



Rizzetta & Company

Waterford Community Development District

**Board of Supervisors'
Regular Meeting
February 5, 2026**

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

www.waterfordcdd.org

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

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

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

January 28, 2026

**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, February 5, 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
(Under Separate Cover)
- 4. BUSINESS ITEMS**
 - A. Consideration of Bond Related Matters for Casitas Parcel
 - i. Consideration of Engineers Report Tab 1
 - ii. Consideration of Master Methodology Report Tab 2
 - iii. Consideration of Resolution 2026-03; Declaring Preliminary Special Assessments Tab 3
 - iv. Consideration of Resolution 2026-04; Setting Public Hearing on Debt Assessments Tab 4
 - B. Discussion of Changing BOS Meeting Dates and Time
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on January 8, 2026 Tab 5
 - B. Ratification of Operation & Maintenance Expenditures for December 2025 Tab 6
- 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

FOURTH SUPPLEMENTAL ENGINEER'S REPORT

PREPARED FOR:

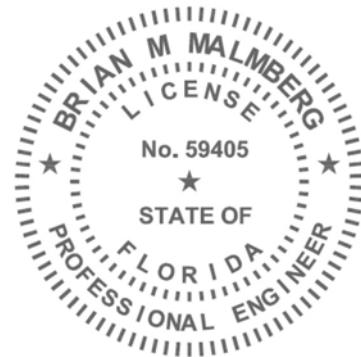
BOARD OF SUPERVISORS
WATERFORD COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:



COASTAL ENGINEERING ASSOCIATES, INC.
966 CANDLELIGHT BOULEVARD
BROOKSVILLE, FLORIDA 34601

January 22, 2026



Brian Malmberg, P.E., MBA
FL License No. 59405

This item has been digitally signed and sealed by
Brian Malmberg on the date adjacent to the seal.
Signature must be verified on any electronic copies.

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

FOURTH SUPPLEMENTAL ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide an updated description of the capital improvement plan ("CIP") and estimated costs of the CIP, for the expansion area being added to the Waterford Community Development District ("District"). The original District was comprised of 296.39 acres of land containing approximately 913 – single family units, common areas, parks and recreational facilities. The District has been authorized to add an additional 27.58 acres containing 89 single family lots. The overall District boundary will be comprised of approximately 323.97 acres and an anticipated single family unit count of 1,002 units.

BREAKDOWN BY UNIT TYPE

Phase	Product Types			
	40' Lot	50' Lot	60' Lot	TOTAL
Phase 1A-1		52		52
Phase 1A-2		66		66
Phase 2A		77		77
Phase 3A	118			118
Phase 3B	64	42	22	128
Phase 4A	24	58	10	92
Phase 5A	42	62	18	122
Phase 4B	21	90	19	130
Phase 5B	40	34	54	128
Phase 6 (Expansion Area)	29	60		89
TOTAL:	338	541	123	1,002

2. EXPANSION AREA SITE DESCRIPTION

The District expansion area consists of 27.58 additional acres of land and is located at the northwest intersection of Cortez Oaks Boulevard and Frontage Road, entirely within Hernando County, Florida. The metes and bounds description of the external boundary of the expanded District in its' entirety is set forth in **Exhibit A**. A metes and bounds description of the expansion area has been provided in **Exhibit C**.

3. PROPOSED MASTER INFRASTRUCTURE

The District will undertake certain public infrastructure improvements necessary for the development of the Waterford community within the boundaries of the District's expansion area. A portion of these improvements will be funded by the District bond issuances and a portion will be funded by Oak Hill Land, LLC ("Developer"). The Waterford Planned Development Project (PDP) zoning approval requires these public improvements to be consistent with the Hernando County Ordinances. The construction and maintenance of these public improvements will benefit the residential homes and properties served by the District. A detailed description of each improvement follows; related construction costs are in **Table 1**.

The public infrastructure for the project is as follows:

Roadway Improvements:

The CIP includes subdivision roads within the District expansion area. Generally, all roads will be 2-lane un-divided roads. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with applicable design requirements.

All internal roadways may be financed by the District. All roads are intended to be acquired by the District and then dedicated to the Hernando County government for ownership, operation, and maintenance. Alternatively, the developer may elect to finance the internal roads, gate them, and turn them over to a homeowner's association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities and stormwater improvements behind such gated areas).

Stormwater Management System:

The stormwater collection and outfall system is a combination of pipe, control structures and open retention areas designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the applicable design requirements for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception of the inlets and storm sewer systems that may be part of public rights-of-way dedicated to Hernando County.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs for grading of lots or the transportation of any fill to private lots.

Water and Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection.

Wastewater improvements for the project will include an onsite gravity collection system, offsite and onsite force main and onsite lift stations.

The water distribution and wastewater collection systems for the expansion area will be constructed and/or acquired by the District and then dedicated to the Hernando County Utilities Department for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

Recreational Amenities:

As part of the overall development, the Developer may privately fund amenity facilities and, upon completion, transfer them to a homeowners' association for ownership, operation and maintenance. In such event, the amenities would be considered common elements for the exclusive benefit of the District landowners and are not included as part of the CIP.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas (excluding any areas behind gates). The District must meet local design criteria requirements for planting and irrigation design. This project will at a minimum meet those requirements and in most cases will exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by Hernando County government will be maintained pursuant to a right-of-way agreement or permit. Any landscaping, irrigation or hardscaping systems behind hard-gated roads, if any, would not be financed by the District and instead would be privately installed and maintained.

Streetlights/ Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with Withlacoochee River Electric Cooperative in which case the District would fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the incremental cost of undergrounding of electrical utility lines within right-of-way and utility easements throughout the community. Any lines and transformers located in such areas would be owned by Withlacoochee River Electric Cooperative and not paid for by the District as part of the CIP.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of an acquisition agreement between the applicable developer and the District.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

There have been no permits applied for within the expansion area at this time. Permitting is anticipated to take place in the first quarter of 2026.

5. CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

The table below presents a cost estimate for the CIP of the expansion area. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

TABLE 1: CIP ESTIMATE

Waterford Community Development District	
Phase 6 - Waterford Expansion Area	
Description	Total:
General Conditions/Misc.	\$ 1,453,770
Earthwork/Clearing	\$ 472,845
Roadway Improvements	\$ 849,555
Stormwater Management System	\$ 466,755
Sanitary Sewer Utilities	\$ 583,770
Water Distribution Utilities	\$ 490,680
Recreational Amenities	\$ 860,430
Hardscape/Landscape/Irrigation	\$ 593,340
Streetlights/Undergrounding of Electrical Utility Lines	\$ 95,700
Professional Services	\$ 431,520
Total:	\$ 6,298,365
89 Single Family Units	

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the plan for design.

It is further our opinion that:

- the estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, special and peculiar, to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

EXHIBIT A: Updated Legal Description of the Waterford CDD District
EXHIBIT B: Updated Legal Sketch of the Waterford CDD District
EXHIBIT C: Expansion Area Legal Description
EXHIBIT D: Location Map
EXHIBIT E: Aerial Map
EXHIBIT F: Site Plan

EXHIBIT A

Legal Description of the Waterford CDD District

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FUTURE CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S01°01'05"E, 102.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN S88°58'55"W, 9.99 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 507.47 FEET, A CENTRAL ANGLE OF 41°51'16", AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 7°35'46", AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°39'03", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°16'06"W, 209.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 215.121 FEET; THENCE S05°35'26"W, 144.66 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE CONTINUE ALONG SAID WEST LINE N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE

ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, RUN S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, RUN N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, RUN N00°06'45"W, 2667.29 FEET TO THE **POINT OF BEGINNING**.

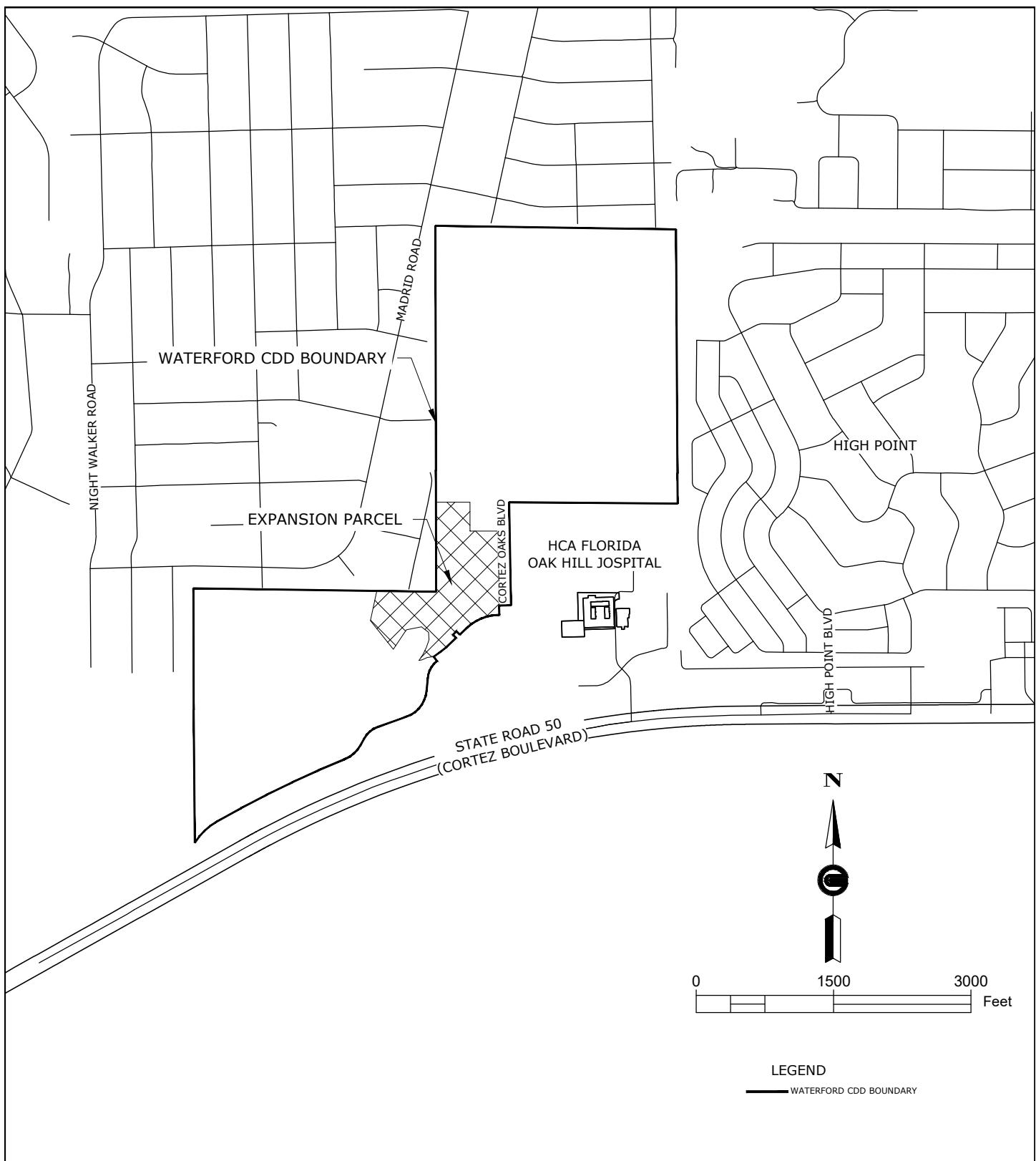
CONTAINING 323.97 ACRES MORE OR LESS.

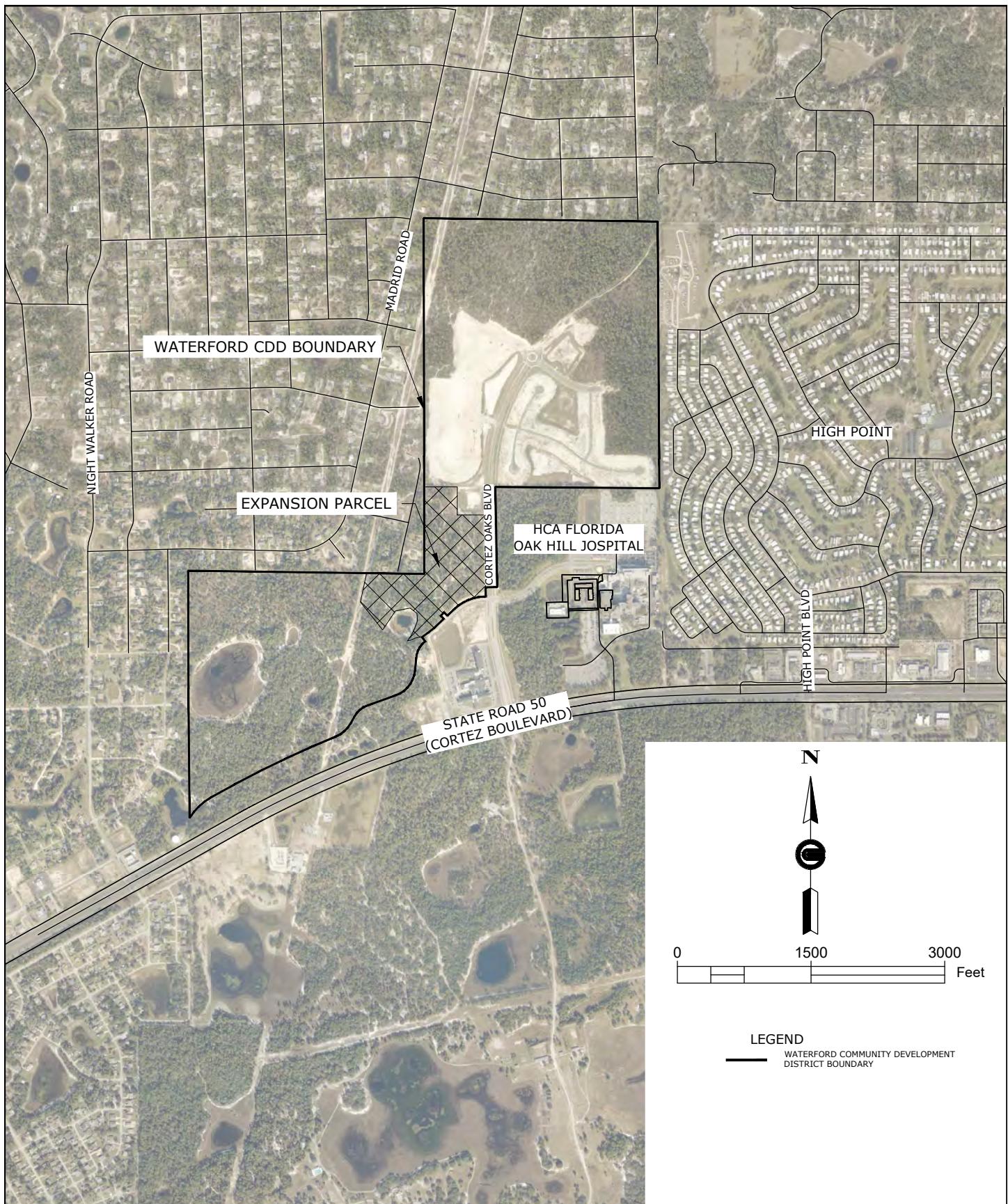
EXHIBIT C

Legal Description of Expansion Area

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, S00°06'40"E, 350.60 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 327.67 FEET; THENCE S00°00'00"E, 313.77 FEET; THENCE N90°00'00"E, 302.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FUTURE CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S01°01'05"E, 813.11 FEET TO THE NORTHWEST CORNER OF TRACT "A" CORTEZ OAKS AVENUE AS SHOW IN THE PLAT FOR OAK HILL SENIOR LIVING, RECORDED IN PLAT BOOK 43, PAGES 7-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES, S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PLAT RUN S82°04'25"W, 72.23 FEET TO A 50 FOOT WETLAND BUFFER LINE; THENCE ALONG SAID BUFFER LINE S65°10'26"W, 61.15 FEET; THENCE S77°43'22"W, 34.13 FEET; THENCE LEAVING SAID WETLAND BUFFER LINE RUN N33°04'14"E, 80.13 FEET; THENCE N26°23'39"E, 81.44 FEET; THENCE N19°25'39"E, 91.33 FEET; THENCE N04°44'38"W, 82.01 FEET; THENCE N52°23'31"W, 96.99 FEET; THENCE S78°45'35"W, 166.93 FEET; THENCE S34°08'57"W, 256.39 FEET; THENCE N38°30'07"W, 400.02 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE N12°15'04"E, 332.07 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 646.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N00°06'40"W, 976.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.58 ACRES MORE OR LESS.





Tab 2



Rizzetta & Company

Waterford Community Development District

**Master Special Assessment
Allocation Report
(Expansion Area)**

3434 Colwell Ave
Suite 200
Tampa, FL 33614
www.rizzetta.com

February 5, 2026

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Rizzetta & Company

I. INTRODUCTION

This Master Special Assessment Allocation Report (Expansion Area), (the “Master Report”) is being presented in anticipation of financing all or a portion of the capital infrastructure project for the Expansion Area (as herein defined) by the Waterford Community Development District (the “District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project for the Expansion Area.

The District plans to issue bonds in one or more series to fund a portion of the capital infrastructure project, also known as the Capital Improvement Program. This report will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all the landowners that will benefit from the capital Infrastructure project.

II. DEFINED TERMS

“Capital Improvement Program” – (or “CIP”) Construction and/or acquisition of public infrastructure planned for the Expansion Area (as herein defined), as specified in the Engineer’s Report.

“Developer” – Oak Hill Land, LLC.

“District” – Waterford Community Development District.

“Engineer’s Report” – the Fourth Supplemental Engineer’s Report, dated January 22, 2026, prepared by Coastal Engineering Associates, Inc.

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

“Expansion Area” – that certain 27.58 acres of land added to the District’s boundary via the Board of County Commissioners of Hernando County Ordinance No. 2025-11.

“Maximum Assessments” – The maximum amount of special assessments to be levied against property within the Expansion Area in relation to the CIP.

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

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



Rizzetta & Company

III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Hernando County on May 10, 2022, pursuant to Hernando County Ordinance No. 2022-12, which became effective on May 11, 2022. The District originally encompassed approximately 296.39 acres (the "Original District Lands"), which consisted of approximately 905 residential units. On October 7, 2025, Hernando County Ordinance No. 2025-11 was approved, expanding the District's boundaries to include the Expansion Area (27.58 acres) ("Boundary Amendment"). Post Boundary Amendment, the District consists of approximately 323.97 net acres.

The District is located entirely within unincorporated Hernando County, Florida. The District's Expansion Area consists of approximately 27.58 acres. There are currently 89 residential units planned for development in the Expansion Area. This Master Special Assessment Allocation Report will describe the allocation of the Expansion Area's maximum special assessment lien.

Note, prior to the Boundary Amendment, the District issued its \$4,835,000 Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One) (the "Series 2023 Bonds"), \$7,800,000 Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) (the "Series 2024 Bonds"), and \$8,620,000 Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Three) (the "Series 2025 Bonds"), (together, the "Prior Bonds"). The Series 2023 Bonds are secured by the debt assessment levied on phases 1 and 2, the Series 2024 Bonds are secured by the debt assessments levied on phases 3A and 3B, and the Series 2025 Bonds are secured by the debt assessments levied on phases 4A and 5A of the Original District Lands pursuant to separate assessment resolutions and assessment reports. The assessments securing the Prior Bonds are allocated to specific property within the District, separate and distinctive from the Expansion Area.

Table 1 illustrates the District's preliminary development plan for the Expansion Area.

IV. CAPITAL IMPROVEMENT PROGRAM – EXPANSION AREA

The District's Capital Improvement Program for the Expansion Area ("CIP") includes, but is not limited to, general conditions, earthwork/clearing, roadway improvements, stormwater management system, sanitary sewer utilities, water distribution utilities, recreational amenities, hardscape/landscape/irrigation, streetlights/undergrounding of electrical utility lines, and professional services. The total CIP for the Expansion Area is estimated to cost \$6,298,365, as shown in detail on Table 2. The estimated construction costs of the CIP identified above were provided by the District's Engineer in the Engineer's Report. It is expected that the District will issue capital improvement revenue bonds in the immediate future to fund a portion of the CIP, with the balance funded by the Developer, future bonds, or other sources.

Table 3 demonstrates the allocation of the estimated CIP costs among the Expansion Area's proposed development plan. The costs are allocated using EAU factors, which have



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the effect of stratifying the costs based on land use. This method of EAU allocation for a residential development meets statutory requirements and is commonly accepted in the industry.

V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

Unlike property taxes, which are ad valorem in nature, a community development district may levy special assessments under Florida Statutes Chapters 170, 190 and 197 only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed. These special benefits are peculiar to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

Improvements undertaken by the District, as more clearly described in the Engineer's Report, create both special benefits and general benefits. The general benefits also inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific property within the Expansion Area, or more precisely defined as the land uses which specifically receive benefit from the CIP as described in the Engineer's Report.

It is anticipated that the projects included in the CIP will provide special benefit to the lands within the Expansion Area. These infrastructure projects are a system of improvements and were designed specifically to facilitate the development of the District's Expansion Area properties into a viable community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the Expansion Area within the District.

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Florida Statute 170.201 states that the governing body of a municipality may apportion costs of such special assessments based on:



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- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

Based on discussions with the District's Engineer, evaluation of the Engineer's Report, as well as discussions with other District staff and the Developer regarding the project, it has been determined that the manner to allocate the final assessments is to be based on the front footage of each Platted Unit. This method of EAU allocation meets statutory requirements and is generally accepted in the industry. Table 3 demonstrates the allocation of the estimated construction costs allocated to the various planned unit types for the Expansion Area. The costs are allocated using EAU factors.

B. Anticipated Bond Issuance

As described above, it is expected that the District will issue bonds in one or more series to fund a portion of the CIP. Notwithstanding the description of the Maximum Assessments below, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. Please note that the preceding statement only applies to capital assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operations and maintenance of the District.

A maximum bond sizing has been provided on Table 4. This maximum bond amount has been calculated using conservative financing assumptions and represents a scenario in which the entire CIP for the Expansion Area is funded with bond proceeds. However, the District is not obligated to issue bonds at this time, and similarly may choose to issue bonds in an amount lower than the maximum amount, which is expected. Furthermore, the District may issue bonds in various par amounts, maturities, and structures up to the maximum principal amount. Table 5 represents the Maximum Assessments necessary to support repayment of bonds issued to finance the entire CIP for the Expansion Area.

C. Maximum Assessment Methodology

Initially, the District will be imposing a master Maximum Assessment lien on the Expansion Area based on the maximum benefit conferred on each parcel therein by the CIP. Accordingly, Table 6 reflects the Maximum Assessments per Platted Unit in the Expansion Area. Because the District may issue bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds will not exceed the amounts on Table 6. It is expected that the standard long-term special assessments borne by property owners will be lower than the amounts in Table 6 and will reflect assessment levels which conform with the current market.

The Expansion Area lands subject to the Maximum Assessments include Unplatted Parcels. Initially, Maximum Assessments will be levied on the approximately



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27.58 gross acres of Unplatted Parcels within the Expansion Area on an equal assessment per acre basis. As the Unplatted Parcels are either sold in bulk to third parties, or are platted or otherwise subdivided into Platted Units, individual Maximum Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 6, thereby reducing the Maximum Assessments encumbering the remaining Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

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

In the event that developable lands that derive benefit from the CIP are added to the District's boundaries, whether by another boundary amendment or increase in density, Maximum Assessments may be allocated to such lands, pursuant to the methodology described herein.

VI. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by the District's engineer, District's underwriter and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

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



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WATERFORD COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (EXPANSION AREA)

EXHIBIT A:

MASTER ALLOCATION METHODOLOGY



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WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA

TABLE 1: PRELIMINARY DEVELOPMENT PLAN - EXPANSION AREA

PRODUCT	EAU	TOTAL UNITS
Single Family 40'	0.80	29
Single Family 50'	1.00	60
TOTAL		89

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA**

TABLE 2: TOTAL CIP COST DETAIL - EXPANSION AREA

DESCRIPTION	TOTAL ESTIMATED COSTS
General Conditions/Misc.	\$ 1,453,770
Earthwork/Clearing	\$ 472,845
Roadway Improvements	\$ 849,555
Stormwater Management System	\$ 466,755
Sanitary Sewer Utilities	\$ 583,770
Water Distribution Utilities	\$ 490,680
Recreational Amenities	\$ 860,430
Hardscape/Landscape/Irrigation	\$ 593,340
Streetlights/Undergrounding of Electrical Utility Lines	\$ 95,700
Professional Services	\$ 431,520
Total CIP Construction Costs	\$ 6,298,365

NOTE: Infrastructure cost estimates provided by the District Engineer.

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA

TABLE 3: TOTAL CIP COST/BENEFIT ALLOCATION - EXPANSION AREA

PRODUCTS	EAU FACTOR	UNITS	TOTAL EAU's	% of EAU's	TOTAL COST	PER UNIT COST
Single Family 40'	0.80	29	23	28%	\$1,756,275	\$60,561
Single Family 50'	1.00	60	60	72%	\$4,542,090	\$75,702
		89	83	100%	\$6,298,365	

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA**

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

Estimated Coupon Rate	7.5%
Maximum Annual Debt Service ("MADS")	\$711,238

SOURCES:

MAXIMUM PRINCIPAL AMOUNT	\$8,400,000
Total Net Proceeds	\$8,400,000

USES:

Construction Account	(\$6,298,365)
Debt Service Reserve Fund	(\$711,238)
Capitalized Interest	(\$945,000)
Costs of Issuance	(\$277,397)
Underwriter's Discount	(\$168,000)
Total Uses	(\$8,400,000)

TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS

Estimated Interest Rate	7.5%
Maximum Initial Principal Amount	\$8,400,000
Aggregate Annual Installment	\$711,238 (1)
Estimated County Collection Costs	2.00%
Maximum Early Payment Discounts	4.00%
Estimated Total Annual Installment	\$30,265 (2)
	\$756,637

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA**

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

PRODUCT	UNITS	EAU FACTOR	TOTAL EAU'S	% of EAU's	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3)
Single Family 40'	29	0.80	23	28%	\$2,342,308	\$80,769	\$210,985	\$7,275
Single Family 50'	60	1.00	60	72%	\$6,057,692	\$100,962	\$545,651	\$9,094
TOTAL	89		83	100%	\$8,400,000		\$756,637	

(1) Represents maximum assessments allocated by EAU for the Expansion Area.

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

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

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL - EXPANSION AREA

PARCEL ID NO.	LU	MAXIMUM PRINCIPAL	MAXIMUM ANNUAL INSTALLMENT
See Legal Description Attached	1 ACRE	\$304,569	\$27,434
TOTAL	27.58 ACRES	\$8,400,000	\$756,637

EXHIBIT C

Legal Description of Expansion Area

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, S00°06'40"E, 350.60 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 327.67 FEET; THENCE S00°00'00"E, 313.77 FEET; THENCE N90°00'00"E, 302.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FUTURE CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S01°01'05"E, 813.11 FEET TO THE NORTHWEST CORNER OF TRACT "A" CORTEZ OAKS AVENUE AS SHOW IN THE PLAT FOR OAK HILL SENIOR LIVING, RECORDED IN PLAT BOOK 43, PAGES 7-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES, S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PLAT RUN S82°04'25"W, 72.23 FEET TO A 50 FOOT WETLAND BUFFER LINE; THENCE ALONG SAID BUFFER LINE S65°10'26"W, 61.15 FEET; THENCE S77°43'22"W, 34.13 FEET; THENCE LEAVING SAID WETLAND BUFFER LINE RUN N33°04'14"E, 80.13 FEET; THENCE N26°23'39"E, 81.44 FEET; THENCE N19°25'39"E, 91.33 FEET; THENCE N04°44'38"W, 82.01 FEET; THENCE N52°23'31"W, 96.99 FEET; THENCE S78°45'35"W, 166.93 FEET; THENCE S34°08'57"W, 256.39 FEET; THENCE N38°30'07"W, 400.02 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE N12°15'04"E, 332.07 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 646.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N00°06'40"W, 976.69 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 27.58 ACRES MORE OR LESS.

Tab 3

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Waterford Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the *Fourth Supplemental Engineer's Report dated January 22, 2026* (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Rizzetta & Company, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Allocation Report (Expansion Area) dated February 5, 2026*, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities,

undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately **\$6,298,365** (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately **\$8,400,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 5, 2026.

Attest:

**Waterford Community
Development District**

Printed Name: _____

Secretary/Assistant Secretary

Name: _____

Chair/Vice Chair of the Board of Supervisors

Tab 4

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT.

WHEREAS, the Board of Supervisors (the **"Board"**) of the Waterford Community Development District (the **"District"**) has previously adopted Resolution No. 2026-03 declaring non-ad valorem special assessments, determining to construct and/or acquire certain public improvements, and providing for other things as described therein;

WHEREAS, in accordance with the above referenced resolution, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 190, 170, and 197, Florida Statutes have been satisfied so that the District may hold the required public hearing, and the preliminary assessment roll and related documents are available for public inspection at the offices of Rizzetta & Company, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the **"District Office"**).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. There is hereby declared a public hearing to be held on **Thursday, April 13, 2026, at 9:30 a.m. at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, Florida 34601**, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments related to the public improvements as identified in the preliminary assessment roll. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 190, 170, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within the County the District is located in (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days' written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
3. This Resolution shall become effective upon its passage.

Passed and Adopted on February 5, 2026.

Attest:

**Waterford Community
Development District**

Printed Name: _____
Secretary / Assistant Secretary

Printed Name: _____
Chair of the Board of Supervisors

Tab 5

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
January 8, 2026 - Minutes of Meeting
Page 1

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, January 8, 2026, at 11:02 a.m.** at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, FL 34601.

Present and constituting a quorum:

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

Also present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker (via phone)
Lori Crawford	Clubhouse Manager
Scarlett Spongeberg	Amenities Management, Rizzetta & Company, Inc.
Audience	None Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft called the meeting to order at 11:02 a.m., confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present for comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that a Master Assessment expansion report is required from the District Engineer for the Casitas Parcel in order to levy debt assessments, and gave Mr. Craft direction to coordinate with Scott Brizendine and Kayla Connell on this matter. Mr. Vericker also directed the District Engineer to begin work on the report and to add two resolutions to the February meeting agenda. The first resolution is for

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
January 8, 2026 - Minutes of Meeting
Page 2

50 the preliminary assessment report, and the second resolution is for setting the public
51 hearing which will likely be worked into the April 2026 regular meeting.

52

53

54 **B. District Engineer**

55 No Report.

56

57 **C. District Manager Report**

58 Mr. Craft presented his District Manager report and reminded the Board that the
59 next regular meeting is scheduled for February 5, 2026, at 11:00 a.m.

60 The Board approved the following proposals:

61

62

63 On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of
64 Supervisors approved the proposal from David Stahl Pool Cleaning Services for leave
65 net, pool pole and test kit in the amount of \$240.00, for the Waterford Community
66 Development District.

67

68 The Board approved the purchase of covers for the gym signs and directed Ms.
69 Crawford to purchase those on the company issued credit card.

70

FOURTH ORDER OF BUSINESS

**Consideration of Proposals for Waste
Removal**

71

72 On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of
73 Supervisors approved the proposal from Coastal Waste Services for one rolling bin to
74 be picked up once week, for the Waterford Community Development District.

75

FIFTH ORDER OF BUSINESS

**Consideration of Proposals for Pest
Control**

76

77 On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of
78 Supervisors approved the proposal from Turner Pest Control in the amount of \$500 for
79 the initial set and with ongoing costs of \$250.00 a month, for pest control services, for
80 the Waterford Community Development District.

81

82

SIXTH ORDER OF BUSINESS

**Consideration of Staffing Proposal for
the Clubhouse**

The Board tabled the proposal for elevating Lori Crawford to full-time Clubhouse
Manager and adding part-time staff for the weekends. Supervisor Ron Bastyr will research

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
January 8, 2026 - Minutes of Meeting
Page 3

83 the matter further and coordinate with Lori Crawford, then add the discussion item to a future
84 meeting once a date has been determined.

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved to table the proposal for staffing the clubhouse from Rizzetta & Company, as stated above, for the Waterford Community Development District.

85
86
87
88 **SEVENTH ORDER OF BUSINESS** **Ratification of Audit Engagement**
89 **Letter for FY 2024/2025**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the Audit Engagement Letter for FY 2024/2025 as presented, for the Waterford Community Development District.

90
91
92 **EIGHTH ORDER OF BUSINESS** **Ratification of Proposal for Night Swim**
93 **Site Visit Inspection**
94

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the proposal from Gardner Collins in the amount of \$1,200 for a night swim site visit inspection to be performed in the pool, for the Waterford Community Development District.

95
96
97 **NINTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
98 **Board of Supervisors Meeting held on**
99 **December 4, 2025**
100

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 December 4, 2025, as presented, for the Waterford Community Development District.

101
102
103 **TENTH ORDER OF BUSINESS** **Ratification of Operation &**
104 **Maintenance Expenditures for**
105 **October and November 2025**
106

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 October (\$2,288.75) and November 2025 (\$18,811.53), for the Waterford Community Development District.

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
January 8, 2026 - Minutes of Meeting
Page 4

108

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

109

110 111 There were no Supervisor comments or requests at this time.

112

TWELFTH ORDER OF BUSINESS

Adjournment

113

114 On a motion from Mr. R. Bastyr, seconded by Ms. Lynette Bastyr, with all in favor, the
115 Board of Supervisors adjourned the meeting at 11:36 a.m., for the Waterford
116 Community Development District.

117

Assistant Secretary

Chairman / Vice-Chairman

DRAFT

Tab 6

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

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

**Operation and Maintenance Expenditures
December 2025
For Board Approval**

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

The total items being presented: **\$17,141.38**

Approval of Expenditures:

Chairperson
 Vice Chairperson
 Assistant Secretary

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
David Stahl Pool Services	100293	19495	Pool Cleaning 12/25	\$ 1,400.00
Fastsigns	100292	INV-10252	50% Deposit: Pickleball Court Dog Park & Playground Signage 11/25	\$ 342.11
Hernando County Utilities	20251205-1	CZ00001-00 10/25 ACH	Water Services 10/25	\$ 659.50
K Johnson's Lawn & Landscaping, Inc.	100291	35141	Monthly Services 10/25	\$ 7,100.00
Rizzetta & Company, Inc.	100290	INV0000103611	District Management Fees 10/25	\$ 5,049.34
Spectrum	100294	1582763120525-120525	Account #1582763 Internet & Phone Services 12/25	\$ 187.79
Withlacochee River Electric Cooperative, Inc.	20251210-1	2276514 11/25 ACH	7569 Cortez Blvd Entry Lighting 11/25	\$ 436.92
Withlacochee River Electric Cooperative, Inc.	20251210-1	2276516 11/25 ACH	11261 Cortez Blvd - East Irrigation Well Lights 11/25	\$ 694.63
Withlacochee River Electric Cooperative, Inc.	20251210-1	2276517 11/25 ACH	11261 Cortez Blvd - West Irrigation Well 11/25	\$ 1,271.09
Total				\$ 17,141.38

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

Invoice

Date 12/1/2025
Invoice # 19495

Bill To

WATERFORD CDD
PO BOX 32414
CHARLOTTE NC 28232

Ship To**P.O. #**

Terms

Ship Date 12/1/2025

Due Date 12/1/2025

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

Created Date: 11/17/2025

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

Bill To: Waterford CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33640

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

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

Salesperson: John Muncy

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

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

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

Signature: Scarlett Spongberg Date: 12/4/2025



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

Statement Date
Account Number

11/14/25
CZ00001-00

WATERFORD CDD
3434 COLWELL AVE, STE 200
TAMPA FL 33614

Current Charges 659.50
Current Charges Due Date 12/04/25
Total Due 659.50

CZ0000100 8 000065950 5 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 →

ACCOUNT NUMBER
CZ00001-00
ACCOUNT NAME
WATERFORD CDD
SERVICE ADDRESS
11379 MEMORIAL DR
TRANSPONDER ID
1577291758

***** SAVE TIME WITH EFT AUTOPAY. IT'S FREE *****
Sign up for Electronic Fund Transfer AUTOPAY
Visit www.invoicecloud.com/hernandocounty

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
15695636	1"	2.5000	11/05/2025	10/06/2025	10/17/2025	11/14/2025 30
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE	
36400		31700	0			
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
218900	158700	60200				

Water Account			
1	\$2.14	0 - 25,000	53.50
2	\$3.42	25,001 - 50,000	85.50
3	\$5.14	50,001 - 75,000	52.43
4	\$7.38	75,001 - 125,000	N/A
5	\$10.49	125,001 - 187,500	N/A
6	\$14.45	187,501 - and up	N/A

PREVIOUS BALANCE 1,916.00
PAYMENTS RECEIVED 1,916.00 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY
WATER USAGE 191.43
WATER BASE CHG 26.35

SEWER USAGE 374.44
SEWER USAGE - Billed at \$6.22/1,000 gallons
based on meter units
SEWER BASE CHG 67.28

TOTAL CURRENT CHARGES 659.50

TOTAL DUE 659.50

HISTORY (GAL)	
OCT	151900
SEP	5900
AUG	700
JUL	100
JUN	100

CZ00001-00

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:



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

Service Month: October

Invoice no.: 35141

Invoice date: 10/31/2025

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

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

Invoice

Date	Invoice #
10/2/2025	INV0000103611

Bill To:

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

	Services for the month of		Terms		Client Number
	October	Upon Receipt			00621
Description	Qty	Rate	Amount		
Accounting Services	1.00	\$1,730.42			\$1,730.42
Administrative Services	1.00	\$378.50			\$378.50
Dissemination Services	1.00	\$583.33			\$583.33
Email Accounts, Admin & Maintenance	2.00	\$20.00			\$40.00
Financial & Revenue Collections Services	1.00	\$324.42			\$324.42
Management Services	1.00	\$1,892.67			\$1,892.67
Website Compliance & Management	1.00	\$100.00			\$100.00

December 5, 2025
 Invoice Number: 1582763120525
 Account Number: 8337 13 012 1582763
 Security Code: XXXXXXXXXX
 Service At: 11379 MEMORIAL DR

BROOKSVILLE FL 34613

RECEIVED
 DEC 15 2025

NEWS AND INFORMATION

Contact Us

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

Summary Service from 12/05/25 through 01/04/26
 details on following pages

Previous Balance	366.63
Payments Received -Thank You!	-187.79
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 12/22/25	\$187.79
Total Due	\$366.63

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.

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.



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.

December 5, 2025

THE WATERFORD CDD

Invoice Number: 1582763120525
 Account Number: 8337 13 012 1582763
 Service At: 11379 MEMORIAL DR
 BROOKSVILLE FL 34613

Total Due	\$366.63
Amount you are enclosing	\$

Spectrum
BUSINESS®

4145 S. FALKENBURG RD RIVerview FL 33578-8652
 8633 2300 DY RP 05 12082025 NNNNNYNN 01 001090 0008

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

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713012158276300366633

Invoice Number: THE WATERFORD CDD
 Account Number: 1582763120525
 Security Code: 8337 13 012 1582763

Spectrum

BUSINESS

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 05 12062025 NNNNNYNN 01 001090 0006

Charge Details

Previous Balance	366.63	
Credit Card Payment	11/20	-187.79
Past Due Balance - Due Now		\$178.84

Payments received after 12/05/25 will appear on your next bill.

Service from 12/05/25 through 01/04/26

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

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.



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 **11/21/2025**
Amount Due **436.92**
Current Charges Due **12/16/2025**

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**

Comparative Usage Information

Average kWh

Period	Days	Per Day
Nov 2025	28	37
Oct 2025	32	38
Nov 2024	29	41

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.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multplier	Dem. Reading	KW Demand	kWh Used
10/21	39180	11/18	40215				1035

Previous Balance	461.04
Payment	461.04CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 1,035 KWH @ 0.06090	63.03
Fuel Adjustment 1,035 KWH @ 0.04200	43.47
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 @ 0.04200	12.85
Poles (QTY 17)	85.00
FL Gross Receipts Tax	4.33
State Tax	28.26
Hernando County Tax	2.04
Total Current Charges	436.92
Total Due	Please Pay
	436.92

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: 11/21/2025

Use above space for address change ONLY.

District: WH16



2276514 WH16
WATERFORD COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414



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

Current Charges Due Date	12/16/2025
TOTAL CHARGES DUE	436.92
Total Charges Due After Due Date	443.47

000227651400004369200004434702

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 11/21/2025
Amount Due 694.63
Current Charges Due 12/16/2025

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	28	41
Oct 2025	32	41
Nov 2024	29	25

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.

ELECTRIC SERVICE

From	To	Multiplier	Dem. Reading	KW Demand	kWh Used
10/21	61775	11/18	62932		1157

Previous Balance
Payment
Balance Forward

717.99
717.99CR
0.00

Customer Charge	39.16
Energy Charge 1,157 KWH @ 0.06090	70.46
Fuel Adjustment 1,157 KWH @ 0.04200	48.59
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 @ 0.04200	24.19
Poles (QTY 32)	160.00
FL Gross Receipts Tax	5.19
State Tax	44.93
Hernando County Tax	3.23
Total Current Charges	694.63
Total Due	694.63
Please Pay	

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: 11/21/2025

Use above space for address change ONLY.

District: WH16



2276516 WH16
WATERFORD COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

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

Current Charges Due Date	12/16/2025
TOTAL CHARGES DUE	694.63
Total Charges Due After Due Date	705.05

0002276516000006946300007050500

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 11/21/2025
Amount Due 1,271.09
Current Charges Due 12/16/2025

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	Reading	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
	10/21	84743		11/18	85980			1237	782.46

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	28	44
Oct 2025	32	43
Nov 2024	29	22

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



2 0 1 5 5 6 1 9

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

Previous Balance	782.46
Payment	782.46CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 1,237 KWH @ 0.06090	75.33
Fuel Adjustment 1,237 KWH @ 0.04200	51.95
Light Energy Charge	11.24
Light Support Charge	24.25
Light Maintenance Charge	264.31
Light Fixture Charge	326.57
Light Fuel Adj 1,021 KWH @ 0.04200	42.88
Poles (QTY 54)	341.00
FL Gross Receipts Tax	6.28
State Tax	82.21
Hernando County Tax	5.91
Total Current Charges	1,271.09
Total Due	Please Pay
	1,271.09

Lights/Poles	Type/Qty	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: 11/21/2025

Use above space for address change ONLY.

District: WH16



2276517 WH16
WATERFORD COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.
Current Charges Due Date 12/16/2025
TOTAL CHARGES DUE 1,271.09
Total Charges Due After Due Date 1,290.16

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