Rizzetta & Company

Waterford
Community Development District

Board of Supervisors'
Regular Meeting
January 8, 2026

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

www.waterfordcdd.org

Professionals in Community Management

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Ron Bastyr	Chairman
	Shane O'Neil	Vice Chairman
	Cole Bastyr	Assistant Secretary
	Lynette Bastyr	Assistant Secretary
	Cheri O'Neil	Assistant Secretary
District Manager	Sean Craft	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

December 30, 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, January 8, 2026 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
4. **BUSINESS ITEM**
   - A. Consideration of Proposals for Waste Removal ..... Tab 2
   - B. Consideration of Proposals for Pest Control..... Tab 3
   - C. Consideration of Staffing Proposal for the Clubhouse..... Tab 4
   - D. Ratification of Audit Engagement Letter for FY 2024/2025 .... Tab 5
   - E. Ratification of Proposal for Night Swim Site Visit Inspection .. Tab 6
5. **BUSINESS ADMINISTRATION**
   - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on December 4, 2025 ..... Tab 7
   - B. Ratification of Operation & Maintenance Expenditures for November 2025 ..... Tab 8
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:** February 5, 2026 at 11:00 a.m.

District Manager's Report

January 8

2026

WATERFORD CDD

FINANCIAL SUMMARY	11/30/2025
General Fund Cash Balance	$4,217
Debt Service Fund	$1,515,582
Capital Project Fund	$3,997,236
Total Government Fund	$5,517,035

General Fund Expense Variance: $37,487 **Under Budget**

Tab 2

December 11, 2025

Clubhouse at Waterford
11379 Cortez Oaks Boulevard
Brooksville, FL 34613
Attention: Lori Crawford

Dear Lori,

Thank you for the opportunity to provide you with this quote for your waste removal needs at your location in Brooksville, Florida. We appreciate the consideration and look forward to the possibility of adding you to the Coastal Waste family of satisfied customers.

Coastal Waste & Recycling is headquartered in Boca Raton, FL where Brendon Pantano first formed the company. He is still involved in the day-to-day operations and continues to grow the company with his personal and family-oriented values. From its humble beginnings on the East Coast of Florida to its growth across Florida and into South Carolina and Georgia to providing award-winning, value-added environmental services to customers, we run the business with the Core Values which helped us build the organization: Service, Trust, Responsibility, Integrity, Continuous Improvement and, Teamwork.

Provided on the following page is the pricing proposal that we discussed. At your convenience, please review and if you have any questions, don't hesitate to contact me via email at crotella@coastalwasteinc.com or my cell at 727-739-5613. Again, thank you for the opportunity and I look forward to hearing from you.

Sincerely,

Christina L. Rotella
Sales Executive

CLUBHOUSE AT WATERFORD

11379 Cortez Oaks Blvd – Brooksville, NY 34613

1-4YD Front Load Trash 1X/Week	***$120.95/Month***
1-6YD Front Load Trash 1X/Week	***$156.79/Month***
1-8YD Front Load Trash 1X/Week	***$181.42/Month***

*Pricing above includes our ONE surcharge. The surcharge is a fixed rate and DOES NOT fluctuate monthly. The surcharge is calculated on the base rate and is 11.99%.

*5% maximum increase annually. We do have 1 and 3 year term as well. Monthly pricing would be about $20/more monthly for the lesser terms and annual increase on the 3 year would be 8%.

*One Time Delivery fee of $100.00 for the container. *(WAIVED)*

*Direct communication with representatives for anything, no automated routing systems.

*No Automatic Renewal

*We guarantee our services.

https://www.coastalwasteinc.com/terms-and-conditions/
https://www.coastalwasteinc.com/commercial-business-dumpsters/

2180 Lake Avenue SE
Largo, FL 33771

Hi this is proposal for the 2 yard dumpster I believe it said holds 12 bags

---

From: WM <cart@digital.wm.com>
Sent: Wednesday, December 10, 2025 12:37 PM
To: Office Manager <manager@waterfordcdd.com>
Subject: Your saved services and quote are ready for review



Your Order is Waiting

Your service selections have been saved in your cart, and your prices are locked in. **Your cart expires in 7 Days,** so be sure to return to your cart and complete your purchase.

Check Out Now



2 Yard Trash Dumpster

Quantity: 1 Frequency: 1x per week

Service Location: 11379 CORTEZ OAKS BLVD, SPRING HILL, FL, 34613

Requested Start Date and Requested Delivery Date Window are subject to change.

Monthly Total: $158.35

Monthly Total does not include bin delivery fee.

Check Out

Download the My WM App

GET IT ON Google Play

Download on the App Store

This is the proposal for a 4-yard dumpster holds 24 bags. I am also going to contact the 2 other companies that service this area. Thank you

Lori Crawford

From: WM <cart@digital.wm.com>
Sent: Wednesday, December 10, 2025 12:53 PM
To: Office Manager <manager@waterfordcdd.com>
Subject: Your saved services and quote are ready for review

Your Order is Waiting

Your service selections have been saved in your cart, and your prices are locked in. **Your cart expires in 7 Days,** so be sure to return to your cart and complete your purchase.

Check Out Now



4 Yard Trash Dumpster

Quantity: 1 Frequency: 1x per week

Service Location: 11379 CORTEZ OAKS BLVD, SPRING HILL, FL, 34613

Requested Start Date and Requested Delivery Date Window are subject to change.

Monthly Total: $201.51

Monthly Total does not include bin delivery fee.

Check Out

Download the My WM App

GET IT ON Google Play

Download on the App Store

From: Christina Rotella <crotella@coastalwasteinc.com>
Sent: Monday, December 22, 2025 2:24:31 PM
To: Office Manager <manager@waterfordcdd.com>
Subject: Re: Waste Removal Proposal

The 3 toters weekly would be $67.19 per month total. This would be 1x week pick up.

No delivery.

Christina Rotella
Sales Executive

Coastal Waste & Recycling

P:
M: 727-739-5613
www.coastalwasteinc.com
2180 Lake Avenue SE, Largo, FL 33771

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From: Office Manager <manager@waterfordcdd.com>
Sent: Monday, December 22, 2025 1:55:45 PM
To: Christina Rotella <crotella@coastalwasteinc.com>
Subject: Re: Waste Removal Proposal

CAUTION: This message was sent from outside the company

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Good Afternoon
Yes maam 3 toters probably once a week to start

From: Christina Rotella <crotella@coastalwasteinc.com>
Sent: Monday, December 22, 2025 12:22 PM
To: Office Manager <manager@waterfordcdd.com>
Subject: Re: Waste Removal Proposal

Good afternoon!

Not a problem!

Just to confirm, they want 3-95 gallon trash toters and how may times per week?

Thank you

Christina Rotella
Sales Executive

P:
M: 727-739-5613
www.coastalwasteinc.com
2180 Lake Avenue SE, Largo, FL 33771

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From: Office Manager <manager@waterfordcdd.com>
Sent: Monday, December 22, 2025 12:02:29 PM
To: Christina Rotella <crotella@coastalwasteinc.com>
Subject: Re: Waste Removal Proposal

CAUTION: This message was sent from outside the company

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Good Morning
If possible, could you send proposal for 3 of the toters cans on wheels to be serviced at Waterford. The developers are leaning more towards that rather than a dumpster placed here. I am sorry for any inconvenience however we just discussed it today.

Thank you
Lori Crawford

Tab 3

Invoice Quote

Termite, Pest, Wildlife Control

Hernando, Pasco, Hillsborough, Pinellas and Surrounding Areas

Fully Licensed and Insured



Professional Pest Services

(352) 398-9348

4953 Larkenheath Drive
Spring hill, FL 34609

pestboyz@hotmail.com
www.pestboyz.com

Pest Control Service Agreement

Customer: Waterford @ Oak Hill	Service Loca on
Street Address: 11379 Cortez Oaks Blvd	manager@waterfordcdd.com
City, State, Zip: Spring Hill, FL 34613	Person to be Contacted / Service Phone
Phone: (352) 410-5547	Type of Property to be Serviced
Date Service Begins / Expira on Date	Renewal ☐ / Service to be Performed ☐ Monthly ☐ Quarterly ☐ Other_____
Pests to be Controlled: Cockroach, Spiders, Ants, Wasps and general insects	Chemicals Used

Special Instruc ons

Exterior Spray
Interior Spray
Banquet Room
Vestibule
MulchBeds
Mail Boxes
Dust webs exterior
Rest Rooms
Work out Room
Pool area
and Exterior Restrooms

Terms and Condi ons

Monthly Pest Maintenance

sbrijmohan@rizzetta.com

SERVICES PERFORMED ACCORDING TO THE FOLLOWING SCHEDULE

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

SERVICE GUARANTEE: We agree to apply chemicals to control above-named pests in accordance with terms and condi ons of this Service Agreement. All labor and materials will be furnished to provide the most efficient pest control and maximum safety required by federal, state and city regula ons.

RENEWAL: This service agreement automa cally renews on a month-to-month basis, without addi onal charge. Either party may cancel this agreement with no ce given thirty days in advance. Since the rates above are guaranteed for one year, it is an cipated the customer will con nue service for a minimum of one full year.

ANNUAL AGREEMENT CHARGE $_____

INITIAL SERVICE CHARGE $245.00 +tax

MONTHLY/QUARTERLY PAYMENTS $_____

TAX (IF APPLICABLE) $_____

SERVICE SPECIALIST_____ DATE 12/4/2025

CUSTOMER_____ DATE_____

Turner Pest Control

An Anticimex Company

Premium Quality Assured ***PEST*** Management Program

For

Waterford HOA

11379 Cortez Oaks Blvd, High Point, FL 34613

MAIN POINT OF CONTACT FOR CUSTOMER AT ALL TIMES

SEAN CALABRESE *SENIOR COMMERCIAL ACCOUNT CONSULTANT*

(727) 386-3333 - SCALABRESE@TURNERPEST.COM

TAMPA BRANCH LOCATION: *14175 ICOT BLVD, CLEARWATER, FL 33760*

TAMPA BRANCH COUNTY SERVICE AREAS:

PASCO, PINELLAS, HERNANDO, CITRUS, SUMTER, POLK, HILLSBOROUGH, HARDEE

TURNER IS ACROSS THE ENTIRE STATE OF FLORIDA WITH MULTIPLE BRANCHES

JACKSONVILLE, DAYTONA BEACH, ORLANDO, OCALA, SARASOTA, FORT MYERS, WEST PALM BEACH

December 8, 2025

The Proposal and Pricing contained herein will be honored 30 days from printed date above.

Company Information

Florida Based

Turner Pest Control is based in Jacksonville, FL and fully involved in its community. We are aware of the unique demands our environment puts on customers and have been successfully managing those demands since 1971. With over 500 employees statewide and service branches in several cities, we can respond and service any customer effectively.

Anticimex Family of Companies

As part of the Anticimex family, Turner now shares in the benefits of being both a local, decentralized company with headquarters in Jacksonville and the 4th largest pest control company in the world operating in 18 different countries. With this partnership, Turner will be able to continue to invest in its employees, customers, and new technology.

Industry Leader with a Focus on Quality

Turner Pest Control prides itself on being an industry leader when it comes to Integrated Pest Management and the use of technology to provide a higher level of service to our commercial customers while performing our services in a safe and environmentally responsible manner. From handhelds in the field along with our Quality Assurance Program, Turner is committed to providing only the highest level of service to all our customers.

Quality Assurance Director

Unique to Turner and its customers is the access and utilization of our on-staff Quality Assurance Director. This professional answers to our Director and will play an integral part in reviews of your service and protocols.

Specialized Commercial Division

Unlike most local and regional companies, Turner Pest Control has a dedicated commercial division with its own technicians and experts. This division is managed and serviced by associates that are specifically trained and focused on the unique needs of commercial properties and businesses.

Service Materials

Only EPA approved pesticides will be used in accordance with product labels. Turner Pest Control will maintain all Material Safety Data Sheets of materials used. As Material Safety Data Sheets change, Turner will maintain the changes as well.

Insurance

The Following Insurance is in effect at the present time:

Worker's Compensation	$1,000,000.00
General Liability	$1,000,000.00 / $3,000,000.00
Umbrella Liability	$5,000,000.00







A certificate of insurance can be issued to you upon request after acceptance of this agreement.

Emergency Service

Emergency service will be provided for covered pests and services. Our policy is to initiate corrective measures as soon as possible (within the same day) or within the following twenty-four hours of notification. Please contact our customer service department by phone at 1-800-225-5305 or through email at customerservice@turnerpest.com to report any pest sightings that need addressed.

Service Authorization

Approval of this agreement acknowledges that Turner Pest Control will provide the services details in the following Scope and Services section. Any associated fees for non-covered pests, equipment or services must be approved in writing prior to additional services being initiated.

Service Features

Service Reports

Our technicians will provide a complete service report that identifies materials used, location of use, pests (if any) identified and any sanitation or structural deficiencies. Our services are designed to provide recommendations for ongoing structural improvements in your facility in order to assist in pest elimination. Our documentation and reporting also provides detailed and accurate information required for regulatory compliance. A copy of this report can be sent electronically, or a hard copy can be provided. Detailed service reports are also accessible online.

Turner Pest Control utilizes state-of-the-art technology in data collection. With the use of this technology, Turner can work with customers to develop customized reports detailing all data collected during our service visits.

Please let our staff know who you would like to receive service reports on each visit.

GPS Tracking

Turner also maintains a GPS tracked fleet so that vehicle and technician movement can be closely monitored and corroborated with service records as part of our quality control standards. We utilized our GPS tracking to

- Monitor our employees and ensuring the time is spent at your place(s) of business.
- Respond quickly to emergency calls via pulling another technician if necessary.

Service Suite

In addition to instantaneous emailed service reports and the use of Turner's Customer Service Call Center, customers also have available an online Service Suite to access valuable account information including:

- Service Reports
- Invoices



INITIAL SETUP OF PEST CONTROL SERVICES WITH SCOPE OF WORK DETAILS

SERVICES COSTS

- ***Total Initial Setup Costs for All Services*** ***$500*** *+tax unless exempt*
- ***Total Monthly Costs for All Services Thereafter*** ***$250*** *+tax unless exempt*

SERVICES FREQUENCY

- ***Initial setup of services***
- ***Monthly***
- ***Trouble calls in-between scheduled services***

SERVICES TO INCLUDE

- ***On the initial setup of services and monthly, the Turner Team will be conducting an interior inspection evaluation with treatment using bait, dust and/or residual at technician's discretion for pests covered;*** *this includes but not limited to the office, gym, and restrooms.*
    - ***Also, on the initial setup of services and thereafter, both restrooms floor drains will have IGR (insect growth reduction) and Bio-foam*** *added to them to control common flies.*
- ***On the initial setup of services and monthly thereafter, the Turner Team will conduct an immediate exterior inspection evaluation to provide treatment and residual for the long-term control of pests covered for property;*** *this includes but not limited to the pool area, pickle ball court, dog park, playground, and mailbox area.*
    - **On the initial inspection:** *ants, spiders, and wasps were identified; they will be treated.*
    - ***For the technician to preventively treat*** *the perimeter for control measures, they will consistently utilize different applications and approaches to ensure we are always providing accurate treatments.*
    - ***We will reactively treat for pests covered ants*** *everywhere around the property on the same day of regular service. Yes, this includes the pool area, pickle ball court, dog park, playground, and mailbox area.*
    - ***Wasp Control or any wasp nest*** *within fifteen feet to twenty feet from the ground. Technicians will also remove any wasp nests within reach. Anything higher than 15 to 20 feet reach from the ground would require an estimate for services.*
    - ***All trouble calls in-between regularly scheduled services*** *for pests covered will require no additional cost(s).*
        - ***Pests Covered:*** *Ants (all species), Roaches (excluding German Roaches), Wasps within 15ft reach, and Occasional Invaders (includes spiders and their eggs).*







ADDITIONAL SERVICES TO CONSIDER:

RODENT CONTROL

Initial Costs $550 *+tax unless exempt*

Monthly Thereafter Costs $50 *+tax unless exempt*

- ***On the initial setup of services, the Turner Team will install 10 landscape style rodent bait stations in the landscape areas of the pool area to control the rodent population at a basic level;*** *we could always add more devices.*
    - ***These devices are aesthetically inclined and cosmetically accepted since they look like a big rock. It blends naturally with landscape.***
    - ***Monthly thereafter***, the technician will inspect, clear debris, check date card, report activity, and rebait all 10 rodent bait stations. The technician will always move stations into positions of power.
- ***All trouble calls in-between regularly scheduled services*** *for pests covered will require no additional cost(s).* ***Pests Covered:*** *Exterior Rodents*

Lawn and Ornamental for entire property

Initial Setup Costs - $1,700 *+tax unless exempt*

Monthly Costs thereafter - $850 *+tax unless exempt*

- ***On the initial setup of services and monthly thereafter, the Turner Lawn and Ornamental Team will do the following:***
    - **12 Turf Fertilization treatments per year**
    - **12 Shrub Fertilization treatments per year**
    - **12 Turf and Shrub Pesticide Treatments per year**
        - *Works for either St. Augustine, Bahia, Centipede, Bermudagrass, or Zoysia*
        - *Includes winterization*
        - *Includes necessary micro-nutrients and macro-nutrients*
        - *Includes necessary "green-up" treatments*
        - *Reactive weed control (excludes uncontrollable grasses)*
        - *Reactive fungus control*
        - *Reactive lawn-damaging insect control*







A LA CARTE OPTIONS: Exterior and Interior Services for Property

1. **Fleas – Interior or Exterior –** ***Need to know square footage, price ranges from $.50 to $1.00 per.***
    a. Includes an interior or exterior chemical treatment for fleas (need to determine if there is a wild animal in the area or pet that is infested).
    b. There is one follow-up 4 and 7 days after the initial treatment.
    c. There is no guarantee with this service.
2. **German Roaches -** ***$500 +tax unless exempt***
    a. Includes an interior chemical treatment for German Roaches in the area.
    b. The prep sheet must be signed before services begin.
    c. There are 2 follow-ups 7 and 14 days after the initial treatment.
    d. There is no guarantee with this service; *if another round of treatment is needed, same cost.*
    e. *A prep sheet will be sent prior.*
3. **Mosquito Treatments -** ***$175 +tax unless exempt; initial and per month costs***
    a. *Chemical applications for mosquitoes on a monthly basis.*
    b. *Trouble calls in-between regularly scheduled services will require no additional costs.*
4. **Rodent Options**
    a. *FREE INSPECTION will be done before any rodent services begin by onsite technician or Sean Calabrese*
    b. *For all ANTICIMEX SMART Devices videos to watch*
    c. Raccoons
        i. 1 business week – 5 days ***$450.00 +tax unless exempt.***
        ii. The customer needs to inform Sean Calabrese about any catches to ensure a technician can clear and reset the trap.
        iii. There are no guarantees or warranties with this service.
    d. Installation Rodent Bait Station
        i. Equipment cost + installation fee **per $55.00 +tax unless exempt.**
            1. ***Monthly added charge per $5.00 +tax unless exempt.***
            2. Monthly, the technician will inspect, clear of debris, check date card, re-bait, and report activity.
    e. Installation of SMART Box – 24/7 rodent catching device
        i. Video by our sister company
        ii. Equipment cost + installation fee ***per $400 +tax unless exempt.***
            1. ***Monthly added charge per $100.00 +tax unless exempt.***
            2. Equipment replacement costs $550.00 +tax unless exempt
            3. *How it operates* – When the rodent enters the trap, sensors detect movement/body heat. The catch function is activated in which an elevator lifts the rodent upwards, where it receives an electric charge. The elevator deposits the rodent into a bin, and then the elevator returns to its start position ready for another catch. Turner's SMART Team is then notified of the catch. Follow-ups will be scheduled as soon as possible; includes monthly inspection of devices to ensure quality. One (1) SMART Box can catch up to 5-7 rats or up to 50 mice.
    f. Installation SMART Connect – Main data hub to connect devices
        i. Equipment cost + installation fee ***per $305.00 +tax unless exempt.***
            1. ***Monthly added charge per $35.00 +tax unless exempt.***
            2. Equipment replacement costs $235.00 +tax unless exempt
            3. *How it operates* – Using a plug-in wall outlet, it connects the SMART devices on property. Uses its own frequency.
    g. Installation SMART Eye – 24/7 monitoring surveillance for rodents
        i. Equipment cost + installation fee ***per $60.00 +tax unless exempt.***
            1. ***Monthly added charge per $5.00 +tax unless exempt.***
            2. Equipment replacement costs $50.00 +tax unless exempt
            3. *How it operates* – Detecting body heat and movements, an infrared sensor with up to date information. Sends reports every 5 minutes.

Interior Services for Homeowners

- ***How to call in for services?***
    - ***The homeowner must reach out to Turner Pest Control Customer Service at 1-800-225-5305 or commercialservices@turnerpest.com.*** *If there are any issues, reach out to Sean Calabrese at 727-386-3333 or scalabrese@turnerpest.com.*
    - ***Then, provide the following information:***
        - ***Location Number #994560***
            - *Used to access discounted rates for services*
            - *You will then be given a location number for future uses*
        - ***Homeowner information***
            - *Name, Unit address, Phone number, Email address*
        - ***Selected the service(s), date and time***
            - *The homeowner or someone who has access to the home must be present for the team to follow through with any services.*
        - ***Payment***
            - *Must be paid before services are scheduled*
        - ***IF THERE ARE SERVICES NOT LISTED, PLEASE REACH OUT TO SEAN CALABRESE AS SOON AS POSSIBLE.***

1. ***Tri-Annual Services for Exterior and Interior Pest Control Services***
    a. ***Costs***
        i. ***Initial Setup of Services $179.00*** *+tax unless exempt.*
        ii. ***Monthly Thereafter Costs $44.00*** *+tax unless exempt.*
    b. ***Services***
        i. ***On the initial setup of services and tri-annually afterwards, the Turner Team will be conducting an interior inspection evaluation with treatment*** *using bait, dust and/or residual at technician's discretion for pests covered for the home.*
        ii. ***On the initial setup of services and tri-annually afterwards, the Turner Team will conduct an immediate exterior inspection evaluation to provide treatment*** *and residual for the long-term control of pests covered for property.*
        iii. ***Trouble Calls for pests covered in-between regularly scheduled services will require no additional costs.***
            1. ***Pest Covered:*** *Ants, Roaches (excluding German Roaches), and Occasional Invaders.*
2. ***One-Time General Household Pests Interior Pest Control Services - $250*** *+tax unless exempt*
    a. ***The Turner Team will be conducting an interior inspection evaluation with treatment*** *using bait, dust and/or residual at technician's discretion for pests covered for the home.*
    b. ***The Turner Team will conduct an immediate exterior inspection evaluation to provide treatment*** *and residual for the long-term control of pests covered for property.*
    c. ***Pest Covered:*** *Ants (excluding Carpenter and Crazy Ants), Roaches (excluding German Roaches), and Occasional Invaders.*
    d. This is a one-time service; there are no guarantees, warranties, or follow-ups.







3. ***Carpenter Ants or Crazy Ants- $150*** *+tax unless exempt*
    a. ***The Turner Team will be conducting an <u>interior</u> inspection evaluation with treatment*** *using bait, dust and/or residual at technician's discretion for those ants covered for the home.*
    b. ***The Turner Team will conduct an immediate <u>exterior</u> inspection evaluation to provide treatment*** *and residual for the long-term control of those ants covered for property.*
    c. This is a one-time service; there are no guarantees, warranties, or follow-ups.
4. ***Bed Bug Cleanouts*** *- Needs an inspection for confirmation, if more than 1 room, need to revise costs*
    a. ***Heat Treatment - $1600 +tax unless exempt – Per room***
        i. Upon confirmation of a ***Bed Bug*** infestation, the Turner Team will provide a heat treatment; that is if the home is eligible. There will be two (2) follow-ups that are next day and 4 days after treatment.
        ii. This is a one-time service; 30-day guarantee only.
    b. ***Chemical Treatment - $650 +tax unless exempt – Per room***
        i. Upon confirmation of a ***Bed Bug*** infestation, the Turner Team will provide a chemical treatment. There will be two (2) follow-ups that are next day and 4 days after treatment.
        ii. This is a one-time service; no guarantees or warranties.
5. ***Flea Chemical Cleanouts - $450*** *+tax unless exempt* per area in question
    a. Upon confirmation of a ***Flea*** infestation, the Turner Team will provide a chemical application cleanout.
    b. Before treatment, if there is a pet in the home, they will need to be inspected by a licensed veternarian to ensure they are flea free so our treatments are effective.
    c. There will be two (2) follow-ups that are 4-7 days after each treatment.
    d. This is a one-time service; there are no guarantees, warranties, or additional follow-ups.
    e. ***German Roach Chemical Cleanouts -*** *a* Prep Sheet will be sent prior- ***$600*** *+tax unless exempt*
    f. Upon confirmation of a ***German Roach*** infestation, the Turner Team will provide a chemical application cleanout.
    g. There will be three (3) follow-ups that are 7-14 days after each other.
    h. This is a one-time service; there are no guarantees, warranties, or additional follow-ups.
6. **Rodents**
    a. Free inspection for exclusion of the structure.
    b. Trapping and baiting available.
    c. SMART Technology is available as well – see commercial a la carte options.
7. **Raccoons** - 1 business week – 5 days ***$450.00*** *+tax unless exempt.*
    a. The customer needs to inform Sean Calabrese about any catches to ensure a technician can clear and reset the trap.
    b. There are no guarantees or warranties with this service.

Agreement Terms and Conditions

Customer agrees to pay the amount stated for the specified services. If Turner Pest Control has made an appointment with customer and customer refuses to allow technician to treat or has not followed preparation instructions, which in turn would require a return visit, customer will be billed for one regular service visit. If the technician arrives to service the customer and any necessary equipment is damaged or missing from the work site (i.e. rodent bait stations, interior rodent traps, fly lights, etc.), the technician will replace the equipment at the expense of the customer in accordance with the equipment replacement costs outlined in this agreement. Customer will be invoiced for each regular service visit and other specified services. Payment terms are NET 30- Payment is due 30 days from completion of service. Turner offers two standard invoicing options-

☐ *Standard Paper Invoice via Mail*

☐ *Standard Electronic PDF invoice via Email*

Pricing contained in this proposal assumes one of the above options will be utilized for invoicing and payment terms. In the event special billing is required (i.e., payment portal, company website submission, etc.), an additional service fee will be added to the recurring service(s) cost outlined in this agreement. Should a past due account be referred to an attorney for collection or legal action be required for Turner to enforce payment under this agreement, customer agrees to pay and reimburse Turner for all court costs, attorney fees, out-of-pocket expenses, and other necessary costs that may be incurred in such proceedings together with interest at a rate of 1.5% per month. If customer is a non-resident, customer certifies that it is doing business in the state of Florida.

Review options, initial for add-ons, and sign at the bottom of the page

Interior & Exterior Pest Control Services for Clubhouse property	
Total Initial Setup Costs	***$500*** *+tax unless exempt*
Total Monthly Costs	***$250*** *+tax unless exempt*
Add Rodent Bait Stations	***Customer Initials_____***
Initial Setup Costs	***$550*** *+tax unless exempt*
Monthly Costs thereafter	***$50*** *+tax unless exempt*
Add Lawn and Ornamental	***Customer Initials_____***
Initial Setup Costs	***$1,700*** *+tax unless exempt*
Monthly Costs thereafter	***$850*** *+tax unless exempt*

Turner Pest Control	**Waterford HOA**
Sean Calabrese	
Signature	Signature
12/8/2025	
Dated	Dated
Sean Calabrese	
Name	Name

Please reach out to Senior Commercial Account Consultant, Sean Calabrese about the following *Additional Services as requested for an additional cost*:

- *Rodent Control*
  - SMART Technology, Exclusion, Traditional Trapping, and Baiting
- *Bird Control*
  - Sponsored by Bird Barrier and Bird-B-Gone
- *Mosquitoes*
  - Includes chemical treatment and devices
- *Wildlife trapping*
  - Includes raccoons, opossums, Muscovy ducks, and more
- *Drywood Termites*
  - Includes Tentless and Spot Treatments
- *Subterranean Termites*
  - Includes Liquid and Bait Stations
  - Includes Native, Formosan, Asian and Hybrid Subterranean Termites
- *Bats*
  - Exclusion only during mid-August to mid-April, federally protected
  - Includes install of bat box(es)
- *Bed bugs*
  - Includes K9 Inspections
- *Cane Toads*
  - Adult removal
- *Drain Cleaning Services*
  - Deep heavy cleanings and monthly services
- *Fly Lights*
  - Cosmetically inclined and commercial are available
- *Residential Pest Control Services*
  - *For Employees discounted rates*
- *INTERNATIONAL AND NATIONAL COMPANY*



TERMINIX

LEESBURG
3004 CASTEEN RD
LEESBURG,FL 34748
3524013016

Contract #: 116771-121225042909-7900
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Inspector: MASON, DONI

Homeowner Name: WATERFORD APARTMENTS
Address: 11379 CORTEZ OAKS BLVD
City State Zip: BROOKSVILLE, FL,34613
Home Phone: 3524105547
Work Phone:

Ultimate Protection Home Pest Inspection

Please pay special attention to findings and comments below as these may indicate conditions that can lead to termite and pest problems.

EXTERIOR INSPECTION

PROPERTY DETAILS

Linear Feet:	5271	Built Pre 1985:	☐	Primary Use:	Commercial Structure
# of Stories:	1	Roof Type:	Shingle Roof	Foundation Type:	Concrete
Construction Type:	Monolithic Slab	Siding:	Stucco	Industry Type:	Real Estate - Commercial
Square Footage:	63251	Lot Size:		# of Gas Meters:	
Cubic Feet:		Eave Height:		Peak Height:	

PROPERTY HAS A:

Cistern: French Drain: Well:

Visible Pond, Lake, Stream, or Waterway: Sprinkler System Present:

Exterior Slab (False Porch) Over Basement Area: Gas Meter Have 3' Clearance:

CONDUCIVE CONDITIONS

Indications of pests, rodents, termites, wildlife, or other wood-destroying pests?	☒	Live Subterranean Termites Found?	
Damage Found?		Trees/shrubs on or against home?	☒
Conditions on or around foundation conducive to termite attack?		Foundation slab/wall visible?	
Conditions allowing water to collect around structure?		Openings large enough for pest/rodent/wildlife entry?	
Gutters and downspouts clear of debris and standing water?		Siding Less Than 6" From Grade:	
Styrofoam Insulation or "DRI-VIT" Below Grade?		Wood embedded in concrete?	☒

Breeding Sites: Pool

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INTERIOR INSPECTION

PROPERTY DETAILS

Sump Pump:	A/C - Heat Ducts in or Below Slab:
Plenum A/C - Heat System:	Radiant Heat:

CONDUCIVE CONDITIONS

Indications Of Pests, Rodents, Termites, Wildlife, Or Other Wood-Destroying Pests?	☒	Live Subterranean Termites Found?	
Damage Found?		Obvious Signs Of Leaks?	
Musky Odors?		Bath Traps Installed Where Applicable?	
Wall Separation/Cracks?		Sagging Or Bouncing Floors?	

ATTIC

Number Of Attics: Attic Access Location: _____

Indications Of Pests, Rodents, Termites, Wildlife, Or Other Wood-Destroying Pests?

Adequate Ventilation?	Adequate Insulation R-Value?	Obvious Signs Of Leaks?
Attic Vents Screened?	Asbestos Present?	

CRAWL SPACE

Number Of Crawl Spaces: _____ Crawl Space Access Location: None

Height Of Crawl Space: _____ High Point Of Crawl Space: _____ Low Point Of Crawl Space: _____

Distance Between Joists: _____ Depth Of Joists: _____ # of electrical connections: _____

Indications of pests, rodents, termites, wildlife, fungi, or other wood-destroying pests? ☒

Wood debris, stored material or structure/ground contact?

Excessive Moisture?	Visible Plumbing Leaks?	Cracked foundation walls/supports?
Sagging Or Cracked Floor Joists?	Wood-Earth Contact?	Wood Debris In Crawl Space?
Inadequate Ventilation In Crawl Space?	Wood Embedded In Concrete?	Entire Crawl Space Accessible?

INSPECTOR'S STATEMENT OF VISIBLE DAMAGE

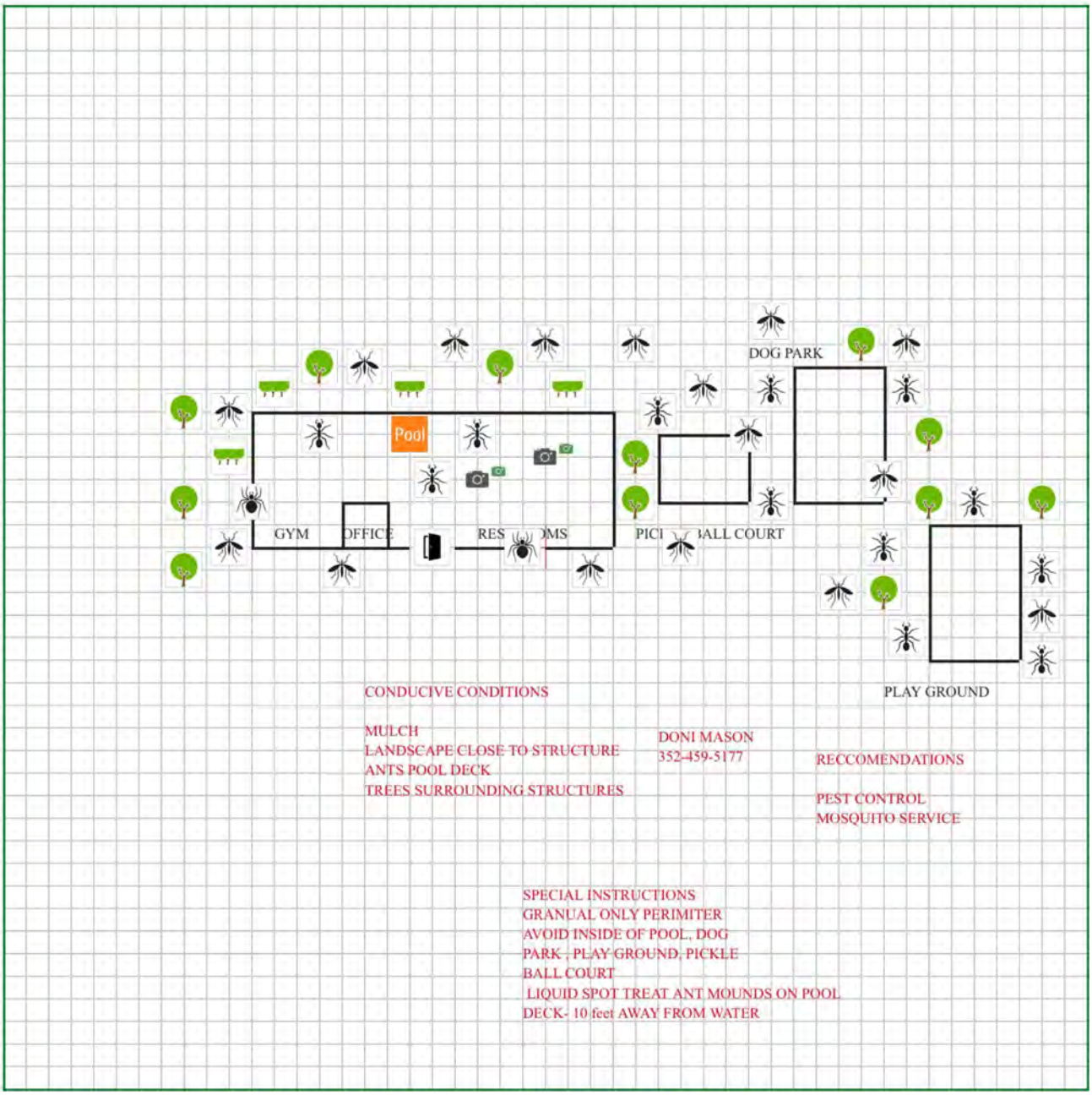
Not a subterranean termite inspection	Date:	12/12/2025

TECHNICIAN'S STATEMENT OF VISIBLE DAMAGE

	Date:	

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Scale 1:

This graph is a record of a visual, non-destructive inspection by Terminix of certain readily accessible areas of the identified property for visible termite infestation/damage. Terminix is not responsible for repairs to damages disclosed above. In addition, hidden damage may exist in concealed, obstructed or inaccessible areas. No attempt to remove siding, plastic or sheetrock insulation, carpeting, paneling, etc. to search for hidden damage was made. Terminix cannot guarantee that the damage disclosed by visual inspection of the premises shown above represents the entirety of the damage which may exist as of the date of the initial control application. Terminix shall not be responsible for repair of any existing damage including without limitation, any damage which existed in areas or in structural members which were not accessible for visual inspection as of the date of this graph.

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FLOOR PLAN LEGEND

PROPERTY ELEMENTS

	Exterior Gas Grill		Water Shut-Off		Sprinkler Shut-Off		Gas Meter
A/C	Air Conditioner	C	Cistern	ES	Exterior Slab Over Basement Area	IA	Inaccessible Area(s)
SP	Sump Pump	VW	Visible Waterway				

KEY TO EVIDENCE

ACH	Access Holes Allowing Pest Entry		Ant Activity		Bed Bug Activity		Bird Activity
CA	Carpenter Ants	CD	Cellulose Debris	DMP	Dampwood Termites	DWT	Drywood Termites
EC	Earth Contact		Existing Damage	EM	Excessive Moisture	F	Fungus
FG	Faulty Grade		Flies	FOR	Formosan Termites	GNW	Gnaw Marks/Debris (Rodent)
LGAP	Large Gaps		Mice		Mosquitoes	MSVC	Missing Screens/Vent Covers
PHD	Possible Hidden Damage	PPB	Powder Post Beetles	PPBD	Powder Post Beetle Damage	RFBG	Rigid Board / Foam Insulation At Or Below Grade
	Roaches	RFBG	Rigid Board / Foam Insulation at or Below Grade		Rodents	RDTW	Rodent Waste (Droppings)
RDT DRP	Rodent Droppings	TN LIN	Rodent Tunneling In Insulation	TN LSL	Rodent Tunneling Under Slab Or Concrete Pad	RUB	Rub Marks (Rodent)
SBG	Siding Less Than 6" From Grade		Spiders	SIBG	Styrofoam Insulation Or DRI-Vit Below Grade	SUB	Subterranean Termites
TD	Termite Damage	UPHD	Active Termites	WB	Wood Boring Beetles	WDC	Wood Debris In Crawlspace
WE MB	Wood Embedded In Concrete						

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FLOOR PLAN LEGEND

MOSQUITO REPELLENT SYSTEM



10 ft. Cable



24 ft. Cable


Controller


Deck Mount


Ground Stake


Hardscape Base


Repeller

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FLOOR PLAN LEGEND

GENERAL TREATMENT SPECIFICATIONS

117	Trench or trench/rod soil adjacent to exterior foundation walls	117A	Vertically drill exterior attached slabs and treat soil beneath along point of attachment
118	Excavate soil beneath dirt-filled porch slab at point(s) of attachment to the structure and treat soil beneath	120	Vertically drill the dirt-filled porch slab and treat the soil beneath the slab along the point(s) of attachment to the structure
121A	Drill the exterior foundation wall of a crawl space or basement from the inside and treat the soil immediately beneath the dirt-filled porch slab by short-rodding along the point(s) of attachment to the structure		
121B	Drill through each side of the dirt-filled porch foundation wall per product label specifications and treat the soil immediately beneath the dirt-filled porch slab by short-rodding along the entire inside perimeter of the DFP		
121C	Drill foundation walls of the dirt-filled porch and treat the soil immediately beneath the slab by long-rodding adjacent to the entire inside perimeter of the DFP		
128	Trench, remove, and treat soil by the Backfill Method (see label)	129	Drill and treat voids of a double brick foundation wall per product label specifications
130	Drill and treat voids of a stone foundation wall per product label specifications	131	Drill and treat voids of a triple brick foundation wall per product label specifications
132	Drill and treat voids of a hollow block foundation wall per product label specifications	133	Drill and treat voids of a brick veneer foundation wall per product label specifications
134	Drill and treat all voids of a chimney per product label specifications	138	Drill and treat a subterranean termite infested wooden sill or plate
140	Drill and treat a subterranean termite infested wooden joist/s	145	Drill into voids of termite infested wood and inject product into inaccessible voids ,termite galleries and nests
146	Make small openings into termite shelter tubes and inject product inside	147	Make multiple openings into carton nests in building voids or in trees and make multiple injections of products to varying depths
160	Trench, trench and rod, or rod soil of planter box adjacent to the exterior foundation wall according to state specific treatment standards or to label directions, whichever apply		
501	Install In-ground Monitoring Station		

NON-CHEMICAL TREATMENT SPECIFICATIONS

101	Provide at least 14” clearance between wood and soil in the crawl space	102	Install access to ceiling of basement for inspection and/or treatment
104	Install door/s to provide access for treating soil adjacent to plumbing	105	Install crawl space access door
106	Install Automatic Vents	109	Remove cellulose debris and/or any other debris that would interfere with inspection or treatment in the crawl space
109A	Remove form boards	110	Scrape off termite tunnels
111	Set wooden supports on concrete pads to properly insulate wood to soil contact	135	Cut off stucco at least 3” above grade and remove stucco below grade
149	Remove wood to ground contacts	152	Break ground contact on step stringers
161	Prepare floor surface for drilling	205	Install a vapor barrier over the soil of a crawl space
206	Install floor supports to provide additional support		

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FLOOR PLAN LEGEND

BASEMENT TREATMENT SPECIFICATIONS

122	Vertically drill basement concrete slab floor and treat the soil beneath	144	Drill and treat basement door frames

CRAWL SPACE TREATMENT SPECIFICATIONS

114	Trench or trench/rod soil adjacent to the inside of the foundation walls of a crawl space	115	Trench or trench and rod soil adjacent to the piers of a crawl space
116	Trench or trench and rod soil adjacent to soil pipes of a crawl space	119	Trench or trench and rod soil adjacent to a chimney of a crawl space

EXCLUSION/WILDLIFE TREATMENT SPECIFICATIONS

900	Trap - Wildlife	901	Install Mushroom/Turbine Vent Cage - Roof
902	Seal Mushroom/Termite Vent - In Attic	903	Install Plumbing Vent Cap - Roof
904	Screen Gable Vent	905	Screen Foundation Vent
906	Screen Soffit Vent	907	Repair Roof Return
908	Seal Pipe Penetration	909	Seal Hole In Wall/Foundation, Floor, Etc.
910	Install One-Way Door Exclusion Cage	911	Install Garage Door Seal
912	Install Dryer Vent Cover - Wall	913	Install Oven Vent Cover - Wall
914	Install Oven Vent Cage - Roof	915	Install Chimney Cap

PRE-CONSTRUCTION TREATMENT SPECIFICATIONS

171	Vertical treatment zone - trench or trench and rod soil adjacent to pillars and other interior foundation elements such as chimneys and soil pipes	172	Vertical treatment zone - trench or trench/rod soil adjacent to utility pipes, plumbing lines, and conduits that will penetrate through the slab (1 gallon/sqft)
173	Horizontal treatment zone - make a horizontal treatment to the entire surface area of soil or substrate to be covered beneath the concrete slab	174	Vertical treatment zone - upon completion of grading along the outside of the exterior foundation wall, treat the backfill by trenching or trenching/rodding the soil adjacent to the exterior foundation wall

SLAB TREATMENT SPECIFICATIONS

122A	Drill the slab per product label specifications along the expansion joint where two slabs meet and treat soil underneath	123	Treat soil adjacent to plumbing penetrations
123A	Drill the slab along one side of the partition wall per product label specifications and treat the soil beneath	123AA	Drill the slab along both sides of a load-bearing wall per product label specifications and treat the soil beneath
124	Drill through the exterior foundation wall immediately below the slab per product label specifications and treat the soil beneath by short-rodding from the outside	126	Vertically drill the slab along the inside perimeter of the foundation walls and treat the soil beneath the slab

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Other



Other

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PEST CONTROL SERVICE PLAN

THIS AGREEMENT PROVIDES FOR SERVICES TO CONTROL FOR AND MITIGATE AGAINST INFESTATIONS OF CERTAIN INSECTS, SPIDERS AND RODENTS. TERMINIX SHALL NOT BE RESPONSIBLE FOR ANY INJURY, DISEASE OR ILLNESS RESULTING FROM BITES, INFESTATION OR CONTAMINATION OR FOR THE REPAIR OF ANY DAMAGE TO THE STRUCTURES ON THE PREMISES CAUSED BY SUCH INSECTS, SPIDERS AND RODENTS.

Customer (print name)	WATERFORD APARTMENTS	Main Phone	3524105547	Alternate Phone	
Customer Mailing Address	' '				
Property Address	11379 CORTEZ OAKS BLVD, BROOKSVILLE,FL 34613				
Description of Structure(s) Covered	Other			Email	sbrijmohan@rizzetta.com

SERVICE / PAYMENT TERMS

INITIAL SERVICE VISIT CHARGE *	$	2070.82
RECURRING SERVICE VISIT CHARGE*	$	1035.41
SERVICE FREQUENCY		Quarterly
BILLING FREQUENCY		Quarterly

*Excludes tax (if applicable)

In addition to service fees and applicable taxes, Terminix invoices contain an Environmental and Safety surcharge. This surcharge accounts for ongoing costs of maintaining environmental, health, and safety initiatives for Terminix employees and customers. Surcharge is subject to change.

☐ **Easy Pay**: Customer authorizes Terminix to automatically debit Customer's checking account or credit card, as indicated below, in an amount equal to any recurring service charges due to Terminix under this Agreement within five (5) days of the date such charge becomes due. This authorization will remain in effect until the fifth business day following Terminix's receipt from Customer of a written notice to cancel such authorization. Customer understands that cancellation of this authorization does not cancel Customer's obligations under this Agreement.

PEST CONTROL SERVICES

Target Pests for Standard Service (selected pests) ☒ American Roaches ☒ German Roaches ☐ Oriental Roaches ☐ Roaches Smokybrown, ☐ house mice ☐ rats ☒ silverfish ☒ "house" ants (other than Premium Pest ants listed below) ☒ spiders excluding the Brown Recluse (*Loxosceles reclusa*) & Black Widow (members of genus *Latrodectus*) ☒ centipedes ☒ millipedes ☐ earwigs ☐ house crickets ☐ common ground beetles ☒ paper wasps (within 8 feet of ground level)
Services for Selected Premium Pests (Subject to Additional Charges): **(select)** ☐ fleas ☐ ticks ☒ Carpenter ants ☐ Pharaoh ants ☒ Fire ants ☒ Tawny Crazy ants ☒ spiders (example: Black Widow and Brown Recluse) ☒ bees ☒ wasps (yellow jackets, hornets, other stinging wasps) ☐ clothes moths ☐ scorpions ☐ Brown-Banded cockroaches ☐ stored product pests

Terminix has provided the Customer with a copy of the manufacturer's specimen label or other state-required documents for the pesticide(s), which will be used to treat the above-named property.

Customer accepts and agrees to the Terms and Conditions of this Agreement, including the MANDATORY ARBITRATION and CLASS ACTION WAIVER provisions in Section 13 of the Terms and Conditions of this Agreement:

Customer's Company Name:	WATERFORD APARTMENTS	Customers Authorized Representative (Print Name):	WATERFORD APARTMENTS
Customer's Authorized Representative (Signature):		Date:	
Representative Name:	MASON, DONI	Representative (Signature):	
Date:			
Terminix Branch Phone:	3524013016	Terminix Branch Charter No.:	
Terminix Branch Address:	3004 CASTEEN RD, LEESBURG, FL 34748		

In the event you have any questions or complaints, you may contact a Terminix representative by calling 1.800.TELLTMX (1.800.835.5869).

STATE-SPECIFIC DISCLOSURES.

CALIFORNIA: Supplier shall provide the "Notice to Owner/Tenant" as required by Cal.Bus. & Prof. Code section 8538.

GEORGIA: The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this pest control company.

TEXAS: Licensed and regulated by Texas Department of Agriculture, PO Box 12847, Austin, TX 78711-2847 Phone 1.866.918.4481 Fax 1.888.232.2567.

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TERMS AND CONDITIONS

1. **INITIAL TERM; RENEWAL.** The term of this Agreement shall be a period of one (1) year beginning on the date executed (the "Initial Term"). After the Initial Term, this Agreement shall automatically renew for additional one (1) year periods (each a "Renewal Term") under the then current terms and conditions and any service policies unless earlier terminated or modified in accordance with this Agreement.

2. **FEES.** The Customer shall pay the fees and any additional surcharges for the Initial Service Visit and any subsequent or recurring Service Visits for the Initial Term and any Renewal Term. Customer agrees to reimburse Terminix for any costs associated with third-party billing or compliance portals Interactive Voice Response (IVR) technology, additional and unforeseen administrative services, and the like, if required to be used by Customer. Fees are due upon Terminix rendering service and providing Customer a service record to document the service. At any time during the term of this Agreement Terminix may use various methods to determine Customer's creditworthiness, including running a credit report.

3. **PEST CONTROL SERVICE PLAN. PEST CONTROL SERVICE PLAN.** According to Customer's selection(s), Terminix offers control and mitigation for Standard Service pests and/or Premium Service pests located in and around the structures on the Customer's premises. Terminix requires a reasonable time period to control for and mitigate certain infestations; and in some cases, this may involve Terminix needing to make either multiple visits or additional treatments that Terminix finds necessary. All services shall be performed using products and/or procedures recognized in the pest control industry and scientific community as effective for their purpose.

   a. **SERVICE VISIT(S).** During Service Visit(s) , Terminix may apply pesticides to both the interior of the structures or the exterior perimeter of the structures on the premises at its discretion to control for and mitigate against the selected Standard Service or Premium Service Pests. Additionally, Terminix may utilize other pest control strategies for control of certain pests For recurring pest control service, Terminix may perform pest control measures at subsequent visits during the Initial Term and any Renewal Term(s).

   b. **TARGET PESTS FOR STANDARD SERVICE.** Selected by Customer, may include: cockroaches (American, German, Oriental, and Smokybrown), house mice, rats, silverfish, "house" ants (other than ants listed in Section 3.c. below), spiders (excluding the Brown Recluse (*Loxosceles reclusa*) & Black Widow (members of genus *Latrodectus*)), centipedes, millipedes, earwigs, house crickets, common ground beetles, and paper wasps (within 8 feet of ground level).

   c. **TARGET PESTS FOR PREMIUM SERVICE.** Selected by Customer, may include: flies (including small flies), fleas, ticks, Carpenter ants, Pharaoh ants, Fire ants, Tawny Crazy ants, spiders (Example: Black Widow and Brown Recluse), bees, wasps (yellow jackets, hornets and other stinging wasps), clothes moths, scorpions, Brown-Banded cockroaches, and stored product pests. Terminix shall control for and mitigate against infestations of each Premium Pest(s) as selected by Customer at an additional charge to Customer.

   d. **EXCLUDED PESTS.** This Agreement does not cover and Terminix shall have no obligation to control for or mitigate against the following pests: termites (subterranean, dry wood, damp wood), wood-boring beetles, bed bugs (all species), mosquitoes, or any other pests not specified in Section 3.b. and 3.c. above, unless otherwise agreed to in writing by Terminix

   e. **INTERIM SERVICE VISITS.** Subject to the limitations in Section 5–Customer Cooperation, herein, if Customer is not reasonably satisfied with the effectiveness of Terminix's service, Customer may request complimentary interim service visits within thirty (30) days of the initial or recurring Service Visit being rendered.

4. **ACCESS TO PROPERTY.** The Customer must allow Terminix access to the structures for any purpose contemplated by this Agreement, including but not limited to, reinspections, whether the inspections were requested by the Customer or considered necessary by Terminix. The failure to allow Terminix such access limits the effectiveness of Terminix's service(s) and Terminix cannot guarantee results. Regardless of whether Customer grants Terminix access, Customer is still responsible for payment of the service(s) Terminix renders with the access it can obtain.

5. **CUSTOMER COOPERATION.** The Customer's cooperation is essential to ensure effective results from Terminix's service(s). Terminix will document service(s) rendered by providing Customer a service record listing conducive conditions (if present). When conditions conducive to the breeding and harborage of pests are reported by Terminix and are not corrected by Customer within a reasonable period, Terminix cannot ensure effective services. Extra charges may be assessed to Customer for additional treatments that are required in areas found with conducive conditions.

6. **TERMINATION.** If Terminix fails to resolve any material complaint regarding its service within a reasonable period, Customer may terminate this Agreement by giving Terminix ninety (90) days' advanced written notice. Either party may elect not to renew this Agreement by providing the other party with written notice of its intent not to renew at least ninety (90) days prior to the start of any Renewal Term.

7. **LIMITATION OF LIABILITY; LIMITED WARRANTY.** EXCEPT AS OTHERWISE PROHIBITED BY LAW, TERMINIX DISCLAIMS AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY FOR INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, PUNITIVE AND/ OR LOSS OF ENJOYMENT DAMAGES. THIS AGREEMENT DOES NOT PROVIDE FOR THE REPAIR OF ANY DAMAGE TO THE STRUCTURES ON THE PREMISES OR TO THE CONTENTS THEREIN CAUSED BY PESTS OR FOR COMPENSATION TO CUSTOMER FOR ANY SUCH DAMAGE. THIS AGREEMENT DOES NOT GUARANTEE, AND TERMINIX DOES NOT REPRESENT, THAT PESTS WILL NOT RETURN SUBSEQUENT TO SERVICE TREATMENTS.

8. **FORCE MAJEURE.** Terminix shall not be liable to Customer for any failure to perform or delay in the performance under this Agreement, attributable in whole or in part to any cause beyond its reasonable control, including but not limited to, acts of God, fires, floods, earthquakes, hurricanes, strikes, unavailability of necessary utilities, blackouts, or government actions.

9. **CHANGE IN LAW.** Terminix performs its services in accordance with the requirements of law. In the event of a change in existing law as it pertains to services, Terminix reserves the right to revise any of terms of this Agreement or terminate this Agreement.

10. **NON-PAYMENT; DEFAULT.** In case of non-payment or default by the Customer, Terminix may terminate this Agreement. Costs of collection including reasonable attorney's fees shall be paid by the Customer. In addition, interest may be assessed.

11. **CHANGE IN TERMS.** As long as Terminix doesn't materially reduce or change the quality or quantity of service(s), Terminix may change price or any other term of this Agreement at any time. Terminix will notify Customer of any material change. By accepting service after the change takes effect, Customer is accepting the change. If Terminix makes a material change to Customer's Agreement that Customer chooses not to accept, Customer may terminate by contacting Terminix in writing within ten (10) days of the effective date of the change notice, providing the reason for cancellation. Any written notices Customer needs to provide to Terminix in accordance with these terms and conditions should be sent via electronic mail to cancelservice@terminix.com.

12. **SEVERABILITY.** If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining terms and conditions of this Agreement shall remain in full force and effect.

13. **MANDATORY ARBITRATION AND CLASS ACTION WAIVER.** The parties choose to resolve any claim, dispute, or controversy ("Claim"), arising out of or relating to this Agreement through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial Rules in effect at the time the Claim is filed. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District or, if any such court lacks jurisdiction, in any state court that has jurisdiction. Venue for arbitration hereunder shall lie in Memphis, TN. You agree that any arbitration proceeding between the parties will be of an individual claim and no claims will be arbitrated on a class-wide or representative basis.

14. **GOVERNING LAW.** Except for the Mandatory Arbitration Clause, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the dispute arises without regard to the conflict of laws provisions.

15. **ENTIRE AGREEMENT.** This Agreement, together with all exhibits and amendments, contains the entire agreement between the parties. This Agreement replaces any other discussions, proposals or communications between the parties and no other representations are binding. Except for the Change in Terms clause, this Agreement may not be modified or amended in any way without the written consent of both parties. Electronic signatures are legal and binding.

16. **NOTICE FOR CALIFORNIA CONSUMERS:** In order to establish an account and provide you with service, we may collect personal information about you, such as your name or alias(es), physical address, phone number, and/or email address. During the course of business, we will maintain service records related to your established account. If financing a service via our internal financing options, we will also collect your social security number and date of birth in order to process a credit check for loan purposes. We do not sell your personal information. For additional information about your rights related to data privacy, please review our privacy policy, available at www.terminix.com/privacy.

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TERMINIX®

Summary of Charges

	Product	Renewals	Amount	Tax	Discount	Total Amount
Initial Term	Commercial Inside/Outside Pest Control		$5177.05	$336.51	$0.00	$5513.56
					Grand Total:	$5513.56

Product	Merchandise	Quantity

Purchaser Payments

By signing below, I, the cardholder, have authorized Terminix to process this one-time payment without further signature or authorization from me.

$

Authorization

Purchaser Name: WATERFORD APARTMENTS **Purchaser (Signature):** _____ Date: _____

AUTOPAY: Purchaser authorizes Terminix and affiliates including SMAC to automatically debit Purchaser's checking account or credit card, as indicated below, in an amount equal to any recurring service charges due to Terminix under this Agreement within five (5) days of the date such charge becomes due. This authorization will remain in effect until the fifth business day following Terminix's receipt from Purchaser of a written notice to cancel such authorization. Purchaser understands that cancellation of this authorization does not cancel Purchaser's obligations under this Agreement.

Terminix Authorization

Purchaser Name: WATERFORD APARTMENTS **Purchaser (Signature):** _____ Date: _____

SMAC Authorization

Purchaser Name: WATERFORD APARTMENTS **Purchaser (Signature):** _____ Date: _____


TERMINIX

TERMINIX

LEESBURG
3004 CASTEEN RD
LEESBURG,FL 34748
3524013016

Contract #: 116771-121225042909-7900
Inspection Date: 12/12/2025
Inspector: MASON, DONI

Product Labels & Safety Data Sheets

Product Labels & Safety Data Sheets, please visit: https://lycensed.com/orgs/terminix/public/chemical_documents
For NY customers, please select 'NY' as your locale

BEING A TERMINIX CUSTOMER HAS ITS BENEFITS.

MANAGE YOUR ACCOUNT 24/7.



Manage your Terminix account around the clock on your computer, tablet or smartphone. Just sign up and **Terminix.com/my-account.**

- **MOBILE-FRIENDLY ACCESS:** Access your account from anywhere
- **MANAGE UPCOMING APPOINTMENTS:** View and schedule service visits
- **UPDATE YOUR PROFILE:** Update your payment and contact info
- **SIMPLE PROTECTION PLAN RENEWALS:** Maintain your plan without the hassle

MAKE PAYMENTS WORRY-FREE.



Save time and money with **AutoPay**. Payments are automatically charged to your preferred payment method when they're due so there's no need to worry about another bill.

HAPPY WITH YOUR SERVICE? PASS THE WORD ALONG.



Want to earn a credit on your next service? Recommend Terminix to your friends and family. Ask your technician for more details.

FIND OUT WHAT PEOPLE ARE SAYING.

CONSUMERAFFAIRS ★★★★☆

Find reviews and ratings by other customers.
consumeraffairs.com/homeowners/terminix

TERMINIX

Tab 4

PERSONNEL PROFILE

Clubhouse Manager

The company will provide the service of a Clubhouse Manager that will be on property for a minimum of 40 hours per week and will perform the following duties:

- Responsible for day-to-day operations, adhering to District budget, and assist in managing vendor contracts relating to the clubhouse and community assets, development of standard operation policies and procedures.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the community.
- Oversee personnel staff and workplace operations to maintain and improve effectiveness and efficiency.
- Full knowledge/awareness of all rules and regulations of the amenities.
- Ensure an immaculate overall appearance of the Clubhouse and amenities.
- Inspect District property and common areas and report any problems to the appropriate vendor.
- Attend and participate in District Board of Supervisor Meetings.
- Issue and activate access cards for residents and update security system as needed.
- Process access card purchase requests. Maintain log of all transactions and submit a monthly report to the Finance Team.
- Handle all resident requests, inquiries, and complaints.
- Make regular updates to database and website.
- Inform residents of general information, meetings, and community updates. Oversee and prepare community newsletter.
- Manage the quality of the District's activities and amenities to ensure and maintain the appropriate level of services provided by the District.
- Display flexibility in handling after-hours emergency calls.
- Responsible for enforcing the District Policies and Rules.
- Complete private event rental forms, security deposits, and check-in/out documents.
- Prepare any incident or accident reports and forward to the District Manager.
- Submit a weekly report to the District Manager.
- Submit a monthly Clubhouse Manager report to the District Manager. Including: Maintenance actions, Administrative actions, Incidents and issues, Resident Payment Log, and Recommendations.

- Purchase (via Consultant supplied debit card) supplies, consumables, and other items as approved by the District, and timely review and monthly submission of invoices.
- Document, organize, and manage warranties, regular maintenance, and inspections for the facilities as needed (fire inspections, pest control, mechanical systems, security alarms.).
- Prepare and obtain quotes for services when directed by the District Manager or Board.
- Responsible in maintaining high standards of appearance, cleanliness, and condition of CDD property
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- The Clubhouse Manager will also be responsible for staffing the private event rentals if staff is required. The Clubhouse Manager or any other staff member who is brought in to staff a rental that operates beyond normal operating hours will be compensated at their normal hourly rate for each event worked. This cost is to be taken out of the rental fee for the event. This cost is not part of the normal operating budget for staffing.
- Clean and sanitize Clubhouse and amenities, as needed.
- Any other duties assigned by Amenities Manager.

Clubhouse Attendant

Assist and maintain smooth and effective daily operations of the Amenity and Recreational Facilities and will perform the following duties:

- Assist Clubhouse Manager in the day-to-day operations.
- Meet and greet residents.
- Ensure an immaculate overall appearance of the amenities.
- Monitor the guest and visitor policies.
- Assist in managing the private events calendar for the Clubhouse.
- Complete private event rental forms, security deposits and check in / out documents.
- Sell key fobs, gate remotes, room rentals, and document sales in various logs.
- Add/edit/delete resident and key fob data in Bosch and Door King systems and appropriate binders.
- Trouble shoot and resolve issues with key fobs and gate remotes.
- Assist in the assessing the condition of District property resulting from neglect, vandalism, depreciation and estimate the costs associated with its repair and/or replacement.
- Assist in notifying residents of upcoming events, meetings, and general information.
- Assist in maintaining preventative maintenance records, inventories, and purchases.
- Display flexibility in handling after-hours emergency calls.
- Assist in working with assigned contractors to ensure quality service is provided to the community.

- Full knowledge/awareness of all rules and regulations of the amenities. Including but not limited to operational hours, age restrictions and food / drink restrictions.
- Enforce the rules and regulations of the facility.
- Interaction with residents and guests on a day-to-day basis.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Document all complaints, injuries, and maintenance issues.
- Prepare any incident or accident reports and forward them appropriately.
- Process and manage work orders as needed.
- Assist in maintaining and managing warranties, regular maintenance, and inspections for the facilities as needed (fire inspections, pest control, mechanical systems, security alarms).

AMENITY SERVICES

PRICING

AMENITY MANAGEMENT SERVICES:		
PERSONNEL:		
Clubhouse Manager Full Time Personnel - 40 hours/week	**$**	**76,798**
Clubhouse Attendant Part Time Personnel – 20 hours/week	**$**	**23,293**
Total Cost:	**$**	**100,091**

Tab 5

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

November 12, 2025

Waterford Community Development District
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit Waterford Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Waterford Community Development district and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("GAAS") and *Government Auditing Standards* issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;

3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and

4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and

3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;

2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;

3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;

4. For report distribution; and

5. To provide us with:

    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;

    b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;

    c. Additional information that we may request from management for the purpose of the audit; and

d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and

2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;

2. Auditor General Management Letter, if applicable; and

3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;

2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

3. The District will evaluate the adequacy and results of the services performed; and

4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed $4,775 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

Berger Toombs Elam Gaines & Frank

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Sign: Ron Bastyr

Title: CHAIR

Date: 12/23/25

6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies)*, or *fail.* Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass.*

Bodine Perry

Bodine Perry

(BERGER_REPORT22)

BodinePerry
Certified Public Accountants & Advisors

ADDENDUM TO ENGAGEMENT LETTER
WATERFORD COMMUNITY DEVELOPMENT DISTRICT
DATED NOVEMBER 12, 2025

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and

d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

RIZZETTA & COMPANY
3434 COLWELL AVE, SUITE 200
TAMPA, FL 33614
PHONE: 813.533.2950

Auditor: M.S

Title: Director

Date: November 12, 2025

District: Waterford Community Development District

By: Ron Boston

Title: CHAIR

Date: 12/23/25

Tab 6

G.B. COLLINS ENGINEERING P.A.
AQUATIC ENGINEERING CONSULTANTS

December 17, 2025

Sean Craft
Scraft@rizzetta.com
(813)-994-1001

Re: **Waterford**
11261 Cortez Boulevard
Brooksville, FL 34613
Night Swim Inspection

Dear Mr. Craft,

Thank you for your request for a proposal to perform a Site Visit for a Night Swim Inspection at Waterford located in Brooksville, Florida.

We will perform the site visit to inspect the pool for a fee of $1,200.
This fee will include a report of our findings and an estimate for additional Engineering for the scope of work.

We request payment for the site visit prior to scheduling. We can accept payment by phone for your convenience.

G.B. Collins is fully licensed and has two-million-dollar professional liability insurance.

We will proceed with this project upon receipt of this signed cover sheet, agreeing to the scope of services and fee schedule. If you have any questions, please feel free to contact us.

Sincerely,

Alyssa A. Orfeo
Alyssa Orfeo
Administration

Shane O'Neil — 12/19/2025

Signature **Date**

SHANE O'NEIL

Print Name

Tab 7

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, December 4, 2025, at 11:08 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**
Cole Bastyr	**Board Supervisor, Assistant Secretary**

Also present were:

Sean Craft	**District Manager, Rizzetta & Company, Inc.**
John Vericker	**District Counsel, Straley Robin Vericker** *(via phone)*
Gregory Carr,	**Representative, Office Pride**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Craft called the meeting to order at 11:08 a.m., confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no comments from the members present.

The Board approved the following proposals from Office Pride:

- Janitorial Supplies for the Amenities Center with a not to exceed amount of $500.00.

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the proposal from Office Pride with a not to exceed amount of $500 for janitorial supplies for the Amenities Center, for the Waterford Community Development District.

DRAFT

- One dog waste station in the amount of $500.00.

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the proposal from Office Pride in the amount of $500 for one dog waste station, for the Waterford Community Development District.

- Four trash bins at a cost of $1,100 each plus shipping charges. Installation not required.

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the proposal from Office Pride for four trash bins at a cost of $1,100 each plus shipping as stated above, for the Waterford Community Development District.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

The Board approved a direct pay short form contract for Phases 4A/5A with Goodwin Brothers Construction dated July 15, 2025, in the amount of $5,596,563.47, which includes the performance and maintenance bonds.

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the short form contract for Phases 4A/5A with Goodwin Brothers Construction in the amount of $5,596,563.47 as stated above, for the Waterford Community Development District.

The Board directed Mr. Vericker to draft a waiver form for the fitness center for those guests 18 years and under who must also obtain notarized parental consent. The Board also directed Mr. Vericker to draft language to be placed on signage for the playground area with respect to expected behavior and alerting residents to video monitoring on the premises.

B. District Engineer

No Report.

C. District Manager Report

Mr. Craft presented his District Manager report and reminded the Board that the next regular meeting is scheduled for January 8, 2026, at 11:00 a.m.

Mr. Craft also reviewed the 3rd Quarter Website Compliance Audit Report to the Board stating that the report showed no negative findings.

The Board directed Mr. Craft to coordinate with either the pool cleaning company or with the District Engineer to obtain a night swimming permit for the pool to be able to offer extended hours in the fitness center.

DRAFT

FOURTH ORDER OF BUSINESS **Ratification of Proposal from Office Pride for Cleaning Services**

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the proposal from Office Pride in the amount of $1,558.80/month for office cleaning services two times a week, for the Waterford Community Development District.

FIFTH ORDER OF BUSINESS **Ratification of Proposal from Fast Signs**

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the proposal from Fast Signs in the amount of $684.22 for various signs, for the Waterford Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Dog Waste Station Proposal**

This proposal from Jayman Enterprises for four (4) dog waste stations was tabled indefinitely.

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved to indefinitely tabled the proposal from Jayman Enterprises for four (4) dog waste stations, for the Waterford Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-01; Supplemental Assessment Final Terms of 2025 Bonds**

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved Resolution 2026-01; Supplemental Assessment Final Terms of 2025 Bonds, as presented, for the Waterford Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-02; Approving 2025-2026 Amended Budget**

DRAFT

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved Resolution 2026-02; Amended Budget for Fiscal Year 2025-2026, for the Waterford Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Amended Developer Funding Agreement**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the Amended Developer Funding Agreement for Fiscal Year 2025-2026, for the Waterford Community Development District.

TENTH ORDER OF BUISINESS **Consideration of the Minutes of the Board of Supervisors Meeting held on September 2, 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 September 2, 2025, as presented, for the Waterford Community Development District.

ELEVENTH ORDER OF BUSINESS **Ratification of Operation & Maintenance Expenditures for August and September 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 August ($17,778.97) September 2025 ($37,637.72), for the Waterford Community Development District.

TWELFTH ORDER OF BUSINESS **Ratification of Construction Requisitions**

The Board ratified the following constructions requisitions relating to the Series 2025 Bonds:

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

CR 4	Oak Hill Land, LLC	$1,111,483.46
CR 5	Ovida Construction Group, Inc.	$ 153,012.83
CR 6	Oak Hill Land, LLC	$ 713,817.81
CR 7	Ovida Construction Group, Inc.	$ 40,143.60
CR 8	Ovida Construction Group, Inc**.**	$ 364,479.77

On a Motion by Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the Constructions Requisition stated above, for the Waterford Community Development District.

THIRTEENTH ORDER OF BUSINESS **Supervisor Requests**

There were no Supervisor comments or requests at this time.

FOURTEENTHORDER 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 11:53 a.m., for the Waterford Community Development District.

_____ _____

Assistant Secretary Chairman / Vice-Chairman

DRAFT

Tab 8

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures
November 2025
For Board Approval

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

The total items being presented: **$18,811.53**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
David Stahl Pool Services	100285	19355	Pool Cleaning 10/25	$ 1,400.00
David Stahl Pool Services	100285	19464	Pool Cleaning 11/25	$ 1,400.00
Hernando County Utilities	20251107-1	CZ0000100 09/25 ACH	Water Services 09/25	$ 1,916.00
K Johnson's Lawn & Landscaping, Inc.	100286	35122	Monthly Services 09/25	$ 7,100.00
Rizzetta & Company, Inc.	100288	INV0000103536	Deposit 09/25	$ 2,824.50
Spectrum	100289	1.58276E+12	Account #1582763 Internet & Phone Services 09/25	$ 187.79
Straley Robin Vericker	100287	27280	Legal Services 09/25	$ 994.37
Straley Robin Vericker	100287	27281	Legal Services 09/25	$ 1,027.38
Withlacoochee River Electric Cooperative, Inc.	20251113-1	102425-2276514 ACH	7569 Cortez Blvd Entry Lighting 10/25	$ 461.04
Withlacoochee River Electric Cooperative, Inc.	20251113-1	102425-2276516 ACH	11261 Cortez BLVD East Irrigation Well Lights 10/25	$ 717.99
Withlacoochee River Electric Cooperative, Inc.	20251113-1	102425-2276517 ACH	11261 Cortez Blvd - West Irrigation Well 10/25	$ 782.46
Total				**$ 18,811.53**

David Stahl's Pool Cleaning
5036 Harbinger Rd
Spring Hill, FL 34608

Invoice

Date 10/1/2025
Invoice # 19355

Bill To

WATERFORD CDD
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Ship To

P.O. #
Terms

Ship Date 10/1/2025
Due Date 10/1/2025
Other

Item	Description	Qty	Price	Amount
M1400	COMMERCIAL POOL SERVICES		1,400.00	1,400.00

THANK YOU FOR YOUR BUSINESS

352-684-5882
Fax 352-684-5882

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

RECEIVED
09/24/25

David Stahl's Pool Cleaning
5036 Harbinger Rd
Spring Hill, FL 34608

Invoice

Date 11/1/2025
Invoice # 19464

Bill To

WATERFORD CDD
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Ship To

P.O. #
Terms

Ship Date 11/1/2025
Due Date 11/1/2025
Other

Item	Description	Qty	Price	Amount
M1400	COMMERCIAL POOL SERVICES		1,400.00	1,400.00

THANK YOU FOR YOUR BUSINESS

352-684-5882
Fax 352-684-5882

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

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	10/17/25
Account Number	**CZ00001-00**

WATERFORD CDD
3434 COLWELL AVE, STE 200
TAMPA FL 33614

Current Charges	**1,916.00**
Current Charges Due Date	**11/06/25**
Total Due	**1,916.00**

CZ0000100 8 0001916002 3 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	10/06/2025	09/05/2025	09/17/2025	10/17/2025	31

AVG MONTHLY USAGE	AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR	3 YR RESIDENTIAL AVERAGE
31700	1700	0	

CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION
158700	6800	151900			

PREVIOUS BALANCE	136.89
PAYMENTS RECEIVED	136.89 CR
BALANCE FORWARD	**0.00**

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

CURRENT ACTIVITY

WATER USAGE	892.20
WATER BASE CHG	26.35
SEWER USAGE	930.17
SEWER USAGE - Billed at $6.01/1,000 gallons based on meter units	
SEWER BASE CHG	67.28
TOTAL CURRENT CHARGES	1,916.00
TOTAL DUE	**1,916.00**

HISTORY (GAL)	
SEP	5900
AUG	700
JUL	100
JUN	100



PAYMENT OPTIONS:

Register with InvoiceCloud for an online account. www.invoicecloud.com/hernandocounty

This will allow you to:

- ✓ Enroll in Automatic Bill Payment (EFT) with a checking or savings account – no additional fees
- ✓ Enroll in AutoPay with a credit or debit card – additional fees
- ✓ Enroll in Pay by Text – additional fees
- ✓ One-time online payment using InvoiceCloud – additional fees
- ✓ Drive-thru payment drop box, located at 15365 Cortez Blvd., Brooksville, FL 34613 – no additional fee
- ✓ Payment centers throughout the area; Visit hernandocounty.us| departments| utilities, to locate
- ✓ Pay by Phone. 844-759-0352; 24 hours a day, 7 days a week – additional fees.

Acceptable payment methods: DISCOVER MasterCard VISA AMERICAN EXPRESS G Pay Pay

If you choose to pay through a 3rd-party vendor there is risk of your payment not being delivered by the due date. Delays could result in additional fees and/or disconnection of service for nonpayment. *Please allow enough time for payment to reach HCUD.*

DISCONNECT POLICY

- ✓ Utility bills become past due 21 days after the **statement date**
- ✓ Delinquent charges apply if service is scheduled for interruption
- ✓ *Failure to receive a bill does not prevent service interruption or additional service charges*
- ✓ Service is subject to disconnection for failure to pay the past due balance in full
- ✓ To reconnect service, **all past due charges and fees are required to be paid in full**
- ✓ *Creating a future payment thru InvoiceCloud does not create a payment arrangement for past due balances*
- ✓ Contact HCUD Collections team for any questions regarding past due amounts - 352-754-4037
- ✓ Overtime charges apply to ANY service after 3:30pm, weekends and holidays
- ✓ **Prohibiting access to HCUD meters can result in further charges**

****** No service will be restored after 7 pm ******

- ✓ *Past due balances are represented on monthly statements, if necessary, and are due **immediately***
- ✓ *Customers also receive a courtesy robo call prior to disconnection to the phone number on their account (It is the customers responsibility to ensure HCUD has updated information)*

GENERAL INFORMATION

- Current HCUD Rates can be found on our website: www.**hernandocounty.us** under departments | Utility
- **All active accounts will be billed base charges regardless of consumption**
- Did you know you can apply for Residential | Commercial services: on-line?
  - ✓ Start Service
  - ✓ Terminate Service
  - ✓ Name Change
  - ✓ Mailing Address Change
  - ✓ Adjustment Application
  - ✓ Septage Hauler Application

Please mail correspondence to:

Hernando County Utilities
15365 Cortez Blvd, Brooksville, FL 34613

HERNANDO COUNTY WATER RESTRICTIONS:



Address numbers ending with:

0 or 1 = MONDAY before 8 am or after 6 pm
2 or 3 = TUESDAY before 8 am or after 6 pm
4 or 5 = WEDNESDAY before 8 am or after 6 pm
6 or 7 = THURSDAY before 8 am or after 6 pm
8 or 9 = FRIDAY before 8 am or after 6 pm

Locations with no address or multiple addresses = FRIDAY before 8 am or after 6 pm
Homeowners Associations, please check with your organization or property manager
These restrictions also APPLY when irrigating from a private well, lake, pond and/or river and stream

Reporting a Leak

To report a main break, major leak, or sewer back up, please call (352) 754-4037, option #1 BEFORE calling a plumber.
Please note: If the leak is between the water meter and the house, it is the responsibility of the homeowner, and a plumber should be consulted.

Reduce, Reuse & Recycle

Curbside recycling is available
Please contact our Solid Waste Team
@ 352-540-6457

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.: 35122
Invoice date: 09/30/2025

Service Month: September

#	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**

RECEIVED
10-02-2025

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

Invoice

Date	Invoice #
9/26/2025	INV0000103536

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
Deposit	1.00	$2,824.50	$2,824.50

RECEIVED
09-29-2025

Subtotal	$2,824.50
Total	$2,824.50

Spectrum BUSINESS®

NOV 14 2025

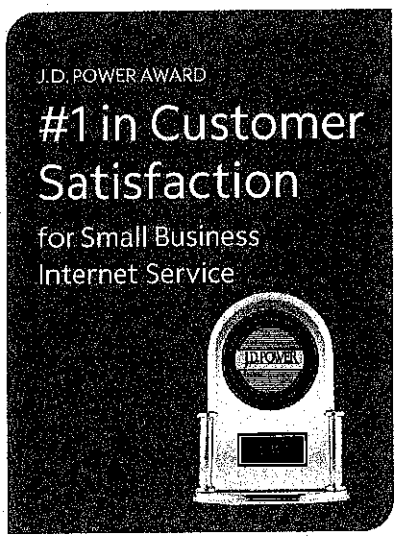
Exclusive savings for Spectrum Business Internet customers

Spectrum Mobile Business Unlimited 4 lines for

$80 /mo total
Business Internet is required.
Corporate Liability plans available.

Add up to 20 lines at the same low price per line

- **Unlimited talk, text and data** (reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included



Call 1-877-785-9422 or Visit spectrum.com/business/mobile

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, Spectrum Business Internet and Auto Pay required. Devices excluded from offer. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line, 10 GB for Mobile Hotspots. **J.D.POWER AWARD:** For J.D. Power 2025 award information, visit jdpower.com/awards. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2509-NMOB

SA8PF1QF

Spectrum BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 05 11062025 NNNNYNN 01 001071 0004

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

833713012158276300366633

November 5, 2025

The Waterford Cdd
Invoice Number: 1582763110525
Account Number:: 8337 13 012 1582763
Security Code: **2246**

Spectrum BUSINESS

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

8633 2390 DY RP 05 11062025 NNNNNYNN 01 001071 0004

Spectrum BUSINESS®

November 5, 2025
Invoice Number: 1582763110525
Account Number: **8337 13 012 1582763**
Security Code: **2246**
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 11/05/25 through 12/04/25 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 11/22/25	$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.

Enjoy multi-line savings on Business Mobile with 4 lines for $80/mo total. Call 1-866-706-3793 to claim this exclusive offer.

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT
Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.

Spectrum BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2360 DY RP 05 11062025 NNNNNYNN 01 001071 0004

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

November 5, 2025
THE WATERFORD CDD
Invoice Number: 1582763110525
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

November 5, 2025

THE WATERFORD CDD
Invoice Number: 1582763110525
Account Number: 8337 13 012 1582763
Security Code: **2246**

Spectrum BUSINESS®

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

8633 2390 DY RP 05 11062025 NNNNNYNN 01 001071 0004

Charge Details

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

Payments received after 11/05/25 will appear on your next bill.

Service from 11/05/25 through 12/04/25

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	11/05	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 11/22/25	**$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.

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)

Spectrum BUSINESS®

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**.

THE WATERFORD CDD
Invoice Number: 1582763110525
Account Number: 8337 13 012 1582763
Security Code: **2246**

Spectrum BUSINESS

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

8633 2390 DY RP 05 11062025 NNNNNYNN 01 001071 0004

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES: E911 Fee $0.40, Federal USF $1.25, Florida CST $1.71, TRS Surcharge $0.08.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

November 5, 2025

THE WATERFORD CDD
Invoice Number: 1582763110525
Account Number:: 8337 13 012 1582763
Security Code: **2246**

Spectrum BUSINESS®

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

8633 2390 DY RP 05 11082025 NNNNNYNN 01 001071 0004

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

October 07, 2025
Client: 001592
Matter: 000001
Invoice #: 27280

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/1/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	$121.50
9/2/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW EMAILS FROM S. CRAFT.	0.4	$162.00
9/11/2025	LC	PREPARE DRAFT RESOLUTION ADOPTING FINAL TERMS OF THE 2025 BONDS.	1.0	$195.00
9/17/2025	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.1	$445.50
9/17/2025	MS	REVISE, FINALIZE AND TRANSMIT RESOLUTION SETTING FINAL TERMS.	0.2	$39.00
		Total Professional Services	3.0	$963.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/16/2025	FEDEX- Federal Express- FedEx Services	$27.17
9/30/2025	Photocopies	$4.20
	Total Disbursements	$31.37

Total Services	$963.00	
Total Disbursements	$31.37	
Total Current Charges		$994.37
Previous Balance		$3,543.13
Less Payments		*($3,543.13)*
PAY THIS AMOUNT		**$994.37**

RECEIVED
10-13-2025

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

October 07, 2025
Client: 001592
Matter: 000004
Invoice #: 27281

RE: Expansion – Casitas Parcel

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/4/2025	LC	PREPARE LETTER TO M. MILLER TRANSMITTING FILING FEE FOR PETITION TO EXPAND.	0.4	$78.00
9/10/2025	JMV	REVIEW CORRESPONDENCE FROM HERNANDO COUNTY STAFF; REVIEW LEGAL NOTICE.	0.6	$243.00
9/10/2025	LC	REVIEW CORRESPONDENCE AND COST OF PUBLICATION FROM M. MILLER FOR PUBLIC HEARING ON EXPANSION; PREPARE CORRESPONDENCE TO M. MILLER RE SAME.	0.3	$58.50
		Total Professional Services	1.3	$379.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/9/2025	FEDEX- Federal Express- FedEx Services	$31.11
9/12/2025	Hernando sun Publications, LLC- Professional Services- Notice OF Public Hearing Publication	$616.77
	Total Disbursements	$647.88

Total Services	$379.50	
Total Disbursements	$647.88	
Total Current Charges		$1,027.38
Previous Balance		$613.50
Less Payments		*($613.50)*
PAY THIS AMOUNT		**$1,027.38**



Please Include Invoice Number on all Correspondence

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**10/24/2025**
Amount Due	**461.04**
Current Charges Due	**11/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address 7569 CORTEZ BLVD
Service Description ENTRY LIGHTING
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/19	37962	10/21	39180				1218

Comparative Usage Information

Period	Days	Average kWh Per Day
Oct 2025	32	38
Sep 2025	30	18
Oct 2024	32	21

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		381.61
Payment	381.61CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 1,218 KWH @ 0.06090	74.18	
Fuel Adjustment 1,218 KWH @ 0.04400	53.59	
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	4.90	
State Tax	29.82	
Hernando County Tax	2.15	
Total Current Charges		461.04
Total Due Please Pay		461.04

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

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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: 10/24/2025

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	**11/14/2025**
TOTAL CHARGES DUE	**461.04**
Total Charges Due After Due Date	**467.96**

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**10/24/2025**
Amount Due	**717.99**
Current Charges Due	**11/14/2025**

District Office Serving You
West Hernando

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/19	60449	10/21	61775				1326

Comparative Usage Information

Period	Days	Average kWh Per Day
Oct 2025	32	41
Sep 2025	30	28
Oct 2024	32	24

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		663.32
Payment	663.32CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 1,326 KWH @ 0.06090	80.75	
Fuel Adjustment 1,326 KWH @ 0.04400	58.34	
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	5.74	
State Tax	46.44	
Hernando County Tax	3.34	
Total Current Charges		717.99
Total Due Please Pay		717.99

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

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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: 10/24/2025

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	**11/14/2025**
TOTAL CHARGES DUE	**717.99**
Total Charges Due After Due Date	**728.76**

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**10/24/2025**
Amount Due	**782.46**
Current Charges Due	**11/14/2025**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/19	83354	10/21	84743				1389

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	32	43
Sep 2025	30	43
Oct 2024	32	21

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		**641.93**
Payment	**641.93CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 1,389 KWH @ 0.06090	**84.59**	
Fuel Adjustment 1,389 KWH @ 0.04400	**61.12**	
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 54)	**100.00**	
Install/Remove Light Pole	**130.00**	
FL Gross Receipts Tax	**5.70**	
State Tax	**42.20**	
Hernando County Tax	**3.04**	
Total Current Charges		**782.46**
Total Due	**Please Pay**	**782.46**

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	205 5	210 49	910 5	935 25	975 24

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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: 10/24/2025

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	**11/14/2025**
TOTAL CHARGES DUE	**782.46**
Total Charges Due After Due Date	**794.20**

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