by the 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 this APPLICATION FOR PAYMENT; and (3) that the current payment shown hereon is now due CONTRACTOR.

CONTRACTOR CERTIFICATION

By: *[Signature]*

DATE: 3/28/25

PROFESSIONAL'S RECOMMENDATION OF PAYMENT (Attach to Payment)

In accordance with contract Documents, based on on-site observations and the data comprising the above application, the PROFESSIONAL, hereby certifies that the WORK is in accordance with the Contract Documents and the amount recommended for payment is recommended.

DATED: 10/13/2025

Coastal Engineering

By: *[Signature]*

COUNTY'S RECOMMENDATION OF PAYMENT:

DATED: 20

AMOUNT APPROVED FOR PAYMENT:

BY: TITLE

NOTARY SEAL
State of FLORIDA
Subscribed and sworn to before me this 28 day of March, 2025
Notary Public:
My Commission expires: *[Signature]*

JENNIFER DELACROIX
FLORIDA JUDICIAL BRANCH
COMMISSION # 11111111

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		\$ 608,236.59
5 RETAINAGE:		
10% OF COMPLETED & STORED WORK		\$ 60,823.66
6 TOTAL EARNED LESS RETAINAGE		\$ 547,412.93
7 LESS PREVIOUS PAYMENTS RECOMMENDED		\$ 351,351.23
8 AMOUNT DUE THIS APPLICATION		\$ 196,061.70
9 BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD		\$ 2,003,739.59

* Reviewed only for CBS
Eligible Reimbursement

Project Name and Number: WATERFORD PHASE 3A

Application for Payment Number: 2

Application for Payment Date: 3/27/2025


For Work Completed Through: 4/27/2025

Contractor: Goodwin Bros Construction, Inc.

[illegible]

OAK HILL LAND LLC
18126 WAYNE RD
ODESSA, FL 33556-4723

1605

63-27631 FL
11023DATE 6-3-2025PAY
TO THE
ORDER OFGood win Bros Construction \$ 196,051.70one hundred ninety six thousand fifty one & 70/100 DOLLARS  photo
Safe
Deposit
Only on backBANK OF AMERICA 

ACH R/T 089100277

FOR

Waterford 3A - Pay App #2D Bastin

⑈001605⑈ ⑈063100277⑈ 898128868682⑈

1997, 1998, 1999

• • • • •

APPLICATION NO. _____

4

VIA PROFESSIONAL (Mechanical/Engineers)

COASTAL ENGINEERING

6/4/2025

CONTRACT DATE:

CHANGE ORDER SUMMARY

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	\$ 792,778.18
5 RETAINAGE:	
10% OF COMPLETED & STORED WORK	(\$ 79,277.82)
6 TOTAL EARNED LESS RETAINAGE	\$ 713,500.37
7 LESS PREVIOUS PAYMENTS RECOMMENDED	(\$ 579,431.02)
8 AMOUNT DUE THIS APPLICATION	\$ 134,069.35
9 BALANCE OF WORK TO COMPLETE, PLUS	
RETAINAGE	

and listed that (1) the WORK covered by this APPLICATION FOR PAYMENT has been completed in full and (2) the WORK done under the CONTRACT referred to above has been applied to discharges in full at debtors' expense. FOR PAYMENT numbered 1 through 1 inclusive; (3) that title to all materials and equipment incorporated in the WORK has been transferred to the debtor; (4) that the debtor has paid in full all taxes, claims, credits, accounts, and other debts of the debtor, and that the debtor has no other debts or liabilities; and (5) that the debtor has no other assets or interests in any property, real or personal, tangible or intangible, which are not included in the APPLICATION FOR PAYMENT.

NOTARY SEAL

DATE: 6/4/25

State of: FLORIDA
Subscribed and sworn to before me this _____
Notary Public
My Commission expires: _____

JENNIFER DELUCCO

2025

(When supporting documentation) meets the requirements of the Contract Documents and payment of the AMOUNT DUE THIS PAYMENT APPLICATION is recommended.

DATED: 10/3/2025

For: [Signature]

By: [Signature]

35

2

五

By: Secretary

AMOUNT APPROVED END PAYMENT

B

Revised only for CDD

Eligible
Reimbursement

0740

Applications for Payment Number: 4

Application for Payment Date: 5/4/2025

For Work Completed Through: 6/4/2025

Contractor:
Goodwin Ditz Construction, Inc.

[illegible]

39	Type 4 Cord Link Top	EA	4	\$ 1,622.53	\$ 14,490.12	2	\$ 7,245.06	2,000	\$ 14,490.12	100.00%	0.0000	\$ -	\$ 1,449.01
40	Type 4 Link	EA	1	\$ 7,319.73	\$ 7,319.73	0.5	\$ 1,659.87	0.500	\$ 7,319.73	100.00%	0.0000	\$ -	\$ 731.97
41	Type V Link	EA	18	\$ 5,074.19	\$ 91,675.42	9	\$ 46,637.71	0.500	\$ 46,637.71	100.00%	0.0000	\$ -	\$ 4,663.77
42	Wier Shutter	EA	1	\$ 7,930.88	\$ 7,930.88	9	\$ 46,637.71	0.500	\$ 46,637.71	100.00%	0.0000	\$ -	\$ 4,663.77
43	24" Internal End Section	EA	4	\$ 1,190.36	\$ 4,761.44	4	\$ 4,761.44	100.00%	\$ 4,761.44	100.00%	0.0000	\$ -	\$ 476.14
44	30" Internal End Section	EA	1	\$ 2,147.33	\$ 2,147.33	4	\$ 4,761.44	100.00%	\$ 4,761.44	100.00%	0.0000	\$ -	\$ 476.14
45	Rod End PEG	EA	455	\$ 49.53	\$ 22,526.15	105	\$ 2,217.40	105	\$ 2,217.40	100.00%	0.0000	\$ -	\$ 221.74
46	Wier 1	SE	700	\$ 25.88	\$ 18,116.00	135	\$ 4,006.50	135	\$ 4,006.50	15.00%	764.8700	\$ 12,871.50	\$ 401.65
47	Wier 2	SE	500	\$ 29.50	\$ 14,750.00	0	\$ -	0	\$ -	0.00%	0.0000	\$ -	\$ -
	SUMMARY BEWIR SYSTEM												
	LIFT STATION SUPPORT WORK												
	50 LIFT HOPE SHEET PILE for Thrust Safety												
48	of Lift Station	LF	50	\$ 690.00	\$ 34,500.00	22	\$ 15,100.00	22	\$ 15,100.00	44.00%	28.0000	\$ 19,320.00	\$ 1,510.00
	TOTAL				\$ 12,351,152.52		\$ 643,812.24		\$ 146,865.65		\$ 792,278.19		\$ 1,258,174.33
													\$ 79,277.89

CDD Eligible
\$148,439.93

Amount with
10% Retainage
\$133,595.94

OAK HILL LAND LLC
18125 WAYNE RD
ODESSA, FL 33556-4723

1624

83-27/531 FL
11023

DATE 7-3-2025

PAY
TO THE
ORDER OF

Goodwin Bros Construction

\$ 134,069.35

One Hundred Thirty Four thousand Sixty Nine & 35/100

DOLLARS



BANK OF AMERICA

ACH R/T 063100277

FOR

Waterford 3A - Pay App #4

R. B. Burt

⑈001624⑈ ⑈063100277⑈ 898128868682⑈

THE UNIVERSITY OF CHICAGO PRESS

Pakistan

Page 1 of 1

APPLICATION NO -

U

VIA PROFESSIONAL (Architect/Engineer)

COASTAL ENGINEERING

PERIOD TO: 6/30/2025

CONTRACT DATE:

CHANGE ORDER SUMMARY

STATEMENT OF WORK

CO NUMBER	DATE	APPROVED	ADDITIONS	DEDUCTIONS
STATEMENT OF WORK				
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			\$ 992,275.20
5	RETAINAGE:			
	10% OF COMPLETED & STORED WORK			\$ 99,227.52
6	TOTAL EARNED LESS RETAINAGE			\$ 893,047.68
7	LESS PREVIOUS PAYMENTS RECOMMENDED			\$ 713,500.37
8	AMOUNT DUE THIS APPLICATION			\$ 179,547.31
9	BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD			\$ 1,658,104.84
NET CHANGE BY CHANGE ORDER				
TOTALS				

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 was performed in accordance with the Contract Documents, (2) the WORK was completed in accordance with the Contract Documents, and (3) the WORK was completed in accordance with the Contract Documents.

1. (b) (5)	2	3
<p>The undersigned and CONTRACTOR certifies that to the best of the CONTRACTOR'S knowledge, information and belief that (1) the WORK covered by the 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 been incurred in connection with the WORK covered by said APPLICATIONS FOR PAYMENT numbered 1 through 1 inclusive; (3) that title to all materials and equipment incorporated in the WORK or otherwise listed in or covered by the 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 undersigned hereby certifies that the CONTRACTOR</p>		

By:

DATE 4/28 30 7025

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 that the WORKMAN has performed the WORK in accordance with the Contract Documents and that the WORKMAN is entitled to the payment of the AMOUNT DUE. THIS PAYMENT APPLICATION is recommended (with supporting documentation) meets the requirements of the Contract Documents and payment of the AMOUNT DUE THIS PAYMENT APPLICATION is recommended.

DATED: 10 / 03, 20 25

Control Engineering

४.

COUNTRY'S RECOMMENDATION OF PAYMENT:

DATED: 20

AMOUNT APPROVED FOR PAYMENT:

BY: _____ TIME: _____

* Reviewed only for CAD

Eligible Residents

75.0% X

Application for Payment Date: 6/30/2025

For Work Completed Through: 6/30/2025

Contractor: Goodman Bros Construction, Inc.

[illegible]

OAK HILL LAND LLC18125 WAYNE RD
ODESSA, FL 33556-4729

1631

03-27/631 FL
11023DATE 8-15-2025PAY
TO THE
ORDER OFGoodwin Bros Construction\$ 179,547.31One Hundred seventy Nine Thousand Five Hundred Forty Seven & 31/100 DOLLARS**BANK OF AMERICA**

ACH R/T 003100277

FOR

Waterford 3A Pay App #5R. B. Buth

⑈001631⑈ ⑈063100277⑈ 898128868682⑈

TO JOURNALIST

PRISONER

APPLICATION NO. -

5

VIA PROFESSIONAL JUDICIAL/ENGINEERING

COASTAL ENGINEERING

PERIOD TO:

7/30/2025

CONTRACT DATE:


CHANGE ORDER SUMMARY

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	\$	1,101,858.98
5 RETAINAGE		
10% OF COMPLETED & STORED WORK	(\$	110,185.90
6 TOTAL EARNED LESS RETAINAGE	\$	991,673.08
7 LESS PREVIOUS PAYMENTS RECOMMENDED	(\$	893,047.68
8 AMOUNT DUE THIS APPLICATION	\$	98,625.40
9 BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD		

CONTRACTOR CERTIFICATION

DATE: 7/30/95

NOTARY SEAL
State of: FLORIDA
Subscribed and sworn to before me on _____
Notary Public
My Commission expires _____


JENNIFER DELUCCO
 MY COMMISSION #14456828
 EXPIRES 03/27/2029
 AND THE APPLICATION FOR RAY

In accordance with contract Documents, based on on-site observations and the data comprising the above application, the PROFESSIONAL has (OWNER), that to the best of the PROFESSIONAL'S knowledge, information and belief, the WORK is in accordance with the Contract Documents (with supporting documentation) meets the requirements of the Contract Documents and is not in accordance with the Contract Documents.

BY: Wm. J. [Signature]

DATED: _____, 20__

AMOUNT APPROVED FOR PAYMENT-

TITLE:

* Reviewed only for CBD
Eligible Reimbursement

AMA DOCUMENT 6703

Project Name and Number: WATERFORD PHASE 3A

Application for Payment Number: 6

Application for Payment Date: 7/30/2025

For Work Completed Through: 7/30/2025

Contractor: Goodwin Bros Construction, Inc.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
ITEM NO.	DESCRIPTION OF WORK	U	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4+5)	PREVIOUS QUANTITY	WORK COMPLETED TO DATE TOTAL VALUE (5+7)	THIS QUANTITY	PERIOD TOTAL VALUE (3+9)	MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE QUANTITY (7+9)	VALUE (8+10+K)	%	BALANCE OF WORK TO COMPLETE QUANTITY (4+11)	VALUE (6+12)	RETENANCE HELD @ 10% (12+10%)
GENERAL CONDITIONS																
1	MOBILIZATION/BOND	LS	1	\$ 112,027.00	\$ 112,027.00	1	\$ 112,027.00	0.200	\$ 10,626.00		1	\$ 112,027.00	100.00%	0.0000	\$ -	\$ 11,202.70
2	LAYOUT/STAKING & AS BILLS	LS	1	\$ 53,130.00	\$ 53,130.00	0.65	\$ 34,534.50	0.150	\$ 4,306.99		0.85	\$ 45,160.50	85.00%	0.1500	\$ 7,969.50	\$ 4,516.05
3	CONSTRUCTION TESTING	LS	1	\$ 70,136.20	\$ 70,136.20	0.44	\$ 30,859.93	0.150	\$ 10,520.43		0.59	\$ 41,380.36	59.00%	0.4100	\$ 28,755.84	\$ 4,138.04
4	SR FORCE (PREVIOUSLY COMPLETED)															
5	CLEANING, SANITATION & CHEMICALS															
6	SITE CLEANING & GRUBBING (PREVIOUSLY COMPLETED)															
7	Excavation (Cut to Fill Onsite)	LS	1	\$ 31,050.00	\$ 31,050.00	1	\$ 31,050.00		\$ -		1	\$ 31,050.00	100.00%	0.0000	\$ -	\$ 3,105.00
8	Final Grading	LS	1	\$ 28,713.28	\$ 28,713.28	0.35	\$ 10,098.64	0.150	\$ 4,306.99		0.5	\$ 14,356.63	50.00%	0.5000	\$ 14,356.63	\$ 1,435.66
9	On/Off Retaining Wall	LS	1	\$ 242,329.30	\$ 242,329.30						0	\$ -	0.00%	1.0000	\$ 242,329.30	\$ -
10	Seed & Mulch (Lbs/Trucks)	LS	31,439	\$ 2.59	\$ 81,427.01	9375.8	\$ 24,283.32	8570.000	\$ 22,196.30		17945.8	\$ 46,479.62	57.00%	19981.000	\$ 34,947.39	\$ 4,647.96
PAVING IMPROVEMENTS																
11	SERVICE ROAD	LS	1	\$ 50,862.42	\$ 50,862.42											
12	1" SP 9.5 ASPHALT (1ST LIFT)	LS	2,331	\$ 21.82	\$ 50,862.42											
13	6" LINEROCK BASE	LS	2,447	\$ 15.40	\$ 37,683.80											
14	12" STABILIZED SUBGRADE	LS	2,569	\$ 6.31	\$ 16,210.39											
PAVLEY RD																
15	2" SP 9.5 ASPHALT PAVEMENT	LS	5,900	\$ 18.09	\$ 106,731.00											
16	6" LINEROCK BASE	LS	5,900	\$ 15.40	\$ 90,860.00											
17	12" STABILIZED SUBGRADE	LS	6,195	\$ 6.07	\$ 37,603.65											
LANWARD RD																
18	1.75" TYPE SP 9.5 ASPHALT (2ND LIFT)	LS	1,675	\$ 16.60	\$ 27,805.00											
19	6" LINEROCK BASE	LS	1,675	\$ 12.55	\$ 21,021.25											
20	12" STABILIZED SUBGRADE	LS	1,739	\$ 6.42	\$ 11,292.78											
21	1.75" TYPE SP 9.5 ASPHALT (2ND LIFT)	LS	5,075	\$ 14.61	\$ 74,145.75											
22	6" LINEROCK BASE	LS	5,075	\$ 12.55	\$ 63,691.25											
23	12" STABILIZED SUBGRADE	LS	6,368	\$ 6.40	\$ 40,755.20											
CONCRETE CURB, SEPARATORS & SIDEWALKS																
24	1" TYPE F CURB	LS	1,490	\$ 25.88	\$ 38,561.20											
25	DROP CURB (MIAMI)	LS	10,125	\$ 20.70	\$ 209,587.50											
26	5" WIDE GUTTER	LS	260	\$ 40.25	\$ 10,465.00											
27	5" WIDE CONCRETE SIDEWALK	LS	5,165	\$ 10.93	\$ 56,453.45											
28	1/4" STATION CONCRETE PAD AND DRIVE 6"	LS	3,650	\$ 14.38	\$ 52,487.00											
29	POWER LINE CONCRETE DRIVE APRONS 6"	LS	960	\$ 14.38	\$ 13,804.80											
30	TUNNELED CONCRETE DRIVE APRONS 6"	LS	1,000	\$ 23.00	\$ 23,000.00											
31	STORM DRAINAGE SYSTEM	LS	1	\$ 37,475.05	\$ 37,475.05											
STRAIGHT DRAINAGE SYSTEM																
32	18" ADS HP PIPE	LS	2,620	\$ 45.03	\$ 117,978.60	1965	\$ 88,483.95	993.000	\$ 17,696.79		2358	\$ 106,180.74	90.00%	262.0000	\$ 11,797.86	\$ 10,618.07
33	30" ADS HP PIPE	LS	980	\$ 64.16	\$ 62,876.80	833	\$ 53,445.28	49.000	\$ 3,143.84		1862	\$ 56,599.12	90.00%	96.0000	\$ 6,217.68	\$ 5,638.91
34	TYPE P-3 CURB INLET	LS	160	\$ 95.18	\$ 15,228.80	160	\$ 15,228.80		\$ -		160	\$ 15,228.80	100.00%	0.0000	\$ 0.00	\$ 1,522.88
35	TYPE P-3 CURB INLET	LS	8	\$ 6,487.86	\$ 51,902.88	7	\$ 45,115.02		\$ -		7	\$ 45,115.02	87.50%	1.0000	\$ 6,487.86	\$ 4,514.50
36	TYPE P-3 CURB INLET TOP	LS	8	\$ 5,446.96	\$ 43,574.88	7	\$ 38,128.02		\$ -		7	\$ 38,128.02	87.50%	1.0000	\$ 5,446.96	\$ 3,812.80

37	Type P-4 Curb Inlet	EA	1	\$ 6,871.60	\$ 6,871.60	1	\$ 6,871.60		\$ 4,878.07	1	\$ 6,871.60	100.00%	0.0000	\$ -	\$ 687.16
38	Type 4 Curb Inlet	EA	4	\$ 4,878.07	\$ 19,512.28	4	\$ 19,512.28	100.00%	0.0000	\$ -	\$ 1,951.23	100.00%	0.0000	\$ -	\$ 1,951.23
39	Type 4 Curb Inlet Top	EA	4	\$ 3,622.53	\$ 14,490.12	4	\$ 14,490.12	100.00%	0.0000	\$ -	\$ 1,449.01	100.00%	0.0000	\$ -	\$ 1,449.01
40	Type H Inlet	EA	1	\$ 7,319.73	\$ 7,319.73	1	\$ 7,319.74	100.00%	0.0000	\$ -	\$ 731.97	100.00%	0.0000	\$ -	\$ 731.97
41	Type V Inlet	EA	18	\$ 5,204.19	\$ 93,675.02	12.5	\$ 65,052.38	4.000	\$ 20,816.76	16.5	\$ 85,868.14	91.67%	1.5000	\$ 7,806.28	\$ 8,586.91
42	Wier Skimmers	EA	3	\$ 7,920.68	\$ 23,792.04	4	\$ 4,761.44	100.00%	0.0000	\$ -	\$ 476.14	100.00%	0.0000	\$ -	\$ 476.14
43	24" Altered End Section	EA	4	\$ 2,147.33	\$ 2,147.33	1	\$ 2,147.33	100.00%	0.0000	\$ -	\$ 214.73	100.00%	0.0000	\$ -	\$ 214.73
44	30" Altered End Section	EA	1	\$ 49.53	\$ 22,536.15	455	\$ 22,536.15	100.00%	0.0000	\$ -	\$ 2,253.62	100.00%	0.0000	\$ -	\$ 2,253.62
45	30" Bld Bld PWS	SE	700	\$ 25.88	\$ 18,116.00	105	\$ 2,712.40	595.000	\$ 15,396.60	900	\$ 26,910.00	100.00%	0.0000	\$ -	\$ 2,691.00
46	Wier 1	SE	900	\$ 29.90	\$ 26,910.00	900	\$ 26,910.00	100.00%	0.0000	\$ -	\$ 2,691.00	100.00%	0.0000	\$ -	\$ 2,691.00
47	Wier 2	SE	900	\$ 29.90	\$ 26,910.00	900	\$ 26,910.00	100.00%	0.0000	\$ -	\$ 2,691.00	100.00%	0.0000	\$ -	\$ 2,691.00
	SKULLERY SEWER SYSTEM														
	LIFT STATION SUPPORT WORK														
	50 LF HOPE SHEET Pile for Trench	LF	50	\$ 690.00	\$ 34,500.00	29.5	\$ 20,355.00	59.00%	\$ -	29.5	\$ 20,355.00	59.00%	20.5000	\$ 14,145.00	\$ 2,035.50
48	Safety of Lift Station														
	TOTAL				\$2,551,152.52		\$ 992,275.20		\$109,583.78		\$ 1,101,856.98			\$ 1,449,293.54	\$ 110,185.90

CDD Eligible
\$93,160.17

Amount with
10% Retainage
\$83,844.15

OAK HILL LAND LLC

16125 WAYNE RD
ODESSA, FL 33550-4723

1635

EXPIRATION
11/07/11

PAY
TO THE
ORDER OF

Goodwin Bros Construction \$98,625.40

Ninety Eight Thousand Six Hundred Twenty Five & 40/100 DOLLARS

BANK OF AMERICA

MEMORANDUM

FOR Waterford 3H Pay App #6

R. B. Burt

1001635 10631003771 898128888882

10. POWER

● 1997年12月1日

Page 1 of 1

APPLICATION NO.:-

2

VIA PROFESSIONAL (AIRMAIL) = 000000

PERIOD TO:

8/27/2025

CONTRACT DATE

Explanation is made for Payment, as shown below, in connection with the Contract ATTACH

STATEMENT OF WORK

1 ORIGINAL CONTRACT PRICE	AMOUNT
2 NET CHANGE ORDERS	\$ 2,551,152.52

CONTRACTOR CERTIFIES THAT: (1) the WORK covered by the APPLICATION FOR PAYMENT has been completed in accordance with the Contract Documents; (2) that all previous payments 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 at connection with the WORK; (3) that title to all materials and equipment incorporated in said WORK or otherwise listed in or covered by the 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 for the CONTRACTOR.

MILITARY SEAL

DATE: 8/27/25

State of: FLORIDA
Subscribed and sworn to
Notary Public
My Commission Expires:

0570

day of

2025

In accordance with contract Documents, based on on-site observations and the data compiling the above application, the PROFESSIONAL hereby (CONVEYS, that to the best of the PROFESSIONAL'S knowledge, information and belief, the WORK is in accordance with the Contract Documents and (with supporting documentation) meets the requirements of the Contract Documents and

DATE: 10/3/2025 (continued)

5

COUNTRY'S RECOMMENDATION OF PAYMENT:

DATED: _____, 20

AMOUNT APPROVED FOR PAYMENT.

TITLE

* Returned only for cell
Eligible Reimbursement

Project Name and Number: WATERFORD PHASE 3A

Application for Payment Number: 7

Application for Payment Date: 8/27/2025

For Work Completed Through: 8/27/2025

Contractor: Goodwin Bros Construction, Inc.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4x5)	PRECEDING QUANTITY	PRECEDING TOTAL VALUE (5x7)	THIS QUANTITY	PERIOD TOTAL VALUE (5x9)	MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE QUANTITY (7+9)	VALUE (8+10+12)	% COMPLETED (12/7+6)	BALANCE OF WORK TO COMPLETE QUANTITY (14-11)	VALUE (6-12)	RETAINAGE HELD @ 10% (12 x 10%)
1	GENERAL CONDITIONS	1													
2	Mobilization/Board	1		\$ 112,027.00	1	\$ 112,027.00	0.85	\$ 8,500.80		1.01	\$ 112,027.00	100.00%	0.0000	\$ -	\$ 11,202.70
3	Landscape/Grading & As Built	1		\$ 53,130.00	0.59	\$ 41,380.36	0.160	\$ 8,500.80		0.71	\$ 53,641.30	101.00%	-0.0100	\$ (531.30)	\$ 5,366.13
4	Construction Tieding	1		\$ 70,136.20			0.120	\$ 8,416.34			\$ 49,766.70	71.00%	0.2900	\$ 20,339.50	\$ 4,979.67
5	Site Office & Grubbing (Previously Completed)														
6	Excavation (Cut to Fill Onsite)	1		\$ 31,050.00	1	\$ 31,050.00				1	\$ 31,050.00	100.00%	0.0000	\$ -	\$ -
7	Final Grading	1		\$ 27,480.85	75.289	\$ 2,074,804.85				75.289	\$ 2,074,804.85	100.00%	0.0000	\$ -	\$ 207,480.49
8	Crack Retaining Wall	1		\$ 24,329.30	0.5	\$ 14,356.65				0.5	\$ 14,356.65	50.00%	0.5000	\$ 7,178.33	\$ 717.83
9	Seed & Mulch (Laid/Packed)	1		\$ 24,329.30						0	\$ -	0.00%	1.0000	\$ 24,329.30	\$ 2,432.93
10	Soil (Ponds, Roadway)	1		\$ 24,674.80						0	\$ -	0.00%	61.687	\$ 15,087.00	\$ 1,508.70
11	PAVING IMPROVEMENTS														
12	Service Road	1		\$ 81,427.01	17945.8	\$ 46,479.62				17945.8	\$ 46,479.62	57.08%	13493.2000	\$ 34,986.42	\$ 3,498.64
13	1" SP 9.5 Asphalt (1st Lift)	1		\$ 21.82						0	\$ -	0.00%	2331.0000	\$ 50,862.42	\$ 5,086.24
14	8" Linerrock Base	1		\$ 15.40						0	\$ -	0.00%	2447.0000	\$ 37,683.80	\$ 3,768.38
15	PAVING RD	1		\$ 16,210.39						2589	\$ 16,210.39	100.00%	0.0000	\$ -	\$ 1,621.04
16	2" SP 9.5 Asphalt Pavement	1		\$ 18.09						0	\$ -	0.00%	5990.0000	\$ 106,731.00	\$ 10,673.10
17	8" Linerrock Base	1		\$ 15.40						0	\$ -	0.00%	5990.0000	\$ 90,860.00	\$ 9,086.00
18	LANEWAY RD	1		\$ 37,683.65						3717	\$ 22,562.19	60.00%	2478.0000	\$ 15,041.46	\$ 1,504.15
19	1.25" Type SP 9.5 Asphalt (2nd Lift)	1		\$ 16.60						0	\$ -	0.00%	1675.0000	\$ 27,805.00	\$ 2,780.50
20	8" Linerrock Base	1		\$ 12.55						0	\$ -	0.00%	1675.0000	\$ 21,021.25	\$ 2,102.13
21	PAVING RD	1		\$ 11,282.28						0	\$ -	0.00%	1259.0000	\$ 11,282.28	\$ 1,128.23
22	1.75" Type SP 9.5 Asphalt (2nd Lift)	1		\$ 14.61						0	\$ -	0.00%	5075.0000	\$ 74,145.75	\$ 7,414.58
23	6" Linerrock Base	1		\$ 12.55						0	\$ -	0.00%	5075.0000	\$ 63,691.25	\$ 6,369.13
24	CONCRETE CURB, SEPARATORS & SIDEWALKS	1		\$ 6.40						0	\$ -	0.00%	6368.0000	\$ 40,755.20	\$ 4,075.52
25	Drop Curb (Main)	1		\$ 25.88						0	\$ -	0.00%	1490.0000	\$ 38,561.20	\$ 3,856.12
26	Valley Gutter	1		\$ 20.70						0	\$ -	0.00%	10125.0000	\$ 209,587.50	\$ 20,958.75
27	5" Wide Concrete Sidewalk	1		\$ 40.25						0	\$ -	0.00%	260.0000	\$ 10,465.00	\$ 1,046.50
28	1/2" Station Concrete Pad and Drive 6"	1		\$ 10.93						0	\$ -	0.00%	3165.0000	\$ 34,533.45	\$ 3,453.35
29	Home Line Concrete Drive Aprons 6"	1		\$ 14.38						0	\$ -	0.00%	3650.0000	\$ 52,487.00	\$ 5,248.70
30	Truncated Cones ADA Ramps	1		\$ 23.00						0	\$ -	0.00%	960.0000	\$ 22,080.00	\$ 2,208.00
31	Striping & Signage	1		\$ 37,475.05						0	\$ -	0.00%	1800.0000	\$ 67,455.05	\$ 6,745.51
32	Storm Drainage System	1		\$ 37,475.05						0	\$ -	0.00%	1800.0000	\$ 67,455.05	\$ 6,745.51
33	18" AOS HP Pipe	1		\$ 45.03						0	\$ -	0.00%	1.0000	\$ 45.03	\$ 4.50
34	24" AOS HP Pipe	1		\$ 64.16						0	\$ -	0.00%	0.0000	\$ -	\$ -
35	30" AOS HP Pipe	1		\$ 95.18						0	\$ -	0.00%	0.0000	\$ -	\$ -
36	Type P Manhole	1		\$ 3,847.46						0	\$ -	0.00%	0.0000	\$ -	\$ -
37	Type P-3 Curb Inlet	1		\$ 6,487.86						0	\$ -	0.00%	0.0000	\$ -	\$ -
38	Type P-3 Curb Inlet Top	1		\$ 5,446.86						0	\$ -	0.00%	0.0000	\$ -	\$ -

OAK HILL LAND LLC

18128 WAYNE RD
ODDESSA, FL 33550-4723

1638

DATE 9-26-2025

ATTEN: 11
11034

PAY
TO THE
ORDER OF

Goodwin Bros Construction \$91,302.26

Ninety One Thousand Three Hundred Two & 26/100 DOLLARS

BANK OF AMERICA

ACH A1 003100277

FOR Waterford 3A Pay App # 7

[Signature]
Baf

⑈001538⑈ ⑆0003100277⑆ ⑆98128858582⑈

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds, Series 2025
(Assessment Area Three)

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.

October 6, 2025

(A) Requisition Number: **CR 5**

(B) Name of Payee: **Ovida Construction Group, Inc.**
820 W. Broadway Street
Oviedo, FL 32765

(C) Amount Payable: **\$153,012.83**

(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): **Pay App #18 for Waterford Amenity**

(E) Fund, Account or subaccount from which disbursement is to be made:
Series 2025 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 2025 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 2025 Project and each represents a Cost of the Series 2025 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 2025 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 2025 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 5 - SZ025 WORKSHEET

<u>NO.</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>** REIMBURSEMENT AMOUNT</u>
1	Ov/da	Pay App #18	\$153,012.83	\$0.00	\$153,012.83

** TOTAL REIMBURSEMENT DUE

\$153,012.83

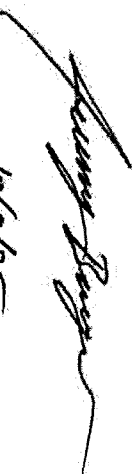
* See Pay Application note & signature
 ** According to Ron Bastyr, this is to be a direct payment in-lieu of reimbursement

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 #35834
 Coastal Engineering Associates, Inc.

Date:

Reviewed For Accuracy


 10/3/25

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER Waterford Community Development District PROJECT: Waterford Amenity
5844 Old Pasco Rd
#100
Wesley Chapel FL 33544

11379 Memorial Dr.
Brooksville FL 34613

APPLICATION NO: 18
PERIOD TO: 09/30/2025

Distribution to:

FROM Ovida Construction Group Inc.
CONTRACTOR: 820 W. Broadway Street
Suite 3000
Oviedo FL 32765

VIA ARCHITECT:

CONTRACT FOR: Waterford Amenity
CONTRACT DATE:
PROJECT NOS:

<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ARCHITECT
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	CONSULTANT

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM 3,553,035.00
2. Net change by Change Orders 91,757.69
3. CONTRACT SUM TO DATE (Line 1+2) 3,644,792.69
4. TOTAL COMPLETED & STORED TO DATE
(Column G on detailed sheet) 3,600,188.87
5. RETAINAGE:
a. 10.00 % of Completed Work 360,018.87
(Column D + E on detailed sheet)
b. 10.00 % of Stored Material 0.00
(Column F on detailed sheet)
Total Retainage (Lines 5a + 5b or
Total in Column I of detailed sheet) 360,018.87
6. TOTAL EARNED LESS RETAINAGE
(Line 4 less Line 5 Total) 3,240,169.82
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) 3,087,156.99
8. CURRENT PAYMENT DUE 153,012.83
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) 404,622.87

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	214,987.57	-123,281.00
TOTAL	91,757.69	

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that no payment shown herein is now due.

CONTRACTOR:

State of Florida

County of Seminole

Date: 9/29/25

Subscribed and sworn to before me this 29 day of September 2025

Notary Public Brooke Cassie Schmitt

My Commission Expires: 8/31/26

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation of the Work comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED:

\$ 153,012.83

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

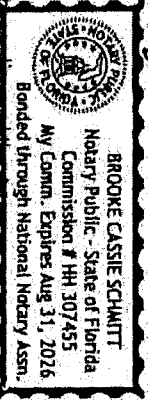
ARCHITECT:

Date:

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

Received for CDD 9/15/25

10/3/25



PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 18
 APPLICATION DATE: 09/29/2025
 PERIOD TO: 09/30/2025
 ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E		F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
			Work in Place						
SIDEWALKS	32,793.00					693,695.00	100.00	32,793.00	69,369.50
POOL & POOL CONNECTIONS	693,695.00	624,325.50	69,369.50			117,874.00	100.00		11,787.40
POOL DECK & TRENCH DRAIN	117,874.00	117,874.00				36,103.00	100.00		3,610.30
POOL FENCE/GATES	36,103.00	28,882.40	7,220.60			6,833.00	100.00		683.30
POOL EQUIPMENT ENCLOSURE	6,833.00	3,416.50	3,416.50			74,713.00	100.00		7,471.30
TOT LOT	74,713.00	74,713.00				14,560.00	100.00		1,456.00
TOT LOT FENCE/GATE	14,560.00	14,560.00				15,000.00	100.00		1,500.00
DOG PARK TOY ALLOWANCE	15,000.00	15,000.00				37,200.00	100.00		3,720.00
DOG PARK FENCE/GATE	37,200.00	18,600.00	18,600.00			5,500.00	100.00		550.00
SITE ELECTRIC	5,500.00	5,500.00				142,931.00	100.00		14,293.10
PICKLEBALL COURTS	142,931.00	121,491.35	21,439.65			39,655.00	100.00		3,965.50
POOL DECK TRELLISES	39,655.00	39,655.00				282,961.00	100.00		28,296.10
MAIL KIOSK & CBUS	282,961.00	282,961.00				43,016.00	100.00		4,301.60
POOL FURNITURE	43,016.00	21,508.00	21,508.00						
CLUBHOUSE									
CONCRETE	103,197.00	103,197.00				74,989.00	100.00		7,498.90
MASONRY	74,989.00	124,107.00				35,960.00	100.00		3,596.00
FRAMING	124,107.00	35,439.00				14,061.00	100.00		1,406.10
TRUSSES	35,960.00	10,417.00				25,500.00	100.00		2,550.00
ROOFING	35,439.00	42,556.00				11,828.00	100.00		1,182.80
SOFFIT/FASCIA/GUTTERS	14,061.00	32,350.00				80,500.00	100.00		8,050.00
STONE VENEER	10,417.00	34,222.00							
INSULATION	25,500.00								
FIRE SPRINKLERS	42,556.00								
METAL DOORS	11,828.00								
STOREFRONT DOORS	32,350.00								
WINDOWS	80,500.00								
DRYWALL	34,222.00								

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 18
 APPLICATION DATE: 09/29/2025
 PERIOD TO: 09/30/2025
 ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place		F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
BASEBOARDS	5,556.00	5,556.00				5,556.00	100.00		555.60
COLUMN WRAPS	3,778.00	3,778.00				3,778.00	100.00		377.80
EXTERIOR DRYWALL CEILINGS	8,862.00	8,862.00				8,862.00	100.00		886.20
FLOORING	38,779.00	38,779.00				38,779.00	100.00		3,877.90
WALL TILE	18,667.00	18,667.00				18,667.00	100.00		1,866.70
COOL DECK	16,800.00	16,800.00				16,800.00	100.00		1,680.00
PAINT	20,200.00	20,200.00				20,200.00	100.00		2,020.00
STUCCO	22,689.00	22,689.00				22,689.00	100.00		2,268.90
SIDING	95,817.00	95,817.00				95,817.00	100.00		9,581.70
COUNTERTOPS	11,111.00	11,111.00				11,111.00	100.00		1,111.10
BATH ACCESSORIES & PARTITION	18,989.00	18,989.00				18,989.00	100.00		1,898.90
PLUMBING	73,584.00	73,584.00				73,584.00	100.00		7,358.40
ELECTRICAL	212,367.00	212,367.00				212,367.00	100.00		21,236.70
HVAC	85,890.00	85,890.00				85,890.00	100.00		8,589.00
GABLE LOUVER	1,811.00							1,811.00	
FITNESS EQUIPMENT	40,000.00		20,000.00			40,000.00	100.00		4,000.00
LANA KITCHEN ALLOWANCE	10,000.00							10,000.00	
ADA RAMP ALLOWANCE	8,000.00		8,000.00			8,000.00	100.00		800.00
FIRE ALARM ALLOWANCE	35,000.00	35,000.00				35,000.00	100.00		3,500.00
LOW VOLTAGE ALLOWANCE	30,000.00	30,000.00				30,000.00	100.00		3,000.00
GENERAL CONDITIONS	55,000.00	55,000.00				55,000.00	100.00		5,500.00
PERFORMANCE AND PAYMENT B	50,000.00	50,000.00				50,000.00	100.00		5,000.00
GENERAL LIABILITY INSURANCE	36,500.00	36,500.00				36,500.00	100.00		3,650.00
PROJECT MANAGEMENT	135,000.00	135,000.00				135,000.00	100.00		13,500.00
GC FEE	350,675.00	350,675.00				350,675.00	100.00		35,067.50
CO#1 PUMP TRUCK, MAIL KIOSK,	6,436.11	6,436.11				6,436.11	100.00		643.61
CO#2 POOL EXPANSION, FRONT	176,795.62	176,795.62				176,795.62	100.00		17,679.56
CO#3 DUCT P&P BOND	-50,000.00	-50,000.00				-50,000.00	100.00		-5,000.00

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 18
 APPLICATION DATE: 09/29/2025
 PERIOD TO: 09/30/2025
 ARCHITECT'S PROJECT NO:

Description of Work	Scheduled	Previous Applications	E		F	G	%	Balance to	Retainage
			Work in	Place	Stored	& Stored to Date			
CO#4 ADDITIONAL SECONDARIES	13,979.04	13,979.04				13,979.04	100.00		1,397.90
CO#5 ADDITIONAL CONDUIT	5,328.25	5,328.25				5,328.25	100.00		532.83
CO#6 ADDITIONAL MANAGEMENT	34,000.00	34,000.00				34,000.00	100.00		3,400.00
CO#6 FIRE SPRINKER & FIRE ALA	-71,500.00	-71,500.00				-71,500.00	100.00		-7,150.00
CO#6 ADDITIONAL STUCCO	4,400.00	4,400.00				4,400.00	100.00		440.00
CO#7 PAYER CREDIT	-40,181.00	-40,181.00				-40,181.00	100.00		-4,018.10
CO#8 WREC DEPOSIT	7,300.00	7,300.00				7,300.00	100.00		730.00
CO#9 ADDITIONAL PVC FENCING	2,143.60	2,143.60				2,143.60	100.00		214.36
CO#9 GUTTER TIE IN	7,797.00	7,797.00				7,797.00	100.00		779.70
CO#9 CONNECTIONS TO DECK D	540.00	540.00				540.00	100.00		54.00
CO#9 FIXTURES & RECESSED CA	7,888.38	7,888.38				7,888.38	100.00		788.84
CO#9 STANDARD WATER HEATER	1,370.69	1,370.69				1,370.69	100.00		137.07
CO#9 DOG PARK FURNISHINGS	-15,000.00	-15,000.00				-15,000.00	100.00		-1,500.00
CO#10 DRYWALL REPAIRS	1,440.00		1,440.00			1,440.00	100.00		144.00
CO#10 ADDITIONAL STUCCO	1,500.00		1,500.00			1,500.00	100.00		150.00
CO#10 ADDED GATES	3,480.00		3,480.00			3,480.00	100.00		348.00
CO#10 WATER HEATER TANK	2,040.00		2,040.00			2,040.00	100.00		204.00
CO#10 ADA RAMP ALLOWANCE	-8,000.00		-8,000.00			-8,000.00	100.00		-800.00
Totals:	3,644,792.69	3,430,174.44	170,014.25			3,600,188.69	98.78	44,604.00	360,018.87

OVIDA

Construction Group Inc.

WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the sum of \$ 153,012.83 waives and releases its lien and right to claim of lien for labor, services or materials furnished to Waterford Community Development District through Sept. 30, 2025, on the following described property:

Waterford Amenity
11261 Cortez Boulevard
Brooksville, FL 33556

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

Dated on: September 29, 2025

Lienors Name: Ovida Construction Group, Inc.

By: _____

Printed Name: Zach Barber

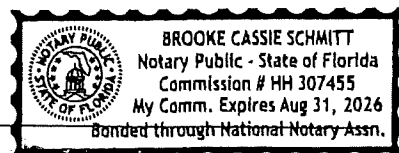
STATE OF Florida

COUNTY OF Seminole

Personally appeared before me this 29 day of September, 2025,
Zach Barber who is being duly sworn on oath says that he is
President of Ovida Construction Group, Inc. and that
he hereby acknowledges the execution of the foregoing instrument for and on special instance
and request.

Brooke Schmitt

NOTARY



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

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

October 14, 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 2025
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 6	Oak Hill Land, LLC	\$713,817.81

If you have any questions regarding this request, please do not hesitate to call me at (813) 994-1001. Thank you for your prompt attention to this matter.

Sincerely,
Waterford Community Development District

Sean Craft
District Manager

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.waterfordcdd.org

MEMORANDUM

TO: Cliff Manuel, **Coastal Engineering Associates, Inc.**
Ron Bastyr, **Chairperson**

FROM: Roxana Quiroz/Kim McDonald
Waterford Community Development District

DATE: October 14, 2025

RE: Construction Requisition Approval # CR 6 S2025

Cliff, enclosed is (are) construction requisition(s) for the above referenced district. Please review the requisition(s) and upon your approval, sign the designated area(s) and forward the requisition(s) to Ron Bastyr.

Ron, upon your review and approval, sign the designated area(s) and forward the requisition(s) back to the District Office at the e-mail address below for final processing.

rquiroz@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 994-1001. Thank you.

Oak Hill Land, LLC

\$713,817.81

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds, Series 2025
(Assessment Area Three)

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.

October 14, 2025

(A) Requisition Number: **CR 6**

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

(C) Amount Payable: **\$713,817.81**

(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): **Reimbursement for Invoices paid by developer for Waterford**

(E) Fund, Account or subaccount from which disbursement is to be made:
Series 2025 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 2025 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 2025 Project and each represents a Cost of the Series 2025 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 2025 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 2025 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.

  10/11/2025
Consulting Engineer

WATERFORD CDD REIMBURSEMENT CR 6 - S2025 WORKSHEET

NO.	VENDOR	DESCRIPTION	AMOUNT	LESS COST FOR LOT IMPROVEMENTS	LESS COST FOR 3A PORTION	** REIMBURSEMENT AMOUNT
1	Goodwin Bros.	Invoice #17414	\$ 18,950.00	\$ -	\$ -	\$ 18,950.00
2	Goodwin Bros.	Invoice #17402	\$ 42,431.00	\$ -	\$ -	\$ 42,431.00
3	Goodwin Bros.	3A Pay App #E	\$ 168,584.57	\$ -	\$ -	\$ 168,584.57
4	Goodwin Bros.	Amend Pay App #12	\$ 163,263.51	\$ 2,184.64	\$ -	\$ 161,078.87
5	Ecological Consulting Solutions, Inc.	Invoice #7287	\$ 24,000.00	\$ -	\$ -	\$ 24,000.00
6	FL Fish & Wildlife Com. Commission	Invoice #2514303	\$ 9,430.00	\$ -	\$ -	\$ 9,430.00
7	Coastal Engineering	358873	\$ 4,437.43	\$ -	\$ 2,218.71	\$ 2,218.72
8	Coastal Engineering	359008	\$ 1,750.00	\$ -	\$ 875.00	\$ 875.00
9	Coastal Engineering	359225	\$ 8,890.00	\$ -	\$ 4,445.00	\$ 4,445.00
10	Coastal Engineering	359350	\$ 8,597.32	\$ -	\$ 4,298.66	\$ 4,298.66
11	Coastal Engineering	359011	\$ 437.50	\$ -	\$ -	\$ 437.50
12	Coastal Engineering	359012	\$ 335.00	\$ -	\$ -	\$ 335.00
13	Coastal Engineering	359014	\$ 4,461.30	\$ -	\$ -	\$ 4,461.30
14	Coastal Engineering	359223	\$ 235.00	\$ -	\$ -	\$ 235.00
15	Coastal Engineering	359013	\$ 955.00	\$ -	\$ -	\$ 955.00
16	Coastal Engineering	359230	\$ 3,001.60	\$ -	\$ -	\$ 3,001.60
17	Coastal Engineering	359354	\$ 2,698.00	\$ -	\$ -	\$ 2,698.00
18	Coastal Engineering	359327	\$ 13,495.00	\$ -	\$ 1,449.00	\$ 12,046.00
19	Coastal Concrete	Culhouse Sidewalks	\$ 104,084.00	\$ -	\$ -	\$ 104,084.00
20	Secon Generation Outdoor Creations	Invoice #1384	\$ 86,945.00	\$ -	\$ -	\$ 86,945.00
21	AJ Sprinkler	10/10/2025	\$ 115,000.00	\$ -	\$ -	\$ 115,000.00
			** TOTAL REIMBURSEMENT DUE			\$ 773,817.81

* See Pay Application note & signature
 ** According to Ron Basyr, 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:

Reviewed For Accuracy



Waterford Requisition #CR6 S2025

No.	Vendor	Invoice	Amount	Date	Check
1	Goodwin Bros.	#17414	\$18,950.00	10/8/2025	1648
2	Goodwin Bros.	#17402	\$21,215.50	10/8/2025	1647
3	Goodwin Bros.	Waterford 3A #8	\$134,867.66	10/8/2025	1650
4	Goodwin Bros.	Waterford Amenity #12	\$163,118.87	10/8/2025	1651
5	Ecological Consulting Solutions, Inc.	#7287	\$24,000.00	10/8/2025	1654
6	FL Fish & Wildlife Conservation Commission	#2514303	\$9,430.00	10/8/2025	1655
7	Coastal Engineering	358873	\$2,218.72	10/8/2025	1645
8	Coastal Engineering	359008	\$875.00	10/8/2025	1645
9	Coastal Engineering	359226	\$4,445.00	10/8/2025	1645
10	Coastal Engineering	359350	\$4,298.66	10/8/2025	1645
11	Coastal Engineering	359011	\$437.50	10/8/2025	1645
12	Coastal Engineering	359012	\$335.00	10/8/2025	1645
13	Coastal Engineering	359014	\$4,461.30	10/8/2025	1645
14	Coastal Engineering	359229	\$235.00	10/8/2025	1645
15	Coastal Engineering	359018	\$955.00	10/8/2025	1645
16	Coastal Engineering	359230	\$3,001.60	10/8/2025	1645
17	Coastal Engineering	359354	\$1,449.00	10/8/2025	1645
18	Coastal Engineering	359327	\$13,495.00	10/8/2025	1645
19	Coastal Concrete	Waterford Clubhouse Sidewalks	\$104,084.00	10/12/2025	1658
20	Second Generation Outdoor Creations	#1384	\$86,945.00	10/10/2025	1656
21	AI Sprinkler	New Irrigation Waterford Amenity	\$115,000.00	10/10/2025	1657

TOTAL

\$715,982.45

\$713,817.80

15123 WAYNE RD
ONEIDA IL 63556-4720

62-21621-11
JAN 23 1962

1251
1001144
ONDETT

Order of

Good w/in Procs Const

\$ 23,150.50

Twenty Three Thousand One Hundred Fifty $\frac{50}{100}$

COLLARS



BANK OF AMERICA

2025 4-1 1031100000

FOR WATERFORD - IN 1794

Frank

1.001618 15031002791 898128868537



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

Contract Invoice

Invoice#: 17414

Date: 07/30/2025

License:

Billed To: Waterford Community Development District
FL

Project: WATERFORD PHASE 3A MISC
FL

Due Date: 07/30/2025

Terms:

Order#

Description	Amount
Waterford Amenity	
Clearing Trees	8,950.50
Haul Off	2,500.00
Grading	7,500.00
Waterford 2A	
Resetting Signs	4,200.00

Only Amenity related work to be refunded from this invoice

(\$18,950)

Thank you for your prompt payment!

Non-Taxable Amount:	23,150.50
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	23,150.50

OAK HILL LAND LLC

18125 WAYNE RD
ODDESSA, FL 33465-4723

1647

DATE 10-8-2025

10/11/25

PAY
TO THE
ORDER OF

Goodwin Bros Const

\$ 42,431.00

Forty Two Thousand Four Hundred thirty one & ¹⁰/₁₀₀ DOLLARS

BANK OF AMERICA

ACH NLT 00310077

FOR Waferford - INV. 17402



⑆001647⑆ ⑆063100377⑆ 89812885882⑆



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

Contract Invoice

Invoice#: 17402

Date: 07/15/2025

License:

Billed To: Waterford Community Development District
FL

Project: WATERFORD PHASE 3A MISC
FL

Due Date: 08/15/2025

Terms:

Order#

Description	Amount
Waterford 3A Bond	42,431.00
	(\$21,215.50)

This Invoice includes amounts attributable to off site improvements serving 4A/5A that equate to 50% of the initial invoice

Thank you for your prompt payment!

Non-Taxable Amount:	42,431.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	42,431.00

OAK HILL LAND LLC

18126 WAYNE RD
ODDESSA, FL 33569-4724

1650

DATE 10-8-2025

73 22811 D
11 0122

PAY TO THE ORDER OF

Gardwin BCos Const

\$ 168,584.57

One Hundred Sixty Eight Thousand Five Hundred Eighty Four & 57/100 DOLLARS

BANK OF AMERICA

ACH DEPOSIT

FOR DEPOSIT ONLY

D Baitly

⑆001650⑆ ⑆063100277⑆ 898128888882⑆

equates to 0.6

AA DOCUMENT 6718

Project Name and Number: WATERFORD PHASE 3A

Application for Payment Number: 8

Application for Payment Date: 9/30/2025

For Work Completed Through: 9/30/2025

Contractor: Goodwin Bros Construction, Inc.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
ITEM NO.	DESCRIPTION OF WORK	U	QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4*5)	PREVIOUS QUANTITY	APPLICATIONS TOTAL VALUE (5*7)	THIS QUANTITY	PERIOD TOTAL VALUE (9+10)	MATERIALS PRESENTLY STORED	TOTAL COMPLETED QUANTITY AND STORED TO DATE (7+9)	% COMPLETED (12 +/- 5)	BALANCE OF WORK TO COMPLETE QUANTITY (14 - 11)	VALUE (15 - 12)	REMARKS HELD @ 10% (12 + 10%)
GENERAL CONDITIONS															
1	Mobilization/Board	LS	1	\$ 112,027.00	\$ 112,027.00	1	\$ 112,027.00		\$ -		1	100.00%	0.0000	\$ -	\$ 11,202.70
2	Labor/Loading & As Buils	LS	1	\$ 53,130.00	\$ 53,130.00	1.01	\$ 53,661.30		\$ -		1.01	101.00%	-0.0100	\$ (531.30)	\$ 5,366.13
3	Construction Testing	LS	1	\$ 70,136.20	\$ 70,136.20	0.71	\$ 49,796.70		\$ -		0.71	71.00%	0.2900	\$ 20,339.50	\$ 4,979.67
4	Site Fence (Previously Completed)														
5	Clearing, Earthwork & Grading														
6	Site Clearing & Grubbing (Previously Completed)														
7	Disc Site	LS	1	\$ 31,050.00	\$ 31,050.00	1	\$ 31,050.00		\$ -		1	100.00%	0.0000	\$ -	\$ 3,105.00
8	Excavation (Cut to Fill Onsite)	CV	75.289	\$ 3.65	\$ 274,804.85	75.289	\$ 274,804.85		\$ -		75.289	100.00%	0.0000	\$ -	\$ 27,480.49
9	Final Grading	LS	1	\$ 28,213.28	\$ 28,213.28	0.5	\$ 14,356.63		\$ -		0.5	50.00%	0.5000	\$ 14,356.63	\$ 1,435.66
10	CMU Retaining Wall	LS	1	\$ 242,329.30	\$ 242,329.30		\$ -		\$ -		0	0.00%	1.0000	\$ 242,329.30	\$ -
11	Seed & Mulch (Lbs/Fac)	SV	61.687	\$ 0.40	\$ 24,674.80		\$ -		\$ -		0	0.00%	0.0000	\$ 24,674.80	\$ -
12	Sod (Tons, Roadway)	SV	31.439	\$ 2.59	\$ 81,427.01	17945.8	\$ 46,479.62	6297.800	\$ 16,285.40		24233.6	77.08%	7205.4000	\$ 18,661.99	\$ 6,276.50
PAVING IMPROVEMENTS															
SERVICE ROAD															
11	1" SP 9.5 Asphalt (1st Lift)	SV	2,331	\$ 21.82	\$ 50,862.42		\$ -		\$ -		0	0.00%	2331.0000	\$ 50,862.42	\$ -
12	1" SP 9.5 Asphalt (2nd Lift)	SV	2,447	\$ 15.40	\$ 37,683.80		\$ -		\$ -		1835.25	75.00%	611.7500	\$ 9,420.95	\$ 2,826.23
13	12" Stabilized Subgrade	SV	2,569	\$ 6.31	\$ 16,210.39	2569	\$ 16,210.39		\$ -		2569	100.00%	0.0000	\$ -	\$ 1,621.04
PAVLEY RD															
14	2" SP 9.5 Asphalt Pavement	SV	5,900	\$ 18.09	\$ 106,231.00		\$ -		\$ -		0	0.00%	5900.0000	\$ 106,731.00	\$ -
15	18" Limerock Base	SV	5,900	\$ 15.40	\$ 90,660.00		\$ -		\$ -		0	0.00%	5900.0000	\$ 90,860.00	\$ -
16	12" Stabilized Subgrade	SV	6,195	\$ 6.07	\$ 37,603.65	3717	\$ 22,562.19	2478.000	\$ 15,041.46		6195	100.00%	0.0000	\$ -	\$ 3,760.37
LANAARD RD															
17	1.75" Type SP 9.5 Asphalt (2nd Lift)	SV	1,675	\$ 16.60	\$ 27,805.00		\$ -		\$ -		0	0.00%	1675.0000	\$ 27,805.00	\$ -
18	18" Limerock Base	SV	1,675	\$ 12.55	\$ 21,021.25		\$ -		\$ -		0	0.00%	1675.0000	\$ 21,021.25	\$ -
19	9" Stabilized Subgrade	SV	1,759	\$ 6.42	\$ 11,292.78		\$ -		\$ -		1759	100.00%	0.0000	\$ -	\$ 1,129.28
HAYFIELD RD															
20	1.75" Type SP 9.5 Asphalt (2nd Lift)	SV	5,075	\$ 14.61	\$ 74,145.75		\$ -		\$ -		0	0.00%	5075.0000	\$ 74,145.75	\$ -
21	18" Limerock Base	SV	5,075	\$ 12.55	\$ 63,691.25		\$ -		\$ -		0	0.00%	5075.0000	\$ 63,691.25	\$ -
22	9" Stabilized Subgrade	SV	6,168	\$ 6.40	\$ 40,555.20		\$ -		\$ -		6168	100.00%	0.0000	\$ -	\$ 4,075.52
CONCRETE CURB, SEPARATIONS & SIDEWALKS															
23	Type F Curb	LF	1,490	\$ 25.88	\$ 38,551.20		\$ -		\$ -		0	0.00%	0.0000	\$ -	\$ -
24	Drop Curb (Main)	LF	10,125	\$ 20.70	\$ 209,587.50		\$ -		\$ -		1415.500	11.06%	905.0000	\$ 186,403.50	\$ 2,318.40
25	Valley Gutter	LF	260	\$ 40.25	\$ 10,465.00		\$ -		\$ -		1120.000	0.00%	260.0000	\$ 10,465.00	\$ -
26	5" Wide Concrete Sidelwalk	SV	5,165	\$ 10.93	\$ 56,453.45		\$ -		\$ -		0	0.00%	5165.0000	\$ 56,453.45	\$ -
27	1/4" Station Concrete Pad and Drive 6"	SV	3,650	\$ 14.38	\$ 52,487.00		\$ -		\$ -		0	0.00%	3650.0000	\$ 52,487.00	\$ -
28	1/4" Station Concrete Drive Above 6"	SV	960	\$ 14.38	\$ 13,804.80		\$ -		\$ -		0	0.00%	960.0000	\$ 13,804.80	\$ -
29	Truncated Domes ADA Ramps	SV	1,000	\$ 23.00	\$ 23,000.00		\$ -		\$ -		0	0.00%	1000.0000	\$ 23,000.00	\$ -
30	Shipping & Storage	LS	1	\$ 37,475.05	\$ 37,475.05		\$ -		\$ -		0	0.00%	1.0000	\$ 37,475.05	\$ -
STORM DRAINAGE SYSTEM															
31	18" AOS HP Pipe	LF	2,620	\$ 45.03	\$ 117,978.60	2620	\$ 117,978.60		\$ -		2620	100.00%	0.0000	\$ -	\$ 11,797.86
32	24" AOS HP Pipe	LF	980	\$ 64.16	\$ 62,876.80	980	\$ 62,876.80		\$ -		980	100.00%	0.0000	\$ -	\$ 6,287.68
33	30" AOS HP Pipe	LF	160	\$ 95.18	\$ 15,228.80	160	\$ 15,228.80		\$ -		160	100.00%	0.0000	\$ -	\$ 1,522.88
34	Type P Manhole	EA	12	\$ 3,847.46	\$ 46,169.52	12	\$ 46,169.52		\$ -		12	100.00%	0.0000	\$ -	\$ 4,616.95
35	Type P-3 Curb Inlet	EA	8	\$ 5,487.86	\$ 51,902.88	8	\$ 51,902.88		\$ -		8	100.00%	0.0000	\$ -	\$ 5,190.29
36	Type P-3 Curb Inlet Top	EA	8	\$ 5,487.86	\$ 43,574.88	8	\$ 43,574.88		\$ -		8	100.00%	0.0000	\$ -	\$ 4,357.49

37	Type B-4 Curb Inlet	EA	1	\$	6,871.60		1	\$	6,871.60		\$	-		1	\$	6,871.60		100.00%	0.0000	\$	-	\$	667.16	\$	2,035.50
38	Type 4 Curb Inlet	EA	4	\$	4,878.07		4	\$	19,512.28		\$	-		4	\$	19,512.28		100.00%	0.0000	\$	-	\$	667.16	\$	2,035.50
39	Type 4 Curb Inlet Top	EA	4	\$	3,622.53		4	\$	14,480.12		\$	-		4	\$	14,480.12		100.00%	0.0000	\$	-	\$	1,951.23	\$	2,035.50
40	Type H Inlet	EA	1	\$	7,319.73		1	\$	7,319.73		\$	-		1	\$	7,319.73		100.00%	0.0000	\$	-	\$	731.97	\$	2,035.50
41	Type Y Inlet	EA	18	\$	5,204.19		18	\$	93,675.42		\$	-		18	\$	93,675.42		100.00%	0.0000	\$	-	\$	731.97	\$	2,035.50
42	Weir Sumpers	EA	4	\$	7,930.68		4	\$	32,922.04		\$	-		4	\$	32,922.04		100.00%	0.0000	\$	(0.01)	\$	9,367.54	\$	2,035.50
43	Mitered End Section	EA	3	\$	7,930.68		3	\$	23,792.04		\$	-		3	\$	23,792.04		100.00%	0.0000	\$	(0.01)	\$	9,367.54	\$	2,035.50
44	30' Mitered End Section	EA	4	\$	1,190.36		4	\$	4,761.44		\$	-		4	\$	4,761.44		100.00%	0.0000	\$	-	\$	2,379.14	\$	2,035.50
45	RIP Road WEIS	EA	1	\$	2,147.33		1	\$	2,147.33		\$	-		1	\$	2,147.33		100.00%	0.0000	\$	-	\$	214.73	\$	2,035.50
46	Weir 1	ST	455	\$	49.53		455	\$	22,536.15		\$	-		455	\$	22,536.15		100.00%	0.0000	\$	-	\$	2,253.62	\$	2,035.50
47	Weir 2	ST	700	\$	25.88		700	\$	18,116.00		\$	-		700	\$	18,116.00		100.00%	0.0000	\$	-	\$	1,811.60	\$	2,035.50
48	SANITARY SEWER SYSTEM LIFT STATION SUPPORT WORK 50' LF HOPE SHEET PILE FOR TRENCH Safety of Lift Station	LF	50	\$	690.00		29.5	\$	20,355.00		\$	-		29.5	\$	20,355.00		59.00%	#DIV/0!	\$	-	\$	-	\$	-
TOTAL				\$	\$2,551,152.52			\$	\$1,203,305.93		\$	\$187,316.19			\$	\$1,390,622.12				\$	\$	\$	\$	\$	\$

OAK HILL LAND LLC
18126 WAYNE RD
ODDESSA, FL 33568-1723

DATE 10-8-2025

1651
MAY 11 1997

PAY
TO THE
ORDER OF

Goodwin Bros Const

\$ 165,283.51

One Hundred Sixty Five Thousand Two Hundred Eighty Three & ⁵¹/₁₀₀ DOLLARS



ACCT# 006210827

BANK OF AMERICA

FOR Stafford Amenity #12

D Brady

⑆001651⑆ 108310027⑆ 8981288682⑆

APPLICATION AND RECOMMENDATION OF PAYMENT

TO: OWNER

Waterford Community Development District

PROJECT

WATERFORD AMENITY CENTER

Page 1 of 1

APPLICATION NO.: 12

FROM: CONTRACTOR:

GODWIN BROS CONSTRUCTION
PO BOX 1689
BROOKSVILLE FL 34605

VIA PROFESSIONAL (Architect/Engineer):

COASTAL ENGINEERING

PERIOD TO: 9/30/2025

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

C/O NUMBER	DATE	APPROVED	ADDITIONS	DEDUCTIONS
1	30-Sep		1,000.00	
TOTALS			1,000.00	

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	\$ 1,000.00
3 CURRENT CONTRACT PRICE	\$ 629,442.44
4 TOTAL WORK COMPLETE & STORED TO DATE	\$ 549,171.89
5 RETAINAGE:	
10% OF COMPLETED & STORED WORK	\$ 54,917.19
6 TOTAL EARNED LESS RETAINAGE	\$ 494,254.70
7 LESS PREVIOUS PAYMENTS RECOMMENDED	\$ 328,971.19
8 AMOUNT DUE THIS APPLICATION	\$ 165,283.51
9 BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD	\$ 135,187.74

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 payments 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 this APPLICATION FOR PAYMENT; (3) that the CONTRACTOR is not indebted to any subcontractor, supplier, or other person in connection with the WORK covered by this APPLICATION FOR PAYMENT; and (4) that the current payment shown herein is now due CONTRACTOR.

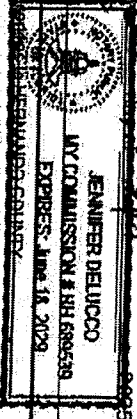
CONTRACTOR CERTIFICATION

By: *[Signature]*

DATE: 9/30/25

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

NOTARY SEAL
State of FLORIDA
Subscribed and sworn to before me this 30th day of September 2025
Notary Public
My Commission expires



In accordance with contract Documents, based on on-site observations and the data comprising the above application, the PROFESSIONAL hereby recommends that the AMOUNT DUE THIS APPLICATION FOR PAYMENT (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 PAY (with supporting documentation) meets the requirements of the Contract Documents and payment of the AMOUNT DUE THIS APPLICATION FOR PAYMENT is recommended.

DATED: 10/13/25 20 25 Coastal Engineering

By: *[Signature]*

COUNTY'S RECOMMENDATION OF PAYMENT:

DATED: 20 20

AMOUNT APPROVED FOR PAYMENT:

TITLE:

* Reviewed only for CDD Eligible Reimbursement.

Project Name and Number: WATERFORD AMENTITY CENTER

Application for Payment Number: 12

Application for Payment Date: 9/30/2025

For Work Completed Through: 9/30/2025

Contractor: Goodwin Bros Construction, Inc.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
ITEM NO.	DESCRIPTION OF WORK	U	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (\$ x 5)	PREVIOUS QUANTITY	WORK COMPLETED TO DATE TOTAL VALUE (\$ x 7)	THIS QUANTITY	PERIOD TOTAL VALUE (\$ x 9)	MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE QUANTITY (7 + 9)	% COMPLETED (12 ÷ 6)	BALANCE OF WORK TO COMPLETE QUANTITY (4 - 11)	VALUE (\$ x 12)	RETAINAGE HELD @ 10% (12 x 10%)
1	GENERAL CONDITIONS	LS	1	\$ 9,600.00	\$ 9,600.00	1	\$ 9,600.00	0.400	\$ 5,192.00	454	1	100.00%	0.0000	\$ -	\$ 960.00
2	Mobilization	LS	1	\$ 12,980.00	\$ 12,980.00	0.6	\$ 7,788.00	0.350	\$ 1,445.50	454	1	100.00%	0.0000	\$ -	\$ 1,298.00
3	Construction Layout & Staking	LS	1	\$ 4,130.00	\$ 4,130.00	0.85	\$ 2,684.50	0.350	\$ 1,445.50	454	1	100.00%	0.0000	\$ -	\$ 4,130.00
4	Construction Testing	EA	1	\$ 2,818.00	\$ 2,818.00	3250	\$ 7,475.00		\$ -	454	1	100.00%	0.0000	\$ -	\$ 2,818.00
5	Site Fence (Type III)	LF	3250	\$ 2.30	\$ 7,475.00		\$ 7,475.00		\$ -	454	1	100.00%	0.0000	\$ -	\$ 2,818.00
6	Clearing & Grubbing	CV	8,978	\$ 5.53	\$ 49,648.34	8978	\$ 49,648.34		\$ -	454	1	100.00%	0.0000	\$ -	\$ 4,964.83
7	Excavation Cut to Fill	LS	1	\$ 9,352.08	\$ 9,352.08	0.75	\$ 7,014.06	0.250	\$ 2,338.02	454	1	100.00%	0.0000	\$ -	\$ 935.21
8	Final Grading	SY	7,290	\$ 16.67	\$ 120,633.30	7290	\$ 120,633.30		\$ -	454	1	100.00%	0.0000	\$ -	\$ 12,063.33
9	2" Type SP 12.5 Asphalt Paving	SY	7,290	\$ 14.91	\$ 108,683.90	7290	\$ 108,683.90		\$ -	454	1	100.00%	0.0000	\$ -	\$ 10,868.39
10	6" Linerlock Base	SY	7,290	\$ 4.69	\$ 34,190.10	7290	\$ 34,190.10		\$ -	454	1	100.00%	0.0000	\$ -	\$ 3,419.01
11	9" Stabilized Subgrade	LF	1,436	\$ 20.95	\$ 29,874.70	1052	\$ 22,039.40		\$ -	454	1	100.00%	0.0000	\$ -	\$ 2,039.44
12	Trench Cut	LF	175	\$ 87.91	\$ 15,384.25	175	\$ 15,384.25		\$ -	454	1	100.00%	0.0000	\$ -	\$ 1,538.43
13	3'-0" Valley Gutter	LS	1	\$ 16,029.12	\$ 16,029.12		\$ -	1.000	\$ 16,029.12	454	1	100.00%	0.0000	\$ -	\$ 1,602.91
14	Storm Drainage System	LF	900	\$ 46.38	\$ 41,742.00	900	\$ 41,742.00		\$ -	454	1	100.00%	0.0000	\$ -	\$ 4,174.20
15	15" x 15" Heavy Wall Pipe	EA	4	\$ 3,868.81	\$ 15,475.24	4	\$ 15,475.24		\$ -	454	1	100.00%	0.0000	\$ -	\$ 1,547.52
16	Type "C" Inlet	EA	5	\$ 5,951.16	\$ 29,755.80	5	\$ 29,755.80		\$ -	454	1	100.00%	0.0000	\$ -	\$ 2,975.58
17	Valley Gutter Inlet	EA	1	\$ 3,954.43	\$ 3,954.43	1	\$ 3,954.43		\$ -	454	1	100.00%	0.0000	\$ -	\$ 395.44
18	Sanitary Sewer System	EA	1	\$ 6,922.88	\$ 6,922.88	1	\$ 6,922.88		\$ -	454	1	100.00%	0.0000	\$ -	\$ 692.29
19	8" SDR 26 PVC (8-10 R)	LF	140	\$ 47.86	\$ 6,700.40	140	\$ 6,700.40		\$ -	454	1	100.00%	0.0000	\$ -	\$ 670.04
20	Single Services	EA	1	\$ 2,339.44	\$ 2,339.44	1	\$ 2,339.44		\$ -	454	1	100.00%	0.0000	\$ -	\$ 233.94
21	Inflow Protectors	EA	1	\$ 141.95	\$ 141.95	1	\$ 141.95		\$ -	454	1	100.00%	0.0000	\$ -	\$ 14.20
22	Core Existing Structures	EA	1	\$ 759.33	\$ 759.33	1	\$ 759.33		\$ -	454	1	100.00%	0.0000	\$ -	\$ 75.93
23	Record Existing Structure	EA	1	\$ 4,720.00	\$ 4,720.00		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 472.00
24	At Test	EA	140	\$ 10.05	\$ 1,407.00		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 140.70
25	POTABLE WATER DISTRIBUTION SYSTEM	EA	1	\$ 4,488.96	\$ 4,488.96		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 448.89
26	8"x6" Reducer - The In	EA	1	\$ 1,486.34	\$ 1,486.34		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 148.63
27	6"x2" Tee Saddle	EA	1	\$ 3,105.94	\$ 3,105.94		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 310.59
28	6" Gate Valve W/ Shd	EA	1	\$ 2,788.27	\$ 2,788.27	1	\$ 2,788.27		\$ -	454	1	100.00%	0.0000	\$ -	\$ 278.83
29	1" RPT for Water Service	EA	1	\$ 1,221.72	\$ 1,221.72	1	\$ 1,221.72		\$ -	454	1	100.00%	0.0000	\$ -	\$ 122.17
30	1" Meter Box Assembly w/o Meter	EA	1	\$ 4,388.55	\$ 4,388.55	1	\$ 4,388.55		\$ -	454	1	100.00%	0.0000	\$ -	\$ 438.86
31	1" Water Service to Building	EA	1	\$ 5,444.64	\$ 5,444.64		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 544.46
32	1" Water Hose Bldg to Park	EA	1	\$ 4,037.39	\$ 4,037.39	1	\$ 4,037.39		\$ -	454	1	100.00%	0.0000	\$ -	\$ 403.74
33	1 1/2" Meter Box Assembly w/o Meter	EA	1	\$ 1,718.06	\$ 1,718.06		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 171.81
34	6" 1 1/2" Gate Valve	LF	260	\$ 48.88	\$ 12,708.80		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 1,270.88
35	6" Bell Restrainers	EA	10	\$ 237.24	\$ 2,372.40		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 237.24
36	6" MJ 90	EA	1	\$ 468.67	\$ 468.67		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 46.87
37	6" MJ 45	EA	2	\$ 436.97	\$ 873.94		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 87.39
38	6" DDOA (NO EDC)	EA	1	\$ 19,836.26	\$ 19,836.26		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 1,983.63
39	6" Rise for Fire Line	EA	1	\$ 4,451.61	\$ 4,451.61		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 445.16
40	Temp Jumper	EA	1	\$ 3,363.09	\$ 3,363.09		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 336.31
41	Sample	EA	4	\$ 634.91	\$ 2,539.64		\$ -		\$ -	454	1	100.00%	0.0000	\$ -	\$ 253.96

42	Pressure Testing	LS	1	\$ 2,950.00	\$ 2,950.00		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 2,950.00	\$ -
	CHANGE ORDER 1															
	Core Box	EA	2	\$ 500.00	\$ 1,000.00		\$ -	1.000	\$ 500.00	✓	1	\$ 500.00	50.00%	1.0000	\$ 500.00	\$ 50.00
	TOTAL			\$ 629,441.44			\$ 365,573.55		\$ 183,648.34			#####			\$ 80,270.55	#####

OAK HILL LAND LLC

13123 WAYNE RD
ODDESSA, FL 33558-4723

1654

01/17/2017
11023

DATE 10-8-2025

PAY TO THE ORDER OF Ecological Consulting Services \$24,000

Twenty Four Thousand & no/100 DOLLARS

BANK OF AMERICA

ACCT # 123456789012

FOR DEPOSIT ONLY 40/54 - 4 studies

INT 7287

[Signature]

⑆001654⑆ ⑆063100177⑆ 898128850683⑆

Invoice



Ecological Consulting Solutions, Inc.

410 North Street #130

Longwood, FL 32750

Bill To
Oak Hill Land, LLC c/o Ron Bastyr, Manager 18125 Wayne Road Odessa, FL 33556

Date	Invoice #
9/9/2025	7287

Terms	Project
Net 30	261.25.25

Project Name
Waterford Phases 4A & 5A

Description	Contract Amount	Previously Billed	Balance Remaining	Amount
4 GTs Relocated to S&C Ranch Unit 2 @ \$6,000 each	\$24,000.00	\$0	\$0	24,000.00
There will be a 4% processing fee added for invoices paid with credit card. *ECS can not accept credit card payments for recipient site fees*		Total		\$24,000.00

407-869-9434

Phone #

407-869-9436

Fax #

cdunfee@ecsfl.cc

E-mail

OAK HILL LAND LLC

18125 WAYNE RD
OAK HILL, FL 32050-4723

1855

EXPIRATION
11/01

DATE 10-8-2025

PAY TO THE ORDER OF Fish & Wildlife Foundation of Florida \$ 9430.00

Ninety Four Hundred Thirty & No/100 DOLLARS

ACH A/C 0001 000277

FOR Waterford - MV 25104303

P. B. Batty

00165511 10031002771 89812886666211



Florida Fish
and Wildlife
Conservation
Commission

Interpretation:

Rodney Barreto
Chairman
Coral Gables

Steven Hudson
Vice Chairman
Fort Lauderdale

Preston Fillion
Tampa

Gary Lester
Orlando

Albert Murray
Coral Gables

Gary Nicklaus
Apopka

Sonya Hood
St. Augustine

William H. H.
Executive Director

Roger A. Young
Executive Director

Charles "Bud" West
Assistant Executive Director

George Weather
Chief Conservation Officer

Jessie Crawford
Chief of Staff

Division of Habitat and
Species Conservation
Melissa Tucker
Director

(850) 488-2801
(850) 821-7700 FAX

Managing fish and wildlife
resources for their long-term
well-being and the benefit of
people.

620 South Meridian Street
Tallahassee, Florida
32309-1800
Voice: (850) 488-4676

Hearing/speech impaired:
(800) 835-8771 (T)
(800) 955-8770 (V)

INVOICE

Bill To:
Oak Hill Land LLC
18125 Wayne Road
ODESSA, FLORIDA 33556
813-205-2794

Date: 09/16/2025
Invoice No. 25104303
Application No. 127643
For: Gopher Tortoise Conservation
Project Name: Waterford Phases 4B & 5B

Application Number	Date	Description	Quantity	Rate	Amount
127643	09/16/2025	Gopher Tortoise Conservation S&C Ranch (Tier1)/Unit 3	23	\$410	\$9,430.00
127643	09/16/2025	Subtotal	23		\$9,430.00
127643	09/16/2025	Balance			\$9,430.00

Notice: When the application is submitted for tortoises relocated to a Tier 2 or Tier 3 Short-Term recipient site OR a Tier 2 Long-Term recipient site, please do not initiate the payment until contacted by FWC staff as the invoice will be corrected.

Please include a copy of this invoice with payment. Do not mail cash.
Make all checks payable to the Fish & Wildlife Foundation of Florida, Inc.
Remit payment to: Fish & Wildlife Foundation of Florida, Inc., P.O. Box 11010, Tallahassee, FL 32302
*Eligible refunds equal the final balance less a 3% administrative service charge assessed by the Fish & Wildlife Foundation of Florida, Inc. and a refund request form must be submitted to the FWC within 60 days from the date the invoice shows a refundable balance.
If you have additional questions, please contact the Gopher Tortoise Program at (850) 921-1031.
THANK YOU FOR HELPING TO CONSERVE FLORIDA'S WILDLIFE

OAK HILL LAND LLC

18155 WAYNE RD
ODDESSA, TX 79366-4720

1645

EX77611A
1/1/2025

DATE 10-8-2025

PAY TO THE ORDER OF Coastal Engineering \$ 136,721.17

One Hundred Thirty Six Thousand Seven Hundred Twenty One and 17/100 DOLLARS

BANK OF AMERICA

ACH DEPOSIT

FOR Waterford

D. B. Baskin

⑆001645⑆ ⑆003100279⑆ 898120856582⑆

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 00358873
 Date 06/30/2025

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

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02A Environmental: Biotic Evaluation	4,640.00	100.00	4,640.00	4,640.00	0.00
.02B Environmental: Regulatory Agency Coordination	1,300.00	100.00	1,300.00	1,300.00	0.00
.04A Engineering: Final Engineering Design	89,800.00	100.00	89,800.00	89,800.00	0.00
.04B Engineering: Permitting & Processing	17,000.00	100.00	17,000.00	17,000.00	0.00
.04C Engineering: Duke Power Coordination	12,800.00	100.00	12,800.00	12,800.00	0.00
.04D Pump Station Electrical Design	15,200.00	69.00	10,488.00	10,488.00	0.00
.08A Construction: Bid Phase	3,200.00	100.00	3,200.00	3,200.00	0.00
.08B Construction: Construction Phase	35,000.00	50.00	14,000.00	17,500.00	3,500.00
.09A Surveying: Boundary	8,800.00	100.00	8,800.00	8,800.00	0.00
.09B1 Surveying: Platting-Plat Prep & Record	22,800.00	95.00	21,660.00	21,660.00	0.00
Total	210,540.00	88.91	183,688.00	187,188.00	3,500.00

.08C Construction: Post Construction Phase

	Date	Hours	Rate	Billed Amount
Designer	06/10/2025	1.00	100.00	100.00

.10 Client Directed Extras

	Date	Hours	Rate	Billed Amount
Principal Engineer	06/26/2025	2.00	235.00	470.00

regrading of site to lower retaining wall

Reimbursables

Reimbursables

Billed Amount
 367.43

TAS Technical Services/Mylar (15) 24x36/Waterford Ph 3A Final Plat

Invoice total 4,437.43

This Invoice includes amounts attributable to off site improvements serving 4A/5A that equates to 50% of the initial invoice

(\$2,218.72)

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
.02A ENVIRONMENTAL: BIOTIC EVALUATION	4,640.00	4,640.00	4,640.00	0.00
.02B ENVIRONMENTAL: REGULATORY AGENCY COORDINATION	1,300.00	1,300.00	1,300.00	0.00
.04A ENGINEERING: FINAL ENGINEERING DESIGN	89,800.00	89,800.00	89,800.00	0.00
.04B ENGINEERING: PERMITTING & PROCESSING	17,000.00	17,000.00	17,000.00	0.00
.04C ENGINEERING: DUKE POWER COORDINATION	12,800.00	12,800.00	12,800.00	0.00
.04D PUMP STATION ELECTRICAL DESIGN	15,200.00	10,488.00	10,488.00	4,712.00
.08A CONSTRUCTION: BID PHASE	3,200.00	3,200.00	3,200.00	0.00
.08B CONSTRUCTION: CONSTRUCTION PHASE	35,000.00	14,000.00	17,500.00	17,500.00
.08C CONSTRUCTION: POST CONSTRUCTION PHASE	5,000.00	0.00	100.00	4,900.00
.09A SURVEYING: BOUNDARY	8,800.00	8,800.00	8,800.00	0.00
.09B1 SURVEYING: PLATTING-PLAT PREP & RECORD	22,800.00	21,660.00	21,660.00	1,140.00
.09B2 SURVEYING: PLATTING-PCP/LOT STAKE	0.00	0.00	0.00	0.00
.10 CLIENT DIRECTED EXTRAS	5,500.00	1,933.50	2,403.50	3,096.50
REIMBURSABLES	0.00	441.60	809.03	-809.03
Total	221,040.00	186,063.10	190,500.53	30,539.47

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00358873	06/30/2025	4,437.43	4,437.43				
	Total	4,437.43	4,437.43	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 00359008
Date 07/31/2025

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

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02A Environmental: Biotic Evaluation	4,640.00	100.00	4,640.00	4,640.00	0.00
.02B Environmental: Regulatory Agency Coordination	1,300.00	100.00	1,300.00	1,300.00	0.00
.04A Engineering: Final Engineering Design	89,800.00	100.00	89,800.00	89,800.00	0.00
.04B Engineering: Permitting & Processing	17,000.00	100.00	17,000.00	17,000.00	0.00
.04C Engineering: Duke Power Coordination	12,800.00	100.00	12,800.00	12,800.00	0.00
.04D Pump Station Electrical Design	15,200.00	69.00	10,488.00	10,488.00	0.00
.08A Construction: Bid Phase	3,200.00	100.00	3,200.00	3,200.00	0.00
.08B Construction: Construction Phase	35,000.00	55.00	17,500.00	19,250.00	1,750.00
.09A Surveying: Boundary	8,800.00	100.00	8,800.00	8,800.00	0.00
.09B1 Surveying: Platting-Plat Prep & Record	22,800.00	95.00	21,660.00	21,660.00	0.00
Total	210,540.00	89.74	187,188.00	188,938.00	1,750.00

Invoice total 1,750.00

(\$875.00)

This Invoice includes amounts attributable to off site improvements serving 4A/5A that equates to 50% of the initial invoice

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
.02A ENVIRONMENTAL: BIOTIC EVALUATION	4,640.00	4,640.00	4,640.00	0.00
.02B ENVIRONMENTAL: REGULATORY AGENCY COORDINATION	1,300.00	1,300.00	1,300.00	0.00
.04A ENGINEERING: FINAL ENGINEERING DESIGN	89,800.00	89,800.00	89,800.00	0.00
.04B ENGINEERING: PERMITTING & PROCESSING	17,000.00	17,000.00	17,000.00	0.00
.04C ENGINEERING: DUKE POWER COORDINATION	12,800.00	12,800.00	12,800.00	0.00
.04D PUMP STATION ELECTRICAL DESIGN	15,200.00	10,488.00	10,488.00	4,712.00
.08A CONSTRUCTION: BID PHASE	3,200.00	3,200.00	3,200.00	0.00
.08B CONSTRUCTION: CONSTRUCTION PHASE	35,000.00	17,500.00	19,250.00	15,750.00
.08C CONSTRUCTION: POST CONSTRUCTION PHASE	5,000.00	100.00	100.00	4,900.00
.09A SURVEYING: BOUNDARY	8,800.00	8,800.00	8,800.00	0.00
.09B1 SURVEYING: PLATTING-PLAT PREP & RECORD	22,800.00	21,660.00	21,660.00	1,140.00
.09B2 SURVEYING: PLATTING-PCP/LOT STAKE	0.00	0.00	0.00	0.00
.10 CLIENT DIRECTED EXTRAS	5,500.00	2,403.50	2,403.50	3,096.50
REIMBURSABLES	0.00	809.03	809.03	-809.03
Total	221,040.00	190,500.53	192,250.53	28,789.47

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00358873	06/30/2025	4,437.43		4,437.43			
00359008	07/31/2025	1,750.00	1,750.00				
	Total	6,187.43	1,750.00	4,437.43	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 00359226
Date 08/31/2025

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

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02A Environmental: Biotic Evaluation	4,640.00	100.00	4,640.00	4,640.00	0.00
.02B Environmental: Regulatory Agency Coordination	1,300.00	100.00	1,300.00	1,300.00	0.00
.04A Engineering: Final Engineering Design	89,800.00	100.00	89,800.00	89,800.00	0.00
.04B Engineering: Permitting & Processing	17,000.00	100.00	17,000.00	17,000.00	0.00
.04C Engineering: Duke Power Coordination	12,800.00	100.00	12,800.00	12,800.00	0.00
.04D Pump Station Electrical Design	15,200.00	69.00	10,488.00	10,488.00	0.00
.08A Construction: Bid Phase	3,200.00	100.00	3,200.00	3,200.00	0.00
.08B Construction: Construction Phase	35,000.00	60.00	19,250.00	21,000.00	1,750.00
.09A Surveying: Boundary	8,800.00	100.00	8,800.00	8,800.00	0.00
.09B1 Surveying: Platting-Plat Prep & Record	22,800.00	100.00	21,660.00	22,800.00	1,140.00
.09B2 Surveying: Platting-PCP/Lot Stake (118 Lots @ \$180/Lot)	21,240.00	28.25	0.00	6,000.00	6,000.00
Total	231,780.00	85.35	188,938.00	197,828.00	8,890.00

Invoice total 8,890.00

(\$4445)

This Invoice includes amounts attributable to off site improvements serving 4A/5A that equates to 50% of the initial invoice

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
.02A ENVIRONMENTAL: BIOTIC EVALUATION	4,640.00	4,640.00	4,640.00	0.00
.02B ENVIRONMENTAL: REGULATORY AGENCY COORDINATION	1,300.00	1,300.00	1,300.00	0.00
.04A ENGINEERING: FINAL ENGINEERING DESIGN	89,800.00	89,800.00	89,800.00	0.00
.04B ENGINEERING: PERMITTING & PROCESSING	17,000.00	17,000.00	17,000.00	0.00
.04C ENGINEERING: DUKE POWER COORDINATION	12,800.00	12,800.00	12,800.00	0.00
.04D PUMP STATION ELECTRICAL DESIGN	15,200.00	10,488.00	10,488.00	4,712.00
.08A CONSTRUCTION: BID PHASE	3,200.00	3,200.00	3,200.00	0.00
.08B CONSTRUCTION: CONSTRUCTION PHASE	35,000.00	19,250.00	21,000.00	14,000.00
.08C CONSTRUCTION: POST CONSTRUCTION PHASE	5,000.00	100.00	100.00	4,900.00
.09A SURVEYING: BOUNDARY	8,800.00	8,800.00	8,800.00	0.00
.09B1 SURVEYING: PLATTING-PLAT PREP & RECORD	22,800.00	21,660.00	22,800.00	0.00
.09B2 SURVEYING: PLATTING-PCP/LOT STAKE (118 LOTS @ \$180/LOT)	21,240.00	0.00	6,000.00	15,240.00
.10 CLIENT DIRECTED EXTRAS	5,500.00	2,403.50	2,403.50	3,096.50
REIMBURSABLES	0.00	809.03	809.03	-809.03
Total	242,280.00	192,250.53	201,140.53	41,139.47

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00359008	07/31/2025	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 00359350
 Date 09/24/2025

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

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02A Environmental: Biotic Evaluation	4,640.00	100.00	4,640.00	4,640.00	0.00
.02B Environmental: Regulatory Agency Coordination	1,300.00	100.00	1,300.00	1,300.00	0.00
.04A Engineering: Final Engineering Design	89,800.00	100.00	89,800.00	89,800.00	0.00
.04B Engineering: Permitting & Processing	17,000.00	100.00	17,000.00	17,000.00	0.00
.04C Engineering: Duke Power Coordination	12,800.00	100.00	12,800.00	12,800.00	0.00
.04D Pump Station Electrical Design	15,200.00	69.00	10,488.00	10,488.00	0.00
.08A Construction: Bid Phase	3,200.00	100.00	3,200.00	3,200.00	0.00
.08B Construction: Construction Phase	35,000.00	70.00	21,000.00	24,500.00	3,500.00
.09A Surveying: Boundary	8,800.00	100.00	8,800.00	8,800.00	0.00
.09B1 Surveying: Platting-Plat Prep & Record	22,800.00	100.00	22,800.00	22,800.00	0.00
.09B2 Surveying: Platting-PCP/Lot Stake (118 Lots @ \$180/Lot)	21,240.00	50.00	6,000.00	10,620.00	4,620.00
Total	231,780.00	88.85	197,828.00	205,948.00	8,120.00

.08C Construction: Post Construction Phase

	Date	Hours	Rate	Billed Amount
Designer	09/16/2025	1.50	100.00	150.00

Final WM-FM ASB Processing

Reimbursables

Reimbursables

Billed Amount
 327.32

Hernando County Clerk/Recording fees - Ph3A Final Plat

Invoice total 8,597.32

(\$4298.66)

This Invoice includes amounts attributable to off site improvements serving 4A/5A that equates to 50% of the initial invoice

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
.02A ENVIRONMENTAL: BIOTIC EVALUATION	4,640.00	4,640.00	4,640.00	0.00
.02B ENVIRONMENTAL: REGULATORY AGENCY COORDINATION	1,300.00	1,300.00	1,300.00	0.00
.04A ENGINEERING: FINAL ENGINEERING DESIGN	89,800.00	89,800.00	89,800.00	0.00
.04B ENGINEERING: PERMITTING & PROCESSING	17,000.00	17,000.00	17,000.00	0.00
.04C ENGINEERING: DUKE POWER COORDINATION	12,800.00	12,800.00	12,800.00	0.00
.04D PUMP STATION ELECTRICAL DESIGN	15,200.00	10,488.00	10,488.00	4,712.00
.08A CONSTRUCTION: BID PHASE	3,200.00	3,200.00	3,200.00	0.00
.08B CONSTRUCTION: CONSTRUCTION PHASE	35,000.00	21,000.00	24,500.00	10,500.00
.08C CONSTRUCTION: POST CONSTRUCTION PHASE	5,000.00	100.00	250.00	4,750.00
.09A SURVEYING: BOUNDARY	8,800.00	8,800.00	8,800.00	0.00
.09B1 SURVEYING: PLATTING-PLAT PREP & RECORD	22,800.00	22,800.00	22,800.00	0.00
.09B2 SURVEYING: PLATTING-PCP/LOT STAKE (118 LOTS @ \$180/LOT)	21,240.00	6,000.00	10,620.00	10,620.00
.10 CLIENT DIRECTED EXTRAS	5,500.00	2,403.50	2,403.50	3,096.50
REIMBURSABLES	0.00	809.03	1,136.35	-1,136.35
Total	242,280.00	201,140.53	209,737.85	32,542.15

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00359008	07/31/2025	1,750.00		1,750.00			
00359226	08/31/2025	8,890.00	8,890.00				
Total		10,640.00	8,890.00	1,750.00	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 00359011
Date 07/31/2025
Project 21082-23 OAK HILL LAND,
LLC/WATERFORD OAKS-AMENITY
CENTER FOR PHASE 3B

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Task 1 - Final Engineering Desing & Permitting/HC Code Min Landscape Design	32,888.00	100.00	32,888.00	32,888.00	0.00
Task 3 - Construction Phase Observation	8,750.00	100.00	8,312.50	8,750.00	437.50
Total	41,638.00	100.00	41,200.50	41,638.00	437.50

Invoice total 437.50

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
TASK 1 - FINAL ENGINEERING DESING & PERMITTING/HC CODE MIN LANDSCAPE DESIGN	32,888.00	32,888.00	32,888.00	0.00
TASK 2 - ENGINEERING ASSISTANCE/POST CONSTRUCTION PHASE ENGINEERING	4,888.00	4,886.00	4,886.00	2.00
TASK 3 - CONSTRUCTION PHASE OBSERVATION	8,750.00	8,312.50	8,750.00	0.00
Total	46,526.00	46,086.50	46,524.00	2.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00358876	06/30/2025	437.50		437.50			
00359011	07/31/2025	437.50	437.50				
	Total	875.00	437.50	437.50	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 00359012
 Date 07/31/2025

Project 21082-26 Oak Hill Land, LLC/Waterford
 Oaks-Phase 3B Amenity Building
 Permitting

.05 Engineering Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Principal Engineer				
	07/24/2025	1.00	235.00	235.00
<i>swfwmd certificaion review; as-built review</i>				
Designer				
	07/24/2025	1.00	100.00	100.00
<i>updated record drawings to include latest amenity layout</i>				
Phase subtotal				335.00
Invoice total				335.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
.05 ENGINEERING SERVICES	10,888.00	8,698.00	9,033.00	335.00	1,855.00
Total	10,888.00	8,698.00	9,033.00	335.00	1,855.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00359012	07/31/2025	335.00	335.00				
Total		335.00	335.00	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 00359014
 Date 07/31/2025

Project 21082-29 OAK HILL LAND,
 LLC/WATERFORD EASTSIDE-WEST
 PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	100.00	620.00	620.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	100.00	144,888.00	144,888.00	0.00
.05B-2 Permitting & Processing	38,888.00	100.00	34,999.20	38,888.00	3,888.80
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	10.00	2,588.80	2,588.80	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	100.00	6,288.00	6,288.00	0.00
.09B-2 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	100.00	8,000.00	8,000.00	0.00
.09B-5 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
Total	316,675.00	77.36	241,079.00	244,967.80	3,888.80

.10A Client Directed Extras

	Date	Hours	Rate	Billed Amount
Senior Survey Technician	07/08/2025	3.00	95.00	285.00

SKETCH AND LEGAL

Reimbursables

Reimbursables

Billed Amount
 287.50

HCUD/FDEP dryline water application

Invoice total 4,461.30

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
.05A-1 PRINCIPAL & ENGINEERING ASSISTANCE	10,000.00	1,645.00	1,645.00	8,355.00
.02B-1 BIOTIC EVALUATION	4,575.00	4,575.00	4,575.00	0.00
.02B-2 REGULATORY AGENCY COORDINATION	620.00	620.00	620.00	0.00
.02B-3 WETLAND ASSESSMENT AND DELINEATION	2,640.00	2,640.00	2,640.00	0.00
.05B-1 FINAL ENGINEERING DESIGN	144,888.00	144,888.00	144,888.00	0.00
.05B-2 PERMITTING & PROCESSING	38,888.00	34,999.20	38,888.00	0.00
.05A-2 POST DESIGN ENGINEERING	15,000.00	0.00	0.00	15,000.00
.08B-1 BID PHASE - PHASE 4A	3,200.00	0.00	0.00	3,200.00
.08B-2 CONSTRUCTION PHASE - PHASE 4A	25,888.00	2,588.80	2,588.80	23,299.20
.08A-1 POST CONSTRUCTION PHASE - PHASE 4A	7,500.00	0.00	0.00	7,500.00
.08B-3 BID PHASE - PHASE 5A	3,200.00	0.00	0.00	3,200.00
.08B-4 CONSTRUCTION PHASE - PHASE 5A	32,888.00	0.00	0.00	32,888.00
.08A-2 POST CONSTRUCTION PHASE - 5A	7,500.00	0.00	0.00	7,500.00
.09B-1 BOUNDARY SURVEY - PHASE 4A	6,288.00	6,288.00	6,288.00	0.00
.09B-2 PLAT PREP AND RECORD	22,800.00	18,240.00	18,240.00	4,560.00
.09B-3 PCP/LOT STAKE	0.00	0.00	0.00	0.00
.09B-4 BOUNDARY SURVEY - PHASE 5A	8,000.00	8,000.00	8,000.00	0.00
.09B-5 PLAT PREP AND RECORD	22,800.00	18,240.00	18,240.00	4,560.00
.09B-6 PCP/LOT STAKE	0.00	0.00	0.00	0.00
.10A CLIENT DIRECTED EXTRAS	5,500.00	368.00	653.00	4,847.00
.11. SUB CONSULTANT SERVICES	0.00	276.00	276.00	-276.00
REIMBURSABLES	0.00	761.30	1,048.80	-1,048.80
Total	362,175.00	244,129.30	248,590.60	113,584.40

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00358877	06/30/2025	1,944.40		1,944.40			
00359014	07/31/2025	4,461.30	4,461.30				
	Total	6,405.70	4,461.30	1,944.40	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 00359229
 Date 08/31/2025

Project 21082-29 OAK HILL LAND,
 LLC/WATERFORD EASTSIDE-WEST
 PHASE 4A/5A

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	100.00	620.00	620.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	100.00	144,888.00	144,888.00	0.00
.05B-2 Permitting & Processing	38,888.00	100.00	38,888.00	38,888.00	0.00
.08B-1 Bid Phase - Phase 4A	3,200.00	0.00	0.00	0.00	0.00
.08B-2 Construction Phase - Phase 4A	25,888.00	10.00	2,588.80	2,588.80	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	0.00	0.00	0.00	0.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	100.00	6,288.00	6,288.00	0.00
.09B-2 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	100.00	8,000.00	8,000.00	0.00
.09B-5 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
Total	316,675.00	77.36	244,967.80	244,967.80	0.00

.05A-2 Post Design Engineering

	Date	Hours	Rate	Billed Amount
Principal Engineer	08/07/2025	1.00	235.00	235.00
<i>preparing final plan package for contrator and DR Horton</i>				

Invoice total 235.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
.05A-1 PRINCIPAL & ENGINEERING ASSISTANCE	10,000.00	1,645.00	1,645.00	8,355.00
.02B-1 BIOTIC EVALUATION	4,575.00	4,575.00	4,575.00	0.00
.02B-2 REGULATORY AGENCY COORDINATION	620.00	620.00	620.00	0.00
.02B-3 WETLAND ASSESSMENT AND DELINEATION	2,640.00	2,640.00	2,640.00	0.00
.05B-1 FINAL ENGINEERING DESIGN	144,888.00	144,888.00	144,888.00	0.00
.05B-2 PERMITTING & PROCESSING	38,888.00	38,888.00	38,888.00	0.00
.05A-2 POST DESIGN ENGINEERING	15,000.00	0.00	235.00	14,765.00
.08B-1 BID PHASE - PHASE 4A	3,200.00	0.00	0.00	3,200.00
.08B-2 CONSTRUCTION PHASE - PHASE 4A	25,888.00	2,588.80	2,588.80	23,299.20
.08A-1 POST CONSTRUCTION PHASE - PHASE 4A	7,500.00	0.00	0.00	7,500.00
.08B-3 BID PHASE - PHASE 5A	3,200.00	0.00	0.00	3,200.00
.08B-4 CONSTRUCTION PHASE - PHASE 5A	32,888.00	0.00	0.00	32,888.00
.08A-2 POST CONSTRUCTION PHASE - 5A	7,500.00	0.00	0.00	7,500.00
.09B-1 BOUNDARY SURVEY - PHASE 4A	6,288.00	6,288.00	6,288.00	0.00
.09B-2 PLAT PREP AND RECORD	22,800.00	18,240.00	18,240.00	4,560.00
.09B-3 PCP/LOT STAKE	0.00	0.00	0.00	0.00
.09B-4 BOUNDARY SURVEY - PHASE 5A	8,000.00	8,000.00	8,000.00	0.00
.09B-5 PLAT PREP AND RECORD	22,800.00	18,240.00	18,240.00	4,560.00
.09B-6 PCP/LOT STAKE	0.00	0.00	0.00	0.00
.10A CLIENT DIRECTED EXTRAS	5,500.00	653.00	653.00	4,847.00
.11. SUB CONSULTANT SERVICES	0.00	276.00	276.00	-276.00
REIMBURSABLES	0.00	1,048.80	1,048.80	-1,048.80
Total	362,175.00	248,590.60	248,825.60	113,349.40

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00359014	07/31/2025	4,461.30	4,461.30				
	Total	4,461.30	4,461.30	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 00359018
Date 07/31/2025

Project 21082-30 OAK HILL LAND,
LLC/WATERFORD EASTSIDE-AMENITY
SITE CONSTRUCTION STAKING/AS-
BUILT

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.09B-1 Stake Silt Fence	9,295.00	100.00	9,295.00	9,295.00	0.00
.09B-2 As-Built Site Improvements	4,288.00	30.00	1,286.40	1,286.40	0.00
Total	13,583.00	77.90	10,581.40	10,581.40	0.00

Client Directed Extras - Re-Stake

	Date	Hours	Rate	Billed Amount
Project Manager/Engineering				
	07/17/2025	2.00	195.00	390.00
Re-Stake and Field Review				
	07/23/2025	2.00	195.00	390.00
Re-Stake Sidewalks				
Survey Crew				
	07/25/2025	1.00	175.00	175.00
Re-stake BC				
Phase subtotal				955.00
Invoice total				955.00

OAK HILL LAND LLC

Project 21082-30 OAK HILL LAND, LLC/WATERFORD EASTSIDE-AMENITY SITE CONSTRUCTION STAKING/AS-BUILT

Invoice number 00359018

Date 07/31/2025

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
.09B-1 STAKE SILT FENCE	9,295.00	9,295.00	9,295.00	0.00
.09B-2 AS-BUILT SITE IMPROVEMENTS	4,288.00	1,286.40	1,286.40	3,001.60
CLIENT DIRECTED EXTRAS - RE-STAKE	0.00	2,537.50	3,492.50	-3,492.50
Total	13,583.00	13,118.90	14,073.90	-490.90

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00358940	06/30/2025	2,537.50		2,537.50			
00359018	07/31/2025	955.00	955.00				
Total		3,492.50	955.00	2,537.50	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 00359230
Date 08/31/2025

Project 21082-30 OAK HILL LAND,
LLC/WATERFORD EASTSIDE-AMENITY
SITE CONSTRUCTION STAKING/AS-
BUILT

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.09B-1 Stake Silt Fence	9,295.00	100.00	9,295.00	9,295.00	0.00
.09B-2 As-Built Site Improvements	4,288.00	100.00	1,286.40	4,288.00	3,001.60
Total	13,583.00	100.00	10,581.40	13,583.00	3,001.60

Invoice total 3,001.60

OAK HILL LAND LLC
Project 21082-30 OAK HILL LAND, LLC/WATERFORD EASTSIDE-AMENITY SITE CONSTRUCTION STAKING/AS-
RI III T

Invoice number 00359230
Date 08/31/2025

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
.09B-1 STAKE SILT FENCE	9,295.00	9,295.00	9,295.00	0.00
.09B-2 AS-BUILT SITE IMPROVEMENTS	4,288.00	1,286.40	4,288.00	0.00
CLIENT DIRECTED EXTRAS - RE-STAKE	0.00	3,492.50	3,492.50	-3,492.50
Total	13,583.00	14,073.90	17,075.50	-3,492.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00359018	07/31/2025	955.00	955.00				
	Total	955.00	955.00	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 00359354
Date 09/24/2025

Project 21082-34 OAK HILL LAND,
LLC/WATERFORD- PH3A - WREC
LAYOUT STAKING

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.09B-1 WREC Layout Staking	8,280.00	35.00	0.00	2,898.00	2,898.00
Total	8,280.00	35.00	0.00	2,898.00	2,898.00

Invoice total 2,898.00

(\$1449)

TERMS: DUE UPON RECEIPT

This Invoice includes amounts attributable to off site improvements serving 4A/5A that equates to 50% of the initial invoice

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 00359327
Date 09/24/2025

Project 21082-37 OAK HILL LAND,
LLC/WATERFORD PHASES 4A/5A - GT
PERMITTING & RELOCATION

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Burrow Survey	2,330.00	100.00	2,330.00	2,330.00	0.00
.02B-2 Apply for a tortoise relocation permit	1,755.00	100.00	1,755.00	1,755.00	0.00
.02B-3 Excavate all GT burrows (\$2,750.00/day) 2 days	5,500.00	100.00	0.00	5,500.00	5,500.00
.02B-4 Supervise GT burrow excavations (1,755.00/day) 2 days	3,510.00	100.00	0.00	3,510.00	3,510.00
.02B-5 Conduct a health analysis and mark tortoises	585.00	100.00	0.00	585.00	585.00
.02B-6 Deliver captured tortoises to recipient site (1,755.00/day) 2 days	3,510.00	100.00	0.00	3,510.00	3,510.00
.02B-7 Submit After-Action report	390.00	100.00	0.00	390.00	390.00
Total	17,580.00	100.00	4,085.00	17,580.00	13,495.00

Invoice total 13,495.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
.02B-1 BURROW SURVEY	2,330.00	2,330.00	2,330.00	0.00
.02B-2 APPLY FOR A TORTOISE RELOCATION PERMIT	1,755.00	1,755.00	1,755.00	0.00
.02B-3 EXCAVATE ALL GT BURROWS (\$2,750.00/DAY) 2 DAYS	5,500.00	0.00	5,500.00	0.00
.02B-4 SUPERVISE GT BURROW EXCAVATIONS (1,755.00/DAY) 2 DAYS	3,510.00	0.00	3,510.00	0.00
.02B-5 CONDUCT A HEALTH ANALYSIS AND MARK TORTOISES	585.00	0.00	585.00	0.00
.02B-6 DELIVER CAPTURED TORTOISES TO RECIPIENT SITE (1,755.00/DAY) 2 DAYS	3,510.00	0.00	3,510.00	0.00
.02B-7 SUBMIT AFTER-ACTION REPORT	390.00	0.00	390.00	0.00
REIMBURSABLES	0.00	575.00	575.00	-575.00
Total	17,580.00	4,660.00	18,155.00	-575.00

TERMS: DUE UPON RECEIPT

OAK HILL LAND LLC
18125 WAYNE RD
ODESSA, FL 33556-4723

1658

11-27/23 11

DATE 10/12/2025

PAY
TO THE
ORDER OF

Coastal Concrete

\$ 104,084

One Hundred Four Thousand Eighty Four & No/100 DOLLARS

BANK OF AMERICA

ACH NPT 000100277

FOR

R. Baty

⑈001658⑈ ⑈063100277⑈ 898128868682⑈

Coastal Concrete Inc. of Central Florida

7729 W. Golf Club Street, Crystal River, FL 34429

352-613-0098 concreteval@hotmail.com

10/5/25

Invoice Submitted To: Ron

Job Name: Cortez Oaks/ Waterford Clubhouse sidewalks

3,697 sq. ft. of 4" thick sidewalk x \$9	\$33,273
4,167 sq. ft. of thickened edge sidewalk x \$11	\$45,837
Stairs	\$4,600
Concrete pump for sidewalk behind trees	\$530
1,804 sq. ft. of 7" thick sidewalk and aprons x \$11	\$19,844
Total	\$104,084

OAK HILL LAND LLC
19122 WAYNE RD
ODDESSA, FL 33450-4720

DATE 10/10/2025

1656
BANK OF AMERICA
11073

PAY TO THE ORDER OF Second Generation Outdoor Creations \$86,945.00

Eighty Six Thousand Nine Hundred Forty Five & 10/100 DOLLARS

ACN #171003100007

FOR Waterford Amenity - INV 1384

10/10/2025

P. Bashtyn

1000165611005100277108901280666621



17084 Ponce de Leon Blvd
Brooksville, FL 34614

(352) 279-2307
secondgenplanter@gmail.com

☒ INVOICE ☐ ESTIMATE

No. 1384

Customer Name:

Worland

Date:

10 Oct 2025

Billing Address:

11339 Memorial Drive

Contact #:

Email:

Description	QTY	Price
Under Drains 100' 6" Pipe, 100' 4" pipe		2500
8 Down spout connectors, 6 1/2" Pipes, 2 6" 1/2" pipe, 4 6" to 4" connectors Includes labor		
40 3gal Bamboo	360	14,400
68 BR. Ligustrum	150	10,200
28 BR. Sycamore	150	4,200
27 BR. Oaks	250	7,000 ⁰⁰
37 15gal crape myrtles	130	4,810
23 15gal English Holly	130	2,860
25 65gal Palms Mule	390	9,250
100 pine's	60	6,000 ⁰⁰
24 15gal cypress	60	1,440
560 3gal shrubs	12 ⁰⁰	9,520
10 30gal Black Diamond crape's	230	2,300
6 30gal European fan palms	180	10,800
10 20gal tree's	90	900
43 yds Mulch	50 ⁰⁰	3,440
220 Bales Pine straw	8.50	6,545 ⁰⁰
Total		86,945 ⁰⁰

Terms and Conditions:

Total:

THANK YOU!

INVOICE

AJ's Sprinkler & Pump Service, Inc.

When you call us, you get US!

DATE: OCTOBER 10, 2025

13160 Ponce de Leon Blvd.,
Brooksville, FL 34601
852-585-8752 | 727-279-0018
ajsirrigation@hotmail.com | ajspumpandwell.com

To: Waterford CDD

ATTENTION: Ron Bastyr (Developer)
813-205-2794
Shane O'Neil

EMAIL: ronbastyr@yahoo.com
soneill@ocateam.com

SALESPERSON	JOB	PAYMENT TERMS	STATUS
Install	New Irrigation & Repair Irrigation: Waterford Amenity Center 11379 Memorial Dr., Brooksville	**20% Deposit required** Balance due upon completion	Invoiced

DESCRIPTION
Water source for system: 4" well with a 5 HP submersible pump, pump start system, up to 90 GPM
All material is commercial grade Rain Bird material
System consists of 17 total zones
Mainline: 2" PVC - 1800 FT buried at least 18" deep
Control wire: 1800 FT x 3 for future use (1800 FT of control wire x 3 = 5400 FT total)
Rain Bird Control timer mounted at new well - Can handle 22 zones
Rain Bird 2" control valves
Rain Bird 5004 Rotors
Rain Bird 1806 - 6" pop-ups
Rain Bird 12" pop-ups
Rain Bird rain sensor
All PVC pipe: class 200
Control wire: 18-gauge direct burial
Control wire for common: 14-gauge single
PVC pipe: 2", 1 1/2", 1 1/4", 1", 3/4", 1/2"
All bigger trees are on bubbler zones

OAK HILL LAND LLC

10124 WAYNE RD
ODDESSA, FL 33550-4173

1657

6375214
11073

DATE 10/10/2025

PAY TO THE ORDER OF Ad Sprinkler & Pump Service \$115,000-

One Hundred Fifteen Thousand & No/100 DOLLARS

BANK OF AMERICA

ACH AFT DEBIT

FOR Waterford Amenity - Inv 10/10/2025 P. Baity

⑆001657⑆ ⑆06310027⑆ 898128868682⑆

Repaired damaged irrigation between the road and sidewalk
Bore 13 FT of 1" PVC - Cortez Oaks
Bore 2 x 17 FT of 2" PVC - Cortez Oaks
Bore 5 FT of 2" & 5 FT of 1" sidewalk
Sleeve 50 FT of 2" x 2 under entryway
Sleeve 50 FT of 4" x 2
6 month warranty on all new parts and workmanship**
20 days on adjustments
Note: A 3% credit card processing fee will be applied for credit and debit card payments; the total below does not include the 3% fee.
TOTAL: \$115,000.00

***Please Note: Warranties do not include lightning, freeze, or bug damage, damages caused by vehicles, lawn equipment (i.e., lawn mowers, weed whackers, etc.), changes in landscaping, construction, natural catastrophes or disasters, or homeowner negligence or error. Minor adjustments to sprinkler heads (that do not involve additional labor or parts) are warrantied for 20 days only, from the date of the service or install.

THANK YOU FOR YOUR BUSINESS!

Please make checks payable to AJ's Sprinkler & Pump Service, Inc.

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

November 18, 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 2025
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 7	Ovida Construction Group, Inc.	\$40,143.60
CR 8	Ovida Construction Group, Inc.	\$364,479.77

If you have any questions regarding this request, please do not hesitate to call me at (813) 994-1001. Thank you for your prompt attention to this matter.

Sincerely,
Waterford Community Development District

Sean Craft
District Manager

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.waterfordcdd.org

MEMORANDUM

TO: Cliff Manuel, **Coastal Engineering Associates, Inc.**
Ron Bastyr, **Chairperson**

FROM: Roxana Quiroz/Kim McDonald
Waterford Community Development District

DATE: November 14, 2025

RE: Construction Requisition Approval # CR 7-8 S2025

Cliff, enclosed is (are) construction requisition(s) for the above referenced district. Please review the requisition(s) and upon your approval, sign the designated area(s) and forward the requisition(s) to Ron Bastyr.

Ron, upon your review and approval, sign the designated area(s) and forward the requisition(s) back to the District Office at the e-mail address below for final processing.

rquiroz@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 994-1001. Thank you.

Ovida Construction Group, Inc.
Ovida Construction Group, Inc.

\$40,143.60
\$364,479.77

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds, Series 2025
(Assessment Area Three)

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.

November 14, 2025

(A) Requisition Number: **CR 7**

(B) Name of Payee: **Ovida Construction Group, Inc.**
820 W. Broadway Street
Oviedo, FL 32765

(C) Amount Payable: **\$40,143.60**

(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): **Pay App #19 for Waterford Amenity**

(E) Fund, Account or subaccount from which disbursement is to be made:
Series 2025 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 2025 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 2025 Project and each represents a Cost of the Series 2025 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 2025 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.

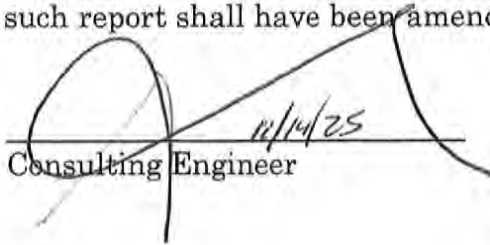
**WATERFORD COMMUNITY
DEVELOPMENT DISTRICT**

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 2025 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 7 - 52025 WORKSHEET

NO.	VENDOR	DESCRIPTION	AMOUNT	LESS COST FOR LOT IMPROVEMENTS	** REIMBURSEMENT AMOUNT
1	QVIDA Construction Group, Inc	Amenity Pay App #19	\$ 40,143.60	\$ -	\$ 40,143.60
2	QVIDA Construction Group, Inc	Amenity Pay App #20	\$ 364,479.77	\$ -	\$ 364,479.77

** TOTAL REIMBURSEMENT DUE \$ 404,623.37

* 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:

Reviewed For Accuracy

[Signature]
11/13/25

WATERFORD REQUISITION S2025 CR#7

DIRECT PAYMENT TO OVIDA CONSTRUCTION GROUP, INC.

Vendor	Invoice	DATE	Amount
Ovida Construction Group, Inc.	Waterford Amenity Pay App #19	10/31/2025	\$40,143.60
Ovida Construction Group, Inc.	Waterford Amenity Pay App #20	10/31/2025	\$364,479.77
TOTAL			\$404,623.37

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER	Waterford Community Development District 5844 Old Pasco Rd #100 Wesley Chapel FL 33544	PROJECT:	Waterford Amenity 11379 Memorial Dr. Brooksville FL 34613	APPLICATION NO:	19	Distribution to:
				PERIOD TO:	10/31/2025	
FROM CONTRACTOR:	Ovida Construction Group Inc. 820 W. Broadway Street Suite 3000 Oviedo FL 32765	VIA ARCHITECT:		CONTRACT FOR:	Waterford Amenity	<input checked="" type="checkbox"/> OWNER
				CONTRACT DATE:		<input checked="" type="checkbox"/> ARCHITECT
				PROJECT NOS:		<input checked="" type="checkbox"/> CONTRACTOR
						<input type="checkbox"/> CONSULTANT

CONTRACTOR'S APPLICATION FOR PAYMENT

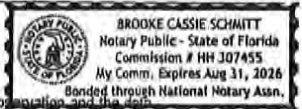
1. ORIGINAL CONTRACT SUM	3,553,035.00
2. Net change by Change Orders	91,757.89
3. CONTRACT SUM TO DATE (Line 1+2)	3,644,792.89
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	3,644,792.89
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	364,479.27
b. 10.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	364,479.27
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	3,280,313.42
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 8 from prior Certificate)	3,240,169.82
8. CURRENT PAYMENT DUE	40,143.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 8)	364,479.27

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	215,038.69	-123,281.00
TOTAL	91,757.69	

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 10/28/25
 State of: Florida County of: Seminole
 Subscribed and sworn to before me this 28 day of October, 2025
 Notary Public: [Signature]
 My Commission Expires: 8/31/26



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 40,143.60

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

By: [Signature] Date: 11/13/25

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

*Retained only for CDD Eligible Items

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 19
APPLICATION DATE: 10/28/2025
PERIOD TO: 10/31/2025
ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
SIDEWALKS	32,793.00		32,793.00		32,793.00	100.00		3,279.30
POOL & POOL CONNECTIONS	693,695.00	693,695.00			693,695.00	100.00		69,369.50
POOL DECK & TRENCH DRAIN	117,874.00	117,874.00			117,874.00	100.00		11,787.40
POOL FENCE/GATES	36,103.00	36,103.00			36,103.00	100.00		3,610.30
POOL EQUIPMENT ENCLOSURE	8,833.00	8,833.00			8,833.00	100.00		683.30
TOT LOT	74,713.00	74,713.00			74,713.00	100.00		7,471.30
TOT LOT FENCE/GATE	14,560.00	14,560.00			14,560.00	100.00		1,456.00
DOG PARK TOY ALLOWANCE	15,000.00	15,000.00			15,000.00	100.00		1,500.00
DOG PARK FENCE/GATE	37,200.00	37,200.00			37,200.00	100.00		3,720.00
SITE ELECTRIC	5,500.00	5,500.00			5,500.00	100.00		550.00
PICKLEBALL COURTS	142,931.00	142,931.00			142,931.00	100.00		14,293.10
POOL DECK TRELLISES	39,655.00	39,655.00			39,655.00	100.00		3,965.50
MAIL KIOSK & CBUS	282,981.00	282,981.00			282,981.00	100.00		28,298.10
POOL FURNITURE	43,016.00	43,016.00			43,016.00	100.00		4,301.60
CLUBHOUSE								
CONCRETE	103,197.00	103,197.00			103,197.00	100.00		10,319.70
MASONRY	74,989.00	74,989.00			74,989.00	100.00		7,498.90
FRAMING	124,107.00	124,107.00			124,107.00	100.00		12,410.70
TRUSSES	35,960.00	35,960.00			35,960.00	100.00		3,596.00
ROOFING	35,439.00	35,439.00			35,439.00	100.00		3,543.90
SOFFIT/FASCIA/GUTTERS	14,061.00	14,061.00			14,061.00	100.00		1,406.10
STONE VENEER	10,417.00	10,417.00			10,417.00	100.00		1,041.70
INSULATION	25,500.00	25,500.00			25,500.00	100.00		2,550.00
FIRE SPRINKLERS	42,556.00	42,556.00			42,556.00	100.00		4,255.60
METAL DOORS	11,828.00	11,828.00			11,828.00	100.00		1,182.80
STOREFRONT DOORS	32,350.00	32,350.00			32,350.00	100.00		3,235.00
WINDOWS	80,500.00	80,500.00			80,500.00	100.00		8,050.00
DRYWALL	34,222.00	34,222.00			34,222.00	100.00		3,422.20

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 19
APPLICATION DATE: 10/28/2025
PERIOD TO: 10/31/2025
ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
BASEBOARDS	5,556.00	5,556.00			5,556.00	100.00		556.60
COLUMN WRAPS	3,778.00	3,778.00			3,778.00	100.00		377.80
EXTERIOR DRYWALL CEILINGS	8,862.00	8,862.00			8,862.00	100.00		886.20
FLOORING	38,779.00	38,779.00			38,779.00	100.00		3,877.90
WALL TILE	18,867.00	18,867.00			18,867.00	100.00		1,866.70
COOL DECK	16,800.00	16,800.00			16,800.00	100.00		1,680.00
PAINT	20,200.00	20,200.00			20,200.00	100.00		2,020.00
STUCCO	22,689.00	22,689.00			22,689.00	100.00		2,268.90
SIDING	95,817.00	95,817.00			95,817.00	100.00		9,581.70
COUNTERTOPS	11,111.00	11,111.00			11,111.00	100.00		1,111.10
BATH ACCESSORIES & PARTITION	18,989.00	18,989.00			18,989.00	100.00		1,898.90
PLUMBING	73,584.00	73,584.00			73,584.00	100.00		7,358.40
ELECTRICAL	212,367.00	212,367.00			212,367.00	100.00		21,236.70
HVAC	85,890.00	85,890.00			85,890.00	100.00		8,589.00
GABLE LOUVER	1,811.00		1,811.00		1,811.00	100.00		181.10
FITNESS EQUIPMENT	40,000.00	40,000.00			40,000.00	100.00		4,000.00
LANAI KITCHEN ALLOWANCE	10,000.00		10,000.00		10,000.00	100.00		1,000.00
ADA RAMP ALLOWANCE	8,000.00	8,000.00			8,000.00	100.00		800.00
FIRE ALARM ALLOWANCE	35,000.00	35,000.00			35,000.00	100.00		3,500.00
LOW VOLTAGE ALLOWANCE	30,000.00	30,000.00			30,000.00	100.00		3,000.00
GENERAL CONDITIONS	55,000.00	55,000.00			55,000.00	100.00		5,500.00
PERFORMANCE AND PAYMENT B	50,000.00	50,000.00			50,000.00	100.00		5,000.00
GENERAL LIABILITY INSURANCE	36,500.00	36,500.00			36,500.00	100.00		3,650.00
PROJECT MANAGEMENT	135,000.00	135,000.00			135,000.00	100.00		13,500.00
GC FEE	350,675.00	350,675.00			350,675.00	100.00		35,067.50
CO#1 PUMP TRUCK, MAIL KIOSK,	6,436.11	6,436.11			6,436.11	100.00		643.61
CO#2 POOL EXPANSION, FRONT	176,795.62	176,795.62			176,795.62	100.00		17,679.56
CO#3 DEDUCT P&P BOND	-50,000.00	-50,000.00			-50,000.00	100.00		-5,000.00

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 19
APPLICATION DATE: 10/28/2025
PERIOD TO: 10/31/2025
ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work In Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
CO#4 ADDITIONAL SECONDARIES	13,979.04	13,979.04			13,979.04	100.00		1,397.90
CO#5 ADDITIONAL CONDUIT	5,328.25	5,328.25			5,328.25	100.00		532.83
CO#6 ADDITIONAL MANAGEMENT	34,000.00	34,000.00			34,000.00	100.00		3,400.00
CO#6 FIRE SPRINKER & FIRE ALA	-71,500.00	-71,500.00			-71,500.00	100.00		-7,150.00
CO#6 ADDITIONAL STUCCO	4,400.00	4,400.00			4,400.00	100.00		440.00
CO#7 PAVER CREDIT	-40,181.00	-40,181.00			-40,181.00	100.00		-4,018.10
CO#8 WREC DEPOSIT	7,300.00	7,300.00			7,300.00	100.00		730.00
CO#9 ADDITIONAL PVC FENCING	2,143.60	2,143.60			2,143.60	100.00		214.36
CO#9 GUTTER TIE IN	7,797.00	7,797.00			7,797.00	100.00		779.70
CO#9 CONNECTIONS TO DECK D	540.00	540.00			540.00	100.00		54.00
CO#9 FIXTURES & RECESSED CA	7,888.38	7,888.38			7,888.38	100.00		788.84
CO#9 STANDARD WATER HEATER	1,370.69	1,370.69			1,370.69	100.00		137.07
CO#9 DOG PARK FURNISHINGS	-15,000.00	-15,000.00			-15,000.00	100.00		-1,500.00
CO#10 DRYWALL REPAIRS	1,440.00	1,440.00			1,440.00	100.00		144.00
CO#10 ADDITIONAL STUCCO	1,500.00	1,500.00			1,500.00	100.00		150.00
CO#10 ADDED GATES	3,480.00	3,480.00			3,480.00	100.00		348.00
CO#10 WATER HEATER TANK	2,040.00	2,040.00			2,040.00	100.00		204.00
CO#10 ADA RAMP ALLOWANCE	-8,000.00	-8,000.00			-8,000.00	100.00		-800.00
Totals:	3,644,792.69	3,600,188.69	44,604.00		3,644,792.69	100.00		364,479.27

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds, Series 2025
(Assessment Area Three)

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.

November 14, 2025

(A) Requisition Number: **CR 8**

(B) Name of Payee: **Ovida Construction Group, Inc.**
820 W. Broadway Street
Oviedo, FL 32765

(C) Amount Payable: **\$364,479.77**

(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): **Pay App #20 for Waterford Amenity**

(E) Fund, Account or subaccount from which disbursement is to be made:
Series 2025 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 2025 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 2025 Project and each represents a Cost of the Series 2025 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 2025 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.

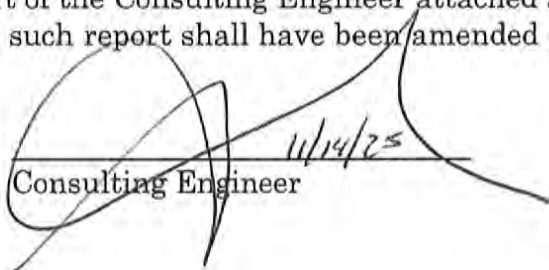
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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 2025 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.


11/14/25
Consulting Engineer

WATERFORD CDD REIMBURSEMENT CR 7 - S2025 WORKSHEET

<u>NO.</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>** REIMBURSEMENT AMOUNT</u>
1	OVIDA Construction Group, Inc	Amenity Pay App #19	\$ 40,143.60	\$ -	\$ 40,143.60
2	OVIDA Construction Group, Inc	Amenity Pay App #20	\$ 364,479.77	\$ -	\$ 364,479.77

** TOTAL REIMBURSEMENT DUE \$ 404,623.37

* 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:

Reviewed For Accuracy

[Signature]
11/13/25

WATERFORD REQUISITION S2025 CR#7

DIRECT PAYMENT TO OVIDA CONSTRUCTION GROUP, INC.

Vendor	Invoice	DATE	Amount
Ovida Construction Group, Inc.	Waterford Amenity Pay App #19	10/31/2025	\$40,143.60
Ovida Construction Group, Inc.	Waterford Amenity Pay App #20	10/31/2025	\$364,479.77
TOTAL			\$404,623.37

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER Waterford Community Development District PROJECT: 5844 Old Pasco Rd #100 Wesley Chapel FL 33544		Waterford Amenity 11379 Memorial Dr. Brooksville FL 34813	APPLICATION NO: 20 PERIOD TO: 10/31/2025	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> ARCHITECT <input checked="" type="checkbox"/> CONTRACTOR <input type="checkbox"/> CONSULTANT
FROM CONTRACTOR: Ovida Construction Group Inc. 820 W. Broadway Street Suite 3000 Oviedo FL 32765		VIA ARCHITECT:	CONTRACT FOR: Waterford Amenity CONTRACT DATE: PROJECT NOS:	

CONTRACTOR'S APPLICATION FOR PAYMENT

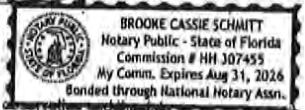
1. ORIGINAL CONTRACT SUM	3,553,035.00
2. Net change by Change Orders	91,757.69
3. CONTRACT SUM TO DATE (Line 1+2)	3,644,792.69
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	3,644,792.69
5. RETAINAGE:	
a. 0.00 % of Completed Work (Column D + E on detailed sheet)	0.00
b. 0.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	3,644,792.69
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	3,280,312.92
8. CURRENT PAYMENT DUE	364,479.77
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	215,038.69	-123,281.00
TOTAL	91,757.69	

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 10/30/25
 State of: Florida County of: seminole
 Subscribed and sworn to before me this 30 day of october 2025
 Notary Public: [Signature]
 My Commission Expires: 8/31/26



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the documents comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: 364,479.77

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

By: [Signature] Date: 11/13/25

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

* Revised only for CDD eligible items

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 20
APPLICATION DATE: 10/28/2025
PERIOD TO: 10/31/2025
ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work In Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
SIDEWALKS	32,793.00	32,793.00			32,793.00	100.00		
POOL & POOL CONNECTIONS	693,695.00	693,695.00			693,695.00	100.00		
POOL DECK & TRENCH DRAIN	117,874.00	117,874.00			117,874.00	100.00		
POOL FENCE/GATES	36,103.00	36,103.00			36,103.00	100.00		
POOL EQUIPMENT ENCLOSURE	6,833.00	6,833.00			6,833.00	100.00		
TOT LOT	74,713.00	74,713.00			74,713.00	100.00		
TOT LOT FENCE/GATE	14,560.00	14,560.00			14,560.00	100.00		
DOG PARK TOY ALLOWANCE	15,000.00	15,000.00			15,000.00	100.00		
DOG PARK FENCE/GATE	37,200.00	37,200.00			37,200.00	100.00		
SITE ELECTRIC	5,500.00	5,500.00			5,500.00	100.00		
PICKLEBALL COURTS	142,931.00	142,931.00			142,931.00	100.00		
POOL DECK TRELLISES	39,655.00	39,655.00			39,655.00	100.00		
MAIL KIOSK & CBUS	282,961.00	282,961.00			282,961.00	100.00		
POOL FURNITURE	43,016.00	43,016.00			43,016.00	100.00		
CLUBHOUSE								
CONCRETE	103,197.00	103,197.00			103,197.00	100.00		
MASONRY	74,989.00	74,989.00			74,989.00	100.00		
FRAMING	124,107.00	124,107.00			124,107.00	100.00		
TRUSSES	35,960.00	35,960.00			35,960.00	100.00		
ROOFING	35,439.00	35,439.00			35,439.00	100.00		
SOFFIT/FASCIA/GUTTERS	14,061.00	14,061.00			14,061.00	100.00		
STONE VENEER	10,417.00	10,417.00			10,417.00	100.00		
INSULATION	25,500.00	25,500.00			25,500.00	100.00		
FIRE SPRINKLERS	42,556.00	42,556.00			42,556.00	100.00		
METAL DOORS	11,828.00	11,828.00			11,828.00	100.00		
STOREFRONT DOORS	32,350.00	32,350.00			32,350.00	100.00		
WINDOWS	80,500.00	80,500.00			80,500.00	100.00		
DRYWALL	34,222.00	34,222.00			34,222.00	100.00		

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 20
APPLICATION DATE: 10/28/2025
PERIOD TO: 10/31/2025
ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work In Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
BASEBOARDS	5,556.00	5,556.00			5,556.00	100.00		
COLUMN WRAPS	3,778.00	3,778.00			3,778.00	100.00		
EXTERIOR DRYWALL CEILINGS	8,862.00	8,862.00			8,862.00	100.00		
FLOORING	38,779.00	38,779.00			38,779.00	100.00		
WALL TILE	18,667.00	18,667.00			18,667.00	100.00		
COOL DECK	16,800.00	16,800.00			16,800.00	100.00		
PAINT	20,200.00	20,200.00			20,200.00	100.00		
STUCCO	22,689.00	22,689.00			22,689.00	100.00		
SIDING	95,817.00	95,817.00			95,817.00	100.00		
COUNTERTOPS	11,111.00	11,111.00			11,111.00	100.00		
BATH ACCESSORIES & PARTITION	18,989.00	18,989.00			18,989.00	100.00		
PLUMBING	73,584.00	73,584.00			73,584.00	100.00		
ELECTRICAL	212,367.00	212,367.00			212,367.00	100.00		
HVAC	85,890.00	85,890.00			85,890.00	100.00		
GABLE LOUVER	1,811.00	1,811.00			1,811.00	100.00		
FITNESS EQUIPMENT	40,000.00	40,000.00			40,000.00	100.00		
LANAI KITCHEN ALLOWANCE	10,000.00	10,000.00			10,000.00	100.00		
ADA RAMP ALLOWANCE	8,000.00	8,000.00			8,000.00	100.00		
FIRE ALARM ALLOWANCE	35,000.00	35,000.00			35,000.00	100.00		
LOW VOLTAGE ALLOWANCE	30,000.00	30,000.00			30,000.00	100.00		
GENERAL CONDITIONS	55,000.00	55,000.00			55,000.00	100.00		
PERFORMANCE AND PAYMENT B	50,000.00	50,000.00			50,000.00	100.00		
GENERAL LIABILITY INSURANCE	36,500.00	36,500.00			36,500.00	100.00		
PROJECT MANAGEMENT	135,000.00	135,000.00			135,000.00	100.00		
GC FEE	350,675.00	350,675.00			350,675.00	100.00		
CO#1 PUMP TRUCK, MAIL KIOSK,	6,436.11	6,436.11			6,436.11	100.00		
CO#2 POOL EXPANSION, FRONT	176,795.62	176,795.62			176,795.62	100.00		
CO#3 DEDUCT P&P BOND	-50,000.00	-50,000.00			-50,000.00	100.00		

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 20
APPLICATION DATE: 10/28/2025
PERIOD TO: 10/31/2025
ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
CO#4 ADDITIONAL SECONDARIES	13,979.04	13,979.04			13,979.04	100.00		
CO#5 ADDITIONAL CONDUIT	5,328.25	5,328.25			5,328.25	100.00		
CO#6 ADDITIONAL MANAGEMENT	34,000.00	34,000.00			34,000.00	100.00		
CO#6 FIRE SPRINKER & FIRE ALA	-71,500.00	-71,500.00			-71,500.00	100.00		
CO#6 ADDITIONAL STUCCO	4,400.00	4,400.00			4,400.00	100.00		
CO#7 PAVER CREDIT	-40,181.00	-40,181.00			-40,181.00	100.00		
CO#8 WREC DEPOSIT	7,300.00	7,300.00			7,300.00	100.00		
CO#9 ADDITIONAL PVC FENCING	2,143.60	2,143.60			2,143.60	100.00		
CO#9 GUTTER TIE IN	7,797.00	7,797.00			7,797.00	100.00		
CO#9 CONNECTIONS TO DECK D	540.00	540.00			540.00	100.00		
CO#9 FIXTURES & RECESSED CA	7,888.38	7,888.38			7,888.38	100.00		
CO#9 STANDARD WATER HEATER	1,370.69	1,370.69			1,370.69	100.00		
CO#9 DOG PARK FURNISHINGS	-15,000.00	-15,000.00			-15,000.00	100.00		
CO#10 DRYWALL REPAIRS	1,440.00	1,440.00			1,440.00	100.00		
CO#10 ADDITIONAL STUCCO	1,500.00	1,500.00			1,500.00	100.00		
CO#10 ADDED GATES	3,480.00	3,480.00			3,480.00	100.00		
CO#10 WATER HEATER TANK	2,040.00	2,040.00			2,040.00	100.00		
CO#10 ADA RAMP ALLOWANCE	-8,000.00	-8,000.00			-8,000.00	100.00		
Totals:	3,644,792.69	3,644,792.69			3,644,792.69	100.00		



Construction Group Inc.

WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$404,623.37 waives and releases its lien and right to claim of lien for labor, services or materials furnished to Waterford Community Development District on the following described property:

Waterford Amenity
11379 Memorial Dr.
Brooksville, FL 34613

Dated on: October 30, 2025

Lienors Name: Ovida Construction Group Inc.

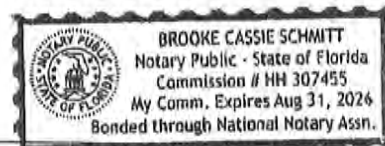
By:

Printed Name: Zach Barber

STATE OF Florida
COUNTY OF Seminole

Personally appeared before me this 30 day of October, 2025, Zach Barber who is being duly sworn on oath says that ~~he~~she is President of Ovida Construction Group Inc. and that ~~he~~she hereby acknowledges the execution of the foregoing instrument for and on special instance and request.

NOTARY



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.