



Rizzetta & Company

Waterford Community Development District

**Board of Supervisors'
Regular Meeting
March 9, 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

March 2, 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 **Monday, March 9, 2026 at 9:30 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)
 - ii. Presentation of Website Audit Compliance Report..... Tab 1
4. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-05; Revised
Meeting Schedule for FY 2025-2026 Tab 2
 - B. Consideration of Proposal for Dog Waste Stations Tab 3
 - C. Consideration of Proposal for Pressure Cleaning Tab 4
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on February 5, 2026..... Tab 5
 - B. Ratification of Operation & Maintenance Expenditures
for January 2026 Tab 6
 - C. Ratification of Construction Requisition CR9 S2025 Tab 7
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,

Sean Craft

Sean Craft

District Manager

Tab 1



Quarterly Compliance Audit Report

Waterford

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

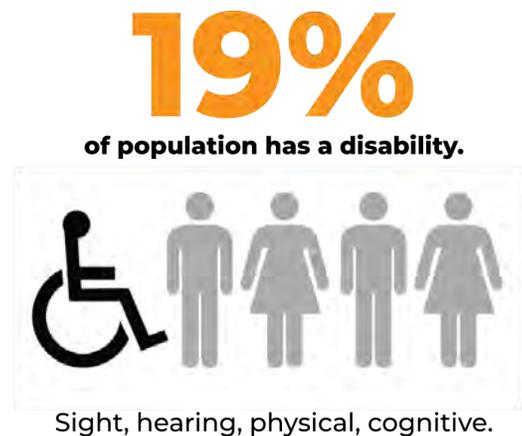
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

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

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 2

RESOLUTION 2026-05

A RESOLUTION OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Waterford Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being entirely situated in Hernando County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is required by Section 189.015, *Florida Statutes* to file a schedule of its regular meetings with the local governing authority.

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

1. **Adoption of Meeting Schedule.** The Meeting Schedule attached hereto as **Exhibit A** and incorporated herein by reference is hereby approved and adopted.
2. **Publication and Filing of Meeting Schedule.** The District Manager is hereby directed to publish and file the Meeting Schedule in accordance with the requirements of Florida law.
3. **Effective Date.** This Resolution shall become effective immediately upon its adoption by the Board.

PASSED AND ADOPTED THE 9TH DAY OF MARCH 2026.

ATTEST:

**WATERFORD COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

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

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Waterford Community Development District are scheduled to be held at 9:30 a.m. at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601, as follows:

March 9, 2026
April 13, 2026
May 11, 2026
June 8, 2026
July 13, 2026
August 10, 2026
September 14, 2026

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

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

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

Tab 3

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Estimate

Date	Estimate #
8/13/2025	1286

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

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

Tab 4



Gladiator Pressure Cleaning

P.O. Box 26574
 Tampa, FL 33623
 Ph: 800-270-9411 - Fax: 813-607-6625
 www.gladiatorpressurecleaning.com
 service@gladiatorpc.com



@Gladiatorpc1



@Gladiatorpc

Quote

5055
Date
2/6/2026



Billing Name / Address	
Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614 Attn: Lori Crawford	
Customer Phone	352-410-5547



Cleaning Location
Waterford Community Cortez Oaks Blvd & Hamm St. Brooksville, FL 34613

Item	Description	Qty	Rate	Total
Sidewalk and comm...	Pressure clean common area sidewalk(s) on Hamm Street from Cortez Oaks to corner of Hamm Street and Rome Lane. Gladiator will pressure clean sidewalk, sidewalk apron(s), street gutter, and storm drain(s). Approximately 600 linear feet		725.00	725.00
Cleaning Agents	Cleaning agents and chemicals may be used in the pressure cleaning process			
Water Source	Customer is responsible for providing a useable water source. If no water source is available, Gladiator will supply water to complete this project at no extra charge to Customer.			

For questions or concerns please contact Steve McDonough at (813)-924-2256			Total	\$725.00
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Terms and Conditions:
 COMMERCIAL billing terms are NET 15 days unless stated otherwise.
 RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.
 Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.
 Gladiator is a fully insured company and a Certificate of Insurance is available upon request.
 Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____ Date _____

Tab 5

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 **Thursday, February 5, 2026, at 11:05 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
Cole Bastyr	Board Supervisor, Assistant Secretary
Lynette Bastyr	Board Supervisor, Assistant Secretary

Also present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker (<i>via phone</i>)
Kayla Connell	Financial Services Manager, Rizzetta & Company, Inc. (<i>via phone</i>)

Audience	None Present
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FIRST ORDER OF BUSINESS **Call to Order**

Mr. Craft called the meeting to order at 11:05 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
No Report.

B. District Engineer
No Report.

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C. District Manager Report

Mr. Craft presented his District Manager report and reminded the Board that the next regular meeting is scheduled for March 9, 2026, at 9:30 a.m.

FOURTH ORDER OF BUSINESS

**Consideration of Bond Related Matters
for Casitas Parcel**

On a motion from Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved Resolution 2026-03; Declaring Preliminary Special Assessments, for the Waterford Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04;
Setting Public Hearing on Debt
Assessments**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved Resolution 2026-04; Setting a Public Hearing on Debt Assessments, for the Waterford Community Development District.

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SIXTH ORDER OF BUSINESS

**Discussion of Changing BOS Meeting
Dates and Time**

The Board approved a motion to change the meeting dates and times for the remainder of the fiscal year 2025-2026 meetings to be held on the second Monday of each month at 9:30 a.m. beginning in March 2026.

On a motion from Ms. L. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved to change the meeting dates and times as stated above, for the Waterford Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
January 8, 2026**

On a Motion by Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting held on January 8, 2026, as presented, for the Waterford Community Development District.

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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 January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$116,103.60**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Coastal Engineering Associates, Inc	100305	00359488	Engineering Services 08/25-10/25	\$ 4,132.50
Cole Michael Bastyr	100306	CB120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
David Stahl Pool Services	100318	19525	Pool Cleaning 01/26	\$ 1,400.00
David Stahl Pool Services	100318	19635	Pool Maintenance 01/26	\$ 240.00
Disclosure Technology Services LLC	100307	1652	FY25-26 Bond Series Dissemination Services 11/25	\$ 1,500.00
Fastsigns	100316	INV-10252-B	Final Balance: Pickleball Court Dog Park & Playground Signage	\$ 342.11
GB Collins Engineering, PA	100317	121725-621	Night Swim Inspection 12/25	\$ 1,200.00
Hernando County Utilities	20260107-1	CZ00001-00 11/25 ACH	Water Services 11/25	\$ 200.63
Hernando Property Appraiser	100308	110125 Hernando	Non Ad Valorem Assessment Roll Fees FY25-26	\$ 25,101.02
K Johnson's Lawn & Landscaping, Inc.	100309	35155	Monthly Services 11/25	\$ 9,100.00
K Johnson's Lawn & Landscaping, Inc.	100309	35166	Erosion & Sodding Repairs 12/25	\$ 3,800.00
K Johnson's Lawn & Landscaping, Inc.	100320	35167	Monthly Services 12/25	\$ 9,100.00
Lynette Wagner Bastyr	100322	LB010826	Board of Supervisor Meeting 01/08/26	\$ 200.00
Office Pride	100310	Inv-290340	Commercial Cleaning Services 11/25	\$ 1,080.00
Office Pride	100310	Inv-291652	Commercial Cleaning Services 12/25	\$ 1,558.80

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Office Pride	100321	Inv-294915	Facility Supplies - Trash Cans 12/25	\$ 6,600.00
Office Pride	100319	Inv-294922	Cleaning Supplies 12/25	\$ 189.10
Office Pride	100326	Inv-296833	Commercial Cleaning Services 01/26	\$ 1,558.80
Rizzetta & Company, Inc.	100298	INV0000103722	Assessment Roll Preparation FY 25/26	\$ 5,150.00
Rizzetta & Company, Inc.	100297	INV0000103792	General Management & Oversight/Deposit 10/25	\$ 3,824.50
Rizzetta & Company, Inc.	100300	INV0000104523	District Management Fees 11/25	\$ 5,049.34
Rizzetta & Company, Inc.	100302	INV0000104802	EE Recruiting 11/25	\$ 67.33
Rizzetta & Company, Inc.	100296	INV0000105102	Personnel Reimbursement 11/25	\$ 1,268.37
Rizzetta & Company, Inc.	100295	INV0000105338	District Management Fees 12/25	\$ 5,649.34
Rizzetta & Company, Inc.	100303	INV0000105417	General Management & Oversight 12/25	\$ 1,903.47
Rizzetta & Company, Inc.	100304	INV0000105871	Personnel Reimbursement 12/25	\$ 1,490.87
Rizzetta & Company, Inc.	100301	INV0000106066	General Management & Oversight 01/26	\$ 2,249.00
Rizzetta & Company, Inc.	100299	INV0000106259	Accounting Services 01/26	\$ 5,049.34
Rizzetta & Company, Inc.	100325	INV0000106597	Personnel Reimbursement 01/26	\$ 1,289.10
Ronald Bastyr	100323	RB010826	Board of Supervisor Meeting 01/08/26	\$ 200.00

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ronald Bastyr	100311	RB120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
School Now	100312	INV-SN-1064	Website Services FY25-26	\$ 1,537.50
Shane O'Neil	100324	SO010826	Board of Supervisor Meeting 01/08/26	\$ 200.00
Shane O'Neil	100313	SO120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
Spectrum	20260120-1	1582763010526-010526 ACH	Account #1582763 Internet & Phone Services 01/26	\$ 187.79
Spectrum	20260120-1	8337130121582763-010926 ACH	Account #1582763 Internet & Phone Services 10/25	\$ 178.84
Straley Robin Vericker	100314	27457	Legal Services 10/25	\$ 1,621.62
Straley Robin Vericker	100314	27458	Legal Services 10/25	\$ 1,738.00
Straley Robin Vericker	100314	27630	Legal Services 11/25	\$ 1,149.00
Turner Pest Control, LLC	100327	621783837	Commercial Pest Control 01/26	\$ 250.00
U.S. Bank	100315	7943079	Trustee Fees S2024 10/01/25- 09/30/26	\$ 4,256.13
Withlacoochee River Electric Cooperative, Inc.	20260112-1	2276514 12/25 ACH	7569 Cortez Blvd Entry Lighting 12/25	\$ 444.29

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260112-1	2276516 12/25 ACH	11261 Cortez Blvd - East Irrigation Well Lights 12/25	\$ 705.07
Withlacoochee River Electric Cooperative, Inc.	20260112-1	2276517 12/25 ACH	11261 Cortez Blvd - West Irrigation Well 12/25	\$ 1,281.08
Withlacoochee River Electric Cooperative, Inc.	20260112-1	2382076 11/25 ACH	11379 Memorial Dr 11/25	<u>\$ 1,460.66</u>
Total				<u>\$ 116,103.60</u>

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

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

Invoice number 00359488
 Date 10/31/2025

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

Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Principal Engineer				
	08/07/2025	0.50	235.00	117.50
<i>Phase 4A&5A EOPC revision</i>				
	08/12/2025	2.00	235.00	470.00
<i>waterford 4A/5A CDD report update</i>				
	10/07/2025	2.00	235.00	470.00
<i>review and signature of reimbursement paperwork</i>				
	Subtotal	4.50		1,057.50
Project Manager/Engineering				
	08/06/2025	1.00	195.00	195.00
<i>EOPC 4A/5A</i>				
Project Manager/Construction				
	09/08/2025	2.00	180.00	360.00
<i>CDD Requisition</i>				
	09/09/2025	0.50	180.00	90.00
<i>Final CDD Requisition work</i>				
	09/10/2025	0.50	180.00	90.00
<i>Final CDD Requisition work and submit</i>				
	09/17/2025	0.50	180.00	90.00
<i>Emails</i>				
	09/26/2025	1.25	180.00	225.00
<i>Meeting with Ron, for CDD eligible options, Get list of past CDD Requisitions</i>				
	09/29/2025	2.00	180.00	360.00
<i>Meeting with Ron/Candi for CR info, work on CR documents</i>				
	09/30/2025	1.00	180.00	180.00
<i>CR#4 Work</i>				
	10/01/2025	3.50	180.00	630.00
<i>CR 4 S2025 Work, Calls & Emails w/Candi</i>				
	10/02/2025	0.25	180.00	45.00
<i>Call with Candi, Items needed</i>				
	10/03/2025	2.00	180.00	360.00
<i>CR 4 & 5 S2025 Work, Calls, Emails w/Candi</i>				

Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Project Manager/Construction				
<i>Submitted CR#4 & #5, & updated CR#4</i>	10/06/2025	1.00	180.00	180.00
<i>CR#6 CDD Requisition</i>	10/13/2025	1.50	180.00	270.00
Subtotal		16.00		2,880.00
Phase subtotal				4,132.50
			Invoice total	4,132.50

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
PROFESSIONAL SERVICES	0.00	44,645.25	48,777.75	4,132.50	-48,777.75
Total	0.00	44,645.25	48,777.75	4,132.50	-48,777.75

TERMS: DUE UPON RECEIPT

Waterford CDD

Meeting Date: December 4, 2025

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:08
Meeting End Time:	11:53
Total Meeting Time:	:47

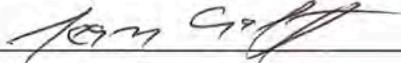
Time Over _____ (3) Hours:	
------------------------------	--

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

District Manager Signature 

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

Invoice

Date 1/1/2026
Invoice # 19525

Bill To
WATERFORD CDD
PO BOX 32414
CHARLOTTE NC 28232

Ship To

P.O. #
Terms

Ship Date 1/1/2026
Due Date 1/1/2026
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

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

Invoice

Date 1/1/2026
Invoice # 19635

Bill To

WATERFORD CDD
PO BOX 32414
CHARLOTTE NC 28232

Ship To

P.O. #
Terms

Ship Date 1/1/2026
Due Date 1/1/2026
Other

Item	Description	Qty	Price	Amount
LEAVE NET	LEAVE NET		39.00	39.00
POLE	POOL POLE		107.00	107.00
TESTKIT	TEST KIT		94.00	94.00

THANK YOU FOR YOUR BUSINESS

352-684-5882
Fax 352-684-5882

Subtotal	\$240.00
Sales Tax (0.0%)	\$0.00
Total	\$240.00
Payments/Credits	\$0.00
Balance Due	\$240.00

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Rizzetta & Co.
CDD:
Waterford Community Development District

INVOICE 1652
DATE 11/03/2025

BOND SERIES ...
Capital Improvement Rev Bonds 2023 2024 (Assessment Area Two)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	1,500.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE \$1,500.00

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481



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

INVOICE

INV-10252

fastsigns.com/2226

Payment Terms: Cash Customer

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
6.1	Professional Installation -		
	- # of Hours: 1		

Subtotal:	\$684.22
Taxes:	\$0.00
Grand Total:	\$684.22
Deposit Required:	\$342.11
<i>Credit Card Surcharge:</i>	3.00%
<i>Total with Surcharge:</i>	\$704.75
<i>Deposit with Surcharge:</i>	\$352.37

Signature: Scarlett Spongberg Date: 12/4/2025

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

December 17, 2025

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

Page | 1

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.

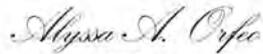
We will perform the site visit to inspect the pool for a fee of \$1,200. This fee will include a report of our findings and an estimate for additional Engineering for the scope of work.

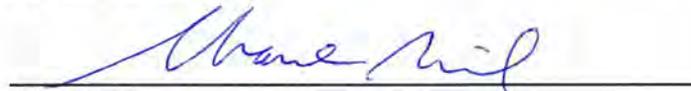
We request payment for the site visit prior to scheduling. We can accept payment by phone for your convenience.

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 Orfeo
Administration



Signature

SHANE O'NEIL

Print Name

12/19/2025

Date



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

12/17/25
 CZ00001-00

WATERFORD CDD
 3434 COLWELL AVE, STE 200
 TAMPA FL 33614

Current Charges 200.63
 Current Charges Due Date 01/06/26
 Total Due 200.63

CZ0000100 8 000020063 9 0



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

IMPORTANT MESSAGES

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

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	12/08/2025	11/05/2025	11/14/2025	12/17/2025
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE	
33100		36400	0			
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
231700	218900	12800				

1	\$2.14	0 - 25,000	27.39
2	\$3.42	25,001 - 50,000	N/A
3	\$5.14	50,001 - 75,000	N/A
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 659.50
 PAYMENTS RECEIVED 659.50 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY
 WATER USAGE 27.39
 WATER BASE CHG 26.35
 SEWER USAGE 79.61
 SEWER USAGE - Billed at \$6.22/1,000 gallons
 based on meter units
 SEWER BASE CHG 67.28

NOV	60200	
OCT	151900	
SEP	5900	
AUG	700	
JUL	100	
JUN	100	

TOTAL CURRENT CHARGES 200.63
TOTAL DUE 200.63

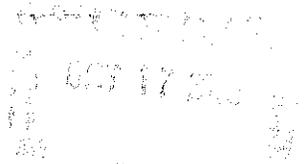
RANDY MAZOUREK
HERNANDO COUNTY PROPERTY APPRAISER
PHONE: (352) 754-4190
WEBSITE: WWW.HERNANDOPA-FL.US

◆ **BROOKSVILLE OFFICE** ◆
201 Howell Avenue, Suite 300
Brooksville, FL 34601-2042



◆ **WESTSIDE OFFICE** ◆
7525 Forest Oaks Blvd.
Spring Hill, FL 34606-2400

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



Re: Waterford Community Development District

This notice serves as a reminder of fees due to the Hernando County Property Appraiser's Office that pertain to an inter-local agreement for the Spring Ridge Community Development District (CDD) Non Ad Valorem Assessment Roll for Fiscal Year 2025-2026:

Total value of the certified Non Ad Valorem Assessment Roll: \$836,700.74

Amount Due By January 14, 2026: \$25,101.02

(Fee: 3% of certified Non Ad Valorem Assessment Roll)

Checks should be made payable directly to the Hernando County Property Appraiser at 201 Howell Ave., Suite 300, Brooksville, FL 34601-2042.

Sincerely,

A handwritten signature in black ink, appearing to be 'Randy Mazourek', written over a horizontal line.

Randy Mazourek
Hernando County Property Appraiser

RECEIVED
10/17/25

**CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLL**

I, the undersigned, hereby certify that I am the Chairman of the Board, or authorized agent of Waterford Community Development District

(name of local government)

located in Hillsborough County, Florida; as such I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for the aforesaid county is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I further certify that upon completion of this certificate and the attachment of same to the herein described Non-Ad Valorem Assessment Roll as a part thereof that said Non-Ad Valorem Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of the above described Non-Ad Valorem Assessment Roll this 29th day of August, 2025.

Total Record Count	<u>347</u>
Zeroed Item Count	<u>23</u>
Assessment Record Count	<u>324</u>
Total Assessment	<u>\$ 836,700.74</u>

Kayla Connell

(Chairman of the Board or Authorized Agent)

of Waterford Community Development District

(Name of Local Government)
Hillsborough County, Florida

0 * * *
836,700.74
25-08-022201
0 * *

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: November

Invoice no.: 35155
Invoice date: 11/30/2025

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.		Waterford CDD	Monthly service as per contract.	1	\$9,100.00	\$9,100.00
					Total	\$9,100.00

INVOICE

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

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



Bill to

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

Invoice details

Invoice no.: 35166
Invoice date: 12/08/2025

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.	12/08/2025	Repairs	DRA erosion repairs and sodding.	1	\$3,800.00	\$3,800.00
					Total	\$3,800.00

INVOICE

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

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



Bill to

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

Invoice details

Service Month: December

Invoice no.: 35167
Invoice date: 12/31/2025

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.		Waterford CDD	Monthly service as per contract.	1	\$9,100.00	\$9,100.00
					Total	\$9,100.00

Waterford CDD

Meeting Date: January 8, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:02
Meeting End Time:	11:36
Total Meeting Time:	:34

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

District Manager Signature Sean Craft

INVOICE



Commercial Cleaning Services
 Office Pride Billing Services
 3450 East Lake Road, Suite 202
 Palm Harbor, FL 34685
 727.626.2455

Customer Number: C011228
Invoice Number: Inv-290340
Invoice Date: 11-25-2025
Due Date: 12/24/2025

Bill To: **Waterford CDD**
 3434 Colwell Ave. Ste. 200
 Tampa, FL 33614

Service Location: **Waterford CDD**
 11379 Memorial Dr.
 Brooksville, FL 34613

**REMIT TO: OFFICE PRIDE BILLING SERVICE LLC,
 PO BOX 716176, CINCINNATI, OH 45271-6176**

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	12/24/2025	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 2x per week prorated for November, 2025	\$1,080.00	\$1,080.00
Subtotal			\$1,080.00
Sales Tax			\$0.00
Total			\$1,080.00
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$1,080.00
<p style="background-color: yellow;">Reference Inv-290340 with your payment to ensure prompt and accurate application.</p> <p style="background-color: yellow;">Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,080.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,080.00

Each Office Pride franchise is independently owned and operated.

This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.

INVOICE



Commercial Cleaning Services
 Office Pride Billing Services
 3450 East Lake Road, Suite 202
 Palm Harbor, FL 34685
 727.626.2455

Customer Number: C011228
Invoice Number: Inv-291652
Invoice Date: 12-01-2025
Due Date: 12/31/2025

Bill To: Waterford CDD
 3434 Colwell Ave. Ste. 200
 Tampa, FL 33614

Service Location: Waterford CDD
 11379 Memorial Dr.
 Brooksville, FL 34613

**REMIT TO: OFFICE PRIDE BILLING SERVICE LLC,
 PO BOX 716176, CINCINNATI, OH 45271-6176**

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	12/31/2025	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 2x per week	\$1,558.80	\$1,558.80
Subtotal			\$1,558.80
Sales Tax			\$0.00
Total			\$1,558.80
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$1,558.80
<p>Reference Inv-291652 with your payment to ensure prompt and accurate application.</p> <p>Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$2,638.80	\$0.00	\$0.00	\$0.00	\$0.00	\$2,638.80

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This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.

INVOICE



Commercial Cleaning Services
 Office Pride Billing Services
 3450 East Lake Road, Suite 202
 Palm Harbor, FL 34685
 727.626.2455

Customer Number: C011228
Invoice Number: Inv-294915
Invoice Date: 12-28-2025
Due Date: 01/26/2026

Bill To: **Waterford CDD**
 3434 Colwell Ave. Ste. 200
 Tampa, FL 33614

Service Location: **Waterford CDD**
 11379 Memorial Dr.
 Brooksville, FL 34613

**REMIT TO: OFFICE PRIDE BILLING SERVICE LLC,
 PO BOX 716176, CINCINNATI, OH 45271-6176**

Reference – P.O. No.	Terms	Due Date	Franchise
PO207035-4	Net 30	01/26/2026	F0214

Quantity	Description	Rate	Amount
6	Outdoor Slatted Steel Trash Can With Rain Bonnet Lid, 36 Gallon	\$1,100.00	\$6,600.00
Subtotal			\$6,600.00
Sales Tax			\$0.00
Total			\$6,600.00
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$6,600.00
<p style="background-color: yellow;">Reference Inv-294915 with your payment to ensure prompt and accurate application.</p> <p style="background-color: yellow;">Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$8,347.90	\$1,080.00	\$0.00	\$0.00	\$0.00	\$9,427.90

Each Office Pride franchise is independently owned and operated.

This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.

INVOICE



Commercial Cleaning Services
 Office Pride Billing Services
 3450 East Lake Road, Suite 202
 Palm Harbor, FL 34685
 727.626.2455

Customer Number: C011228
Invoice Number: Inv-294922
Invoice Date: 12-28-2025
Due Date: 01/26/2026

Bill To: Waterford CDD
 3434 Colwell Ave. Ste. 200
 Tampa, FL 33614

Service Location: Waterford CDD
 11379 Memorial Dr.
 Brooksville, FL 34613

**REMIT TO: OFFICE PRIDE BILLING SERVICE LLC,
 PO BOX 716176, CINCINNATI, OH 45271-6176**

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	01/26/2026	F0214
Quantity	Description	Rate	Amount
1	Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic., Black, 25 Bags/Roll, 6 Rolls (CW17712)	\$64.96	\$64.96
1	Pacific Blue Select Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton (20389)	\$43.99	\$43.99
2	Coastwide Professional Antibacterial Liquid Hand Soap Refill, GALLON Unscented, 1 Gal (CW153RU01-A)	\$10.36	\$20.72
1	Rubbermaid Microburst 9000 Aerosol Refill, Fresh Linen, 4/Carton (RCP4012441)	\$59.43	\$59.43
Subtotal			\$189.10
Sales Tax			\$0.00
Total			\$189.10
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$189.10
<p style="background-color: yellow;">Reference Inv-294922 with your payment to ensure prompt and accurate application.</p> <p style="background-color: yellow;">Autopay Customers: Payment will be drafted on the date due. This</p>			

This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.

invoice is for your records.

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$8,347.90	\$1,080.00	\$0.00	\$0.00	\$0.00	\$9,427.90

Each Office Pride franchise is independently owned and operated.

INVOICE



Commercial Cleaning Services
 Office Pride Billing Services
 3450 East Lake Road, Suite 202
 Palm Harbor, FL 34685
 727.626.2455

Customer Number: C011228
Invoice Number: Inv-296833
Invoice Date: 01-01-2026
Due Date: 01/31/2026

Bill To: Waterford CDD
 3434 Colwell Ave. Ste. 200
 Tampa, FL 33614

Service Location: Waterford CDD
 11379 Memorial Dr.
 Brooksville, FL 34613

**REMIT TO: OFFICE PRIDE BILLING SERVICE LLC,
 PO BOX 716176, CINCINNATI, OH 45271-6176**

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	01/31/2026	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 2x per week	\$1,558.80	\$1,558.80
Subtotal			\$1,558.80
Sales Tax			\$0.00
Total			\$1,558.80
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$1,558.80
<p style="background-color: yellow;">Reference Inv-296833 with your payment to ensure prompt and accurate application.</p> <p style="background-color: yellow;">Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$8,347.90	\$2,638.80	\$0.00	\$0.00	\$0.00	\$10,986.70

Each Office Pride franchise is independently owned and operated.

This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.

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

Invoice

Date	Invoice #
10/3/2025	INV0000103722

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
Assessment Roll (Annual)	1.00	\$5,150.00	\$5,150.00
Subtotal			\$5,150.00
Total			\$5,150.00

RECEIVED
 09-29-2025

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

Invoice

Date	Invoice #
10/10/2025	INV0000103792

Bill To:

Waterford CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,000.00	\$1,000.00
Deposit	1.00	\$2,824.50	\$2,824.50
Subtotal			\$3,824.50
Total			\$3,824.50

RECEIVED
 10-09-2025

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

Invoice

Date	Invoice #
11/2/2025	INV0000104523

Bill To:

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

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

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

RECEIVED
 10/30/25

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

Invoice

Date	Invoice #
11/1/2025	INV0000104802

Bill To:

Waterford CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
EE RECRUITING	67.33	\$1.00	\$67.33
Subtotal			\$67.33
Total			\$67.33

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

Invoice

Date	Invoice #
11/21/2025	INV0000105102

Bill To:

Waterford CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,268.37	\$1,268.37
Subtotal			\$1,268.37
Total			\$1,268.37

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

Invoice

Date	Invoice #
12/2/2025	INV0000105338

Bill To:

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

Services for the month of	Terms	Client Number
December	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
Bond Amortization Schedules	1.00	\$600.00	\$600.00
Email Accounts, Admin & Maintenance	2.00	\$20.00	\$40.00
Financial & Revenue Collections Services	1.00	\$324.42	\$324.42
Management Services	1.00	\$1,892.67	\$1,892.67
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,649.34
		Total	\$5,649.34

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

Invoice

Date	Invoice #
12/5/2025	INV0000105417

Bill To:

Waterford CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,000.00	\$1,000.00
Personnel Reimbursement	1.00	\$903.47	\$903.47
Subtotal			\$1,903.47
Total			\$1,903.47

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

Invoice

Date	Invoice #
12/19/2025	INV0000105871

Bill To:

Waterford CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,490.87	\$1,490.87
Subtotal			\$1,490.87
Total			\$1,490.87

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

Invoice

Date	Invoice #
1/2/2026	INV0000106066

Bill To:

Waterford CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,000.00	\$1,000.00
Personnel Reimbursement	1.00	\$1,249.00	\$1,249.00
Subtotal			\$2,249.00
Total			\$2,249.00

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

Invoice

Date	Invoice #
1/2/2026	INV0000106259

Bill To:

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

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

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

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

Invoice

Date	Invoice #
1/16/2026	INV0000106597

Bill To:

Waterford CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,289.10	\$1,289.10
Subtotal			\$1,289.10
Total			\$1,289.10



INVOICE

Waterford CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel FL 33544
United States

Invoice # INV-SN-1064
Invoice Date: 10/20/2025
Due Date: 11/19/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$937.50
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00

Subscription start: 10/1/2025
Subscription end: 9/30/2026

Subtotal: \$1,537.50
Tax Total:
Total: \$1,537.50
Amount Paid: \$0.00

Direct Deposit Instruction:	Amount Due:	\$1,537.50
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Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

January 5, 2026
 Invoice Number: 1582763010526
 Account Number: **8337 13 012 1582763**
 Service At: 11379 MEMORIAL DR
 BROOKSVILLE FL 34613

NEWS AND INFORMATION

Contact Us

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

Summary *Service from 01/05/26 through 02/04/26
 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 01/22/26	\$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.

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- The Payment Processing charge will increase by \$5. To save and avoid this increase, sign up for Auto Pay at SpectrumBusiness.net/Autopay today
- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit SpectrumBusiness.net/Paperless today
- Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and, in the future, visit Spectrum.net/Enhancements.

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.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 05 01062026 NNNNNYNN 01 001091 0004

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

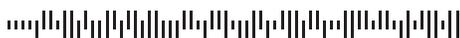
January 5, 2026
THE WATERFORD CDD

Invoice Number: 1582763010526
 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

January 5, 2026

THE WATERFORD CDD

Invoice Number: 1582763010526
Account Number: 8337 13 012 1582763



Contact Us

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

8633 2390 DY RP 05 01062026 NNNNNYNN 01 001091 0004

Charge Details

Previous Balance		366.63
Credit Card Payment	12/22	-187.79
Past Due Balance - Due Now		\$178.84

Payments received after 01/05/26 will appear on your next bill.

Service from 01/05/26 through 02/04/26

Spectrum Business™ TV

Spectrum Business TV Stream	40.00
Your promotional price will expire on 08/04/28	
<hr/>	
	\$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	
<hr/>	
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	
<hr/>	
	\$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	01/05	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 01/22/26 \$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)

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**.





1600 Dublin Road
Columbus, OH 43215-1076

Letter Date: January 9, 2026
Account No.: 8337130121582763
Total Amount Due: \$366.63
Past Due Amount: \$178.84
Payment Due Date: Due Upon Receipt

RECEIVED
JAN 15 2026

BY:

Past Due Notice

Dear The Waterford Cdd,

Your Spectrum Business account is currently past due and subject to service interruption. Prompt payment of the total amount will return your account to current status. To continue your uninterrupted service, please make your payment today.

Convenient Ways To Pay:

- Online / In Person** Visit www.spectrumbusiness.net to make a one-time payment or to enroll in recurring payments. You can also find your closest Spectrum store location to make payments in person.
- Phone** Call 1-833-430-5511 to make payments 24 hours a day using a credit card, debit card, or checking account.
- Mail** Send in your check using the enclosed reply envelope and the detachable payment stub below.

We thank you in advance for your attention to this matter. If payment has already been made, please disregard this notice and thank you for making Spectrum Business your provider of choice.

Enjoy The Ease of Automatic Bill Pay:

Make future payments on time by authorizing us to charge your monthly service to your credit card or checking account. You can set up your automatic bill pay online or over the phone.

We value you as a customer. Should you have any questions or concerns regarding your bill, please call us at 1-833-430-5511.

Sincerely,
Spectrum Business

805ATTIME28BHNC-401262495

Please Detach and Return in The Enclosed Envelope with Your Payment
Please include your account number on your check or money order.

Spectrum BUSINESS
1600 Dublin Road
Columbus, OH 43215-1076
CHANGE SERVICE REQUESTED

Letter Date: January 9, 2026
Account No.: 8337130121582763
Total Amount Due: \$366.63
Past Due Amount: \$178.84
Payment Due Date: Due Upon Receipt

Enclosed Amount:

REMIT TO:

Charter Communications
PO Box 7186
Pasadena CA 91109-7186



The Waterford Cdd
3434 Colwell Ave Ste 200
Tampa FL 33614-8390

833713012158276300366633

0058 026553
1 of 1

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Waterford CDD
P.O. Box 32414
Charlotte, NC 28232

November 14, 2025
Client: 001592
Matter: 000001
Invoice #: 27457

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/10/2025	LC	RECEIPT OF ORDINANCE EXPANDING TO BRING IN THE CASITAS PARCEL; PREPARE AMENDED NOTICE OF ESTABLISHMENT; PREPARE CORRESPONDENCE TO J. GASKINS FILING ORDINANCE AND CURRENT VICINITY MAP; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.7	\$136.50
10/13/2025	JMV	PREPARE AND FILE NOTICE OF BOUNDARY AMENDMENT.	0.8	\$324.00
10/23/2025	JMV	REVIEW EMAIL FROM S. O'NEIL; REVIEW EMAIL FROM S. GILLIS; REVIEW LEGAL NOTICE; DRAFT EMAIL TO S. GILLIS.	0.3	\$121.50
Total Professional Services			1.8	\$582.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/15/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$40.75
10/31/2025	Photocopies	\$4.50
Total Disbursements		\$45.25

November 14, 2025

Client: 001592

Matter: 000001

Invoice #: 27457

Page: 2

Total Services	\$582.00	
Total Disbursements	\$45.25	
Total Current Charges		\$627.25
Previous Balance		\$994.37
PAY THIS AMOUNT		\$1,621.62

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27280	October 07, 2025	\$963.00	\$31.37	\$0.00	\$0.00	\$1,621.62
Total Remaining Balance Due						\$1,621.62

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$627.25	\$994.37	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Waterford CDD
P.O. Box 32414
Charlotte, NC 28232

November 14, 2025
Client: 001592
Matter: 000004
Invoice #: 27458

Page: 1

RE: Expansion – Casitas Parcel

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/2/2025	VKB	REVIEW HERNANDO COUNTY BOCC AGENDA AND STAFF REPORTS; PREPARE FOR UPCOMING BOCC MEETING TO EXPAND CDD.	0.9	\$364.50
10/2/2025	LC	REVIEW HERNANDO COUNTY BOCC AGENDA AND DRAFT ORDINANCE; PREPARE CORRESPONDENCE TO M. MILLER RE STAFF REPORT FOR SAME.	0.6	\$117.00
10/3/2025	VKB	REVIEW AND REPLY TO EMAIL FROM S. O'NEIL RE: UPCOMING BOCC MEETING TO EXPAND CDD.	0.2	\$81.00
10/3/2025	LC	CORRESPONDENCE TO R. BASTYR AND S. O'NEIL RE BOCC PUBLIC HEARING ON EXPANSION; REVIEW CORRESPONDENCE FROM S. O'NEIL RE SAME; REVIEW BOCC AGENDA RE UPDATE TO STAFF REPORT.	0.4	\$78.00
10/6/2025	VKB	PREPARE FOR UPCOMING BOCC MEETING RE: BOUNDARY EXPANSION.	0.5	\$202.50
10/6/2025	LC	REVIEW BOCC STAFF AGENDA ITEM; CORRESPONDENCE TO AND FROM M. MILLER RE STATUS OF UPDATING SAME.	0.3	\$58.50
10/7/2025	VKB	ATTEND BOCC MEETING RE: BOUNDARY AMENDMENT.	1.9	\$769.50
10/10/2025	WAS	COMMUNICATIONS REGARDING DEBT ASSESSMENTS.	0.2	\$67.00
Total Professional Services			5.0	\$1,738.00

November 14, 2025

Client: 001592

Matter: 000004

Invoice #: 27458

Page: 2

Total Services	\$1,738.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,738.00
Previous Balance		\$1,027.38
PAY THIS AMOUNT		\$2,765.38

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27281	October 07, 2025	\$379.50	\$647.88	\$0.00	\$0.00	\$2,765.38
Total Remaining Balance Due						\$2,765.38

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,738.00	\$1,027.38	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Waterford CDD
P.O. Box 32414
Charlotte, NC 28232

December 15, 2025
Client: 001592
Matter: 000001
Invoice #: 27630

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
11/10/2025	MB	REVIEW RECREATIONAL FACILITIES POLICIES AND EMAIL TO DISTRICT MANAGEMENT.	0.8	\$300.00
11/19/2025	MB	REVIEW NOTICE OF LITIGATION AND PRESERVATION LETTER FROM SAFETOUCH SECURITY.	0.7	\$262.50
11/21/2025	MS	RECEIVE AND REVIEW REVISED BUDGET; PREPARE RESOLUTION ADOPTING AMENDED BUDGET AND DEVELOPER FUNDING AGREEMENT; PREPARE DEVELOPER FUNDING AGREEMENT.	1.2	\$234.00
11/21/2025	MB	REVIEW PROPOSED AMENDED BUDGET, DEVELOPER FUNDING AGREEMENT AND RESOLUTION.	0.4	\$150.00
11/25/2025	JMV	TELEPHONE CALL FROM S. O'NEIL RE: CDD CONSTRUCTION AGREEMENT.	0.3	\$121.50
11/26/2025	JMV	REVIEW EMAIL FROM S. BRIJMOHAN; REVIEW LEGAL NOTICE.	0.2	\$81.00
Total Professional Services			3.6	\$1,149.00

December 15, 2025
Client: 001592
Matter: 000001
Invoice #: 27630

Page: 2

Total Services	\$1,149.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,149.00
Previous Balance		\$1,621.62
<i>Less Payments</i>		<i>(\$994.37)</i>
PAY THIS AMOUNT		\$1,776.25

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27457	November 14, 2025	\$582.00	\$45.25	\$0.00	\$0.00	\$1,776.25
Total Remaining Balance Due						\$1,776.25

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,149.00	\$627.25	\$0.00	\$0.00



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 PO Box 600323
 Jacksonville, FL 32260-0323
 904-355-5300

Service Slip/Invoice

INVOICE:	621783837
DATE:	01/14/2026
ORDER:	621783837

Bill To: [994560]
 Waterford HOA
 11379 Cortez Oaks Blvd
 High Point, FL 34613

Work Location: [994560] 352-410-5547
 Waterford HOA
 Lori Crawford
 11379 Cortez Oaks Blvd
 High Point, FL 34613

Work Date	Time	Target Pest	Technician	Time In
01/14/2026	11:00 AM			11:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/14/2026		01:03 PM

Service	Description	Price
---------	-------------	-------

CPCI	Commercial Pest Control - Initial Service	\$250.00
		SUBTOTAL \$250.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$250.00

AMOUNT DUE \$250.00

JJ

 TECHNICIAN SIGNATURE

Lori Crawford

 Lori
 CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7943079
263899000
10/24/2025
Duffy, Leanne M
(407)-835-3807

NOV 04 2025

Waterford Community Development District
3434 Colwell Ave, Ste 200
Tampa, FL 33614
United States

Waterford Community Development District Capital Improvement Revenue Bonds, Series 2024
(Assessment Area Two)

The following is a statement of transactions pertaining to your account. For further information, please review the attached

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Waterford Community Development District Capital
Improvement Revenue Bonds, Series 2024
(Assessment Area Two)

Invoice Number:	7943079
Account Number:	263899000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7943079
 Invoice Date: 10/24/2025
 Account Number: 263899000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

Waterford Community Development District Capital
 Improvement Revenue Bonds, Series 2024
 (Assessment Area Two)

Accounts Included 263899000 263899001 263899002 263899003 263899004 263899005
 In This Relationship: 263899006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 10/01/2025 - 09/30/2026				\$3,950.00
Incidental Expenses 10/01/2025 to 09/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





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 **12/23/2025**
Amount Due **444.29**
Current Charges Due **01/16/2026**

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		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/18	40215	12/18	41315				1100

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	30	37
Nov 2025	28	37
Dec 2024	29	44

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 436.92
Payment 436.92CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,100 KWH @ 0.06090 66.99
Fuel Adjustment 1,100 KWH @ 0.04200 46.20
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 4.50
State Tax 28.74
Hernando County Tax 2.07

Total Current Charges 444.29
Total Due Please Pay 444.29

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



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/23/2025

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	01/16/2026
TOTAL CHARGES DUE	444.29
Total Charges Due After Due Date	450.95

000227651400004442900004509504



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 **12/23/2025**
Amount Due **705.07**
Current Charges Due **01/16/2026**

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		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/18	62932	12/18	64181				1249

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	30	42
Nov 2025	28	41
Dec 2024	29	23

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 694.63
Payment 694.63CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,249 KWH @ 0.06090 76.06
Fuel Adjustment 1,249 KWH @ 0.04200 52.46
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 5.44
State Tax 45.60
Hernando County Tax 3.28

Total Current Charges 705.07
Total Due Please Pay 705.07

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



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/23/2025

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	01/16/2026
TOTAL CHARGES DUE	705.07
Total Charges Due After Due Date	715.65

000227651600007050700007156503



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 **12/23/2025**
Amount Due **1,281.08**
Current Charges Due **01/16/2026**

District Office Serving You
West Hernando

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/18	85980	12/18	87305				1325

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	30	44
Nov 2025	28	44
Dec 2024	29	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.

Previous Balance 1,271.09
Payment 1,271.09CR
Balance Forward 0.00



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.

Customer Charge 39.16
Energy Charge 1,325 KWH @ 0.06090 80.69
Fuel Adjustment 1,325 KWH @ 0.04200 55.65
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 6.51
State Tax 82.86
Hernando County Tax 5.96

Total Current Charges 1,281.08
Total Due Please Pay 1,281.08

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



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: 12/23/2025

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	01/16/2026
TOTAL CHARGES DUE	1,281.08
Total Charges Due After Due Date	1,300.30

000227651700012810800013003006



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

Account Number **2382076** Cycle 14
 Meter Number 50641512
 Customer Number 20155619
 Customer Name WATERFORD COMMUNITY DEVELOPMENT DIST

Bill Date **12/19/2025**
 Amount Due **1,460.66**
 Current Charges Due **01/14/2026**
 District Office Serving You
 West Hernando

See Reverse Side For More Information

Service Address 11379 MEMORIAL DR
 Service Description CLUB HOUSE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
11/11	200	12/16	325	100	0.23	23	12500	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	35	357
Nov 2025	0	0

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.

Previous Balance 0.00
 Payment 0.00
 Balance Forward 0.00



Customer Charge 39.16
 Energy Charge 12,500 KWH @ 0.06090 761.25
 Fuel Adjustment 12,500 KWH @ 0.04200 525.00
 FL Gross Receipts Tax 33.97
 State Tax 94.48
 Hernando County Tax 6.80

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.

Total Current Charges 1,460.66
 Total Due Please Pay 1,460.66



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: 12/19/2025

Use above space for address change ONLY.

District: WH14

2382076 WH14
 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	01/14/2026
TOTAL CHARGES DUE	1,460.66
Total Charges Due After Due Date	1,482.57

000238207600014606600014825709

Tab 7

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

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

January 28, 2026

U.S. BANK NATIONAL ASSOCIATION

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

RE: Construction Account, Series 2025
Requisitions for Payment

Dear Lori:

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

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA WIRE

REQUISITION NO.	PAYEE	AMOUNT
CR 9	Goodwin Bros. Construction	\$164,371.99

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

Sincerely,
Waterford Community Development District

Sean Craft
District Manager

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

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

MEMORANDUM

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

FROM: Roxana Quiroz/Kim McDonald
Waterford Community Development District

DATE: January 27, 2026

RE: Construction Requisition Approval # CR 9 S2025

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

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

rquiroz@rizzetta.com

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

Goodwin Bros. Construction

\$164,371.99

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

FORM OF REQUISITION

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

January 27, 2026

(A) Requisition Number: **CR 9**

(B) Name of Payee: **Goodwin Bros. Construction**
PO Box 1689
Brooksville, FL 34605

(C) Amount Payable: **\$164,371.99**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): **Pay App #01 for Waterford Subdivision 4A/5A**

(E) Fund, Account or subaccount from which disbursement is to be made:
Series 2025 Construction Fund

The undersigned hereby certifies that:

obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2025 Project and each represents a Cost of the Series 2025 Project, and has not previously been paid out of such Account or subaccount;

OR

this requisition is for Costs of Issuance payable from the Series 2025 Costs of Issuance Account that has not previously been paid out of such Account.

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

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

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

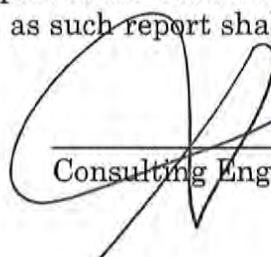
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**WATERFORD COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

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

If this requisition is for a disbursement from other than the Series 2025 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area Two Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Assessment Area Two Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.


Consulting Engineer



WATERFORD REQUISITION S2025 CR#9

DIRECT PAYMENT TO GOODWIN BROS. CONSTRUCTION

Vendor	Invoice	DATE	Amount
Goodwin Bros. Construction	Waterford Subdivision 4A/5A Pay App #1	11/26/2025	\$164,371.99
TOTAL			\$164,371.99

WATERFORD CDD REIMBURSEMENT CR 9 - S2025 WORKSHEET

<u>NO.</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>** REIMBURSEMENT AMOUNT</u>
1	Goodwin Bros.	4A/5A Pay App #1	\$ 164,371.99	\$ -	\$ 164,371.99

** TOTAL REIMBURSEMENT DUE \$ 164,371.99

* See Pay Application note & signature
 ** According to Ron Bastyr, this is to be a direct payment in-lieu of reimbursement

I hereby confirm that I have reviewed all submitted invoices related to Community Development District (CDD) for eligibility in accordance with Chapter 190 of the Florida Statutes. This review focuses specifically on costs associated with site civil infrastructure.
 I confirm that these costs comply with the project requirements and are eligible for reimbursement under CDD guidelines.

Reviewed For Accuracy

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

Date:

APPLICATION AND RECOMMENDATION OF PAYMENT

TO: (OWNER)		PROJECT	APPLICATION NO.:
OAK HILL LAND LLC 18125 WAYNE RD ODESSA, FL 33556		WATERFORD SUBDIVISION PHASE 4A & 5A	1
FROM: (CONTRACTOR)		VIA PROFESSIONAL (Architect/Engineer):	PERIOD TO:
GOODWIN BROS CONSTRUCTION PO BOX 1689 BROOKSVILLE FL 34605		COASTAL ENGINEERING	11/26/2025
			CONTRACT DATE:
			11/11/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

STATEMENT OF WORK		AMOUNT
1 ORIGINAL CONTRACT PRICE	\$	3,779,482.48
2 NET CHANGE ORDERS	\$	0.00
3 CURRENT CONTRACT PRICE	\$	3,779,482.48
4 TOTAL WORK COMPLETE & STORED TO DATE	\$	182,635.55
5 RETAINAGE:		
10% OF COMPLETED & STORED WORK	(\$	18,263.56
6 TOTAL EARNED LESS RETAINAGE	\$	164,371.99
7 LESS PREVIOUS PAYMENTS RECOMMENDED	(\$	0.00
8 AMOUNT DUE THIS APPLICATION	\$	164,371.99
9 BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD	\$	3,615,110.49

NET CHANGE BY CHANGE ORDER

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

CONTRACTOR CERTIFICATION

By: [Signature]

DATE: 11/26/25

NOTARY SEAL
State of FLORIDA
Subscribed and sworn to before me this 26 day of Nov, 2025
Notary Public: [Signature]
My Commission Expires: June 18, 2029

JENNIFER DELUCCO
MY COMMISSION # HH 689539
EXPIRES: June 18, 2029

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

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

DATED: January 6, 2026 Coastal Engineering By: [Signature]

COUNTY'S RECOMMENDATION OF PAYMENT:

DATED: _____, 20____ AMOUNT APPROVED FOR PAYMENT: _____
BY: _____ TITLE: _____

* Reviewed only for CDD Eligible Reimbursement

AIA DOCUMENT G703

Project Name and Number: WATERFORD PHASE 4A & 5A

Application for Payment Number: 1

Contractor: Goodwin Bros Construction, Inc.

Application for Payment Date: 11/26/2025

For Work Completed Through: 11/26/2025

1	2	3	4	5	6	7			9	10	11	12	13	14		15	16
						PREVIOUS QUANTITY	TOTAL VALUE (\$ x 7)	THIS PERIOD QUANTITY						TOTAL VALUE (\$ x 9)	TOTAL COMPLETED AND STORED TO DATE QUANTITY (7 + 9)		
ITEM NO.	DESCRIPTION OF WORK	UNIT	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4 x 5)	PREVIOUS QUANTITY	TOTAL VALUE (\$ x 7)	THIS PERIOD QUANTITY	TOTAL VALUE (\$ x 9)	MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE QUANTITY (7 + 9)	VALUE (\$ x 10 + K)	% COMPLETED (12 / 6)	BALANCE OF WORK TO COMPLETE QUANTITY (4 - 11)	VALUE (\$ x 12)	RETAINAGE HELD @ 10% (12 x 10%)	
GENERAL CONDITIONS																	
1	Mobilization/Bond	LS	1	\$ 83,947.00	\$ 83,947.00			1.000	\$ 83,947.00		1	\$ 83,947.00	100.00%	0.0000	\$ -	\$ 8,394.70	
2	Layers/Staking & As Buiks	LS	1	\$ 106,340.50	\$ 106,340.50			0.100	\$ 10,634.05		0.1	\$ 10,634.05	10.00%	0.9000	\$ 95,706.45	\$ 1,063.41	
3	Construction Testing	LS	1	\$ 88,205.00	\$ 88,205.00				\$ -		0	\$ -	0.00%	1.0000	\$ 88,205.00	\$ -	
4	SFR Fence	LF	9,895	\$ 2.10	\$ 20,779.50			9895.000	\$ 20,779.50		9895	\$ 20,779.50	100.00%	0.0000	\$ -	\$ 2,077.95	
CLEARING, EARTHWORK & GRADING																	
5	Site Clearing & Grubbing	LS	1	\$ 258,750.00	\$ 258,750.00			0.260	\$ 67,275.00		0.26	\$ 67,275.00	26.00%	0.7400	\$ 191,475.00	\$ 6,727.50	
6	Disc Site	LS	1	\$ 43,599.38	\$ 43,599.38				\$ -		0	\$ -	0.00%	1.0000	\$ 43,599.38	\$ -	
7	Excavation (Cut to FR Onsite)	CY	253,377	\$ 3.65	\$ 924,826.05				\$ -		0	\$ -	0.00%	253377.0000	\$ 924,826.05	\$ -	
8	Final Grading	LS	1	\$ 53,498.92	\$ 53,498.92				\$ -		0	\$ -	0.00%	1.0000	\$ 53,498.92	\$ -	
9	CHU Retaining Wall	LS	1	\$ 317,121.60	\$ 317,121.60				\$ -		0	\$ -	0.00%	1.0000	\$ 317,121.60	\$ -	
10	Seed & Mulch (Lots/Pads)	SY	155,914	\$ 0.40	\$ 62,365.60				\$ -		0	\$ -	0.00%	155914.0000	\$ 62,365.60	\$ -	
11	Sod (Ponds, Roadway)	SY	23,090	\$ 2.70	\$ 62,343.00				\$ -		0	\$ -	0.00%	23090.0000	\$ 62,343.00	\$ -	
PAVING IMPROVEMENTS PHASE 4A																	
12	2" SP 9.5 Asphalt Paving	SY	3,543	\$ 18.09	\$ 64,092.87				\$ -		0	\$ -	0.00%	3543.0000	\$ 64,092.87	\$ -	
13	6" Limerock Base	SY	3,543	\$ 12.55	\$ 44,464.65				\$ -		0	\$ -	0.00%	3543.0000	\$ 44,464.65	\$ -	
14	12" Stabilized Subgrade	SY	4,091	\$ 6.31	\$ 25,814.21				\$ -		0	\$ -	0.00%	4091.0000	\$ 25,814.21	\$ -	
15	Drop Curb (Miami)	LF	2,462	\$ 20.70	\$ 50,963.40				\$ -		0	\$ -	0.00%	2462.0000	\$ 50,963.40	\$ -	
16	Valley Gutter	LF	80	\$ 40.25	\$ 3,220.00				\$ -		0	\$ -	0.00%	80.0000	\$ 3,220.00	\$ -	
17	5' Wide Concrete Sidewalk	SF	1,631	\$ 10.93	\$ 17,826.83				\$ -		0	\$ -	0.00%	1631.0000	\$ 17,826.83	\$ -	
18	Truncated Domes ADA Ramps	SF	42	\$ 23.00	\$ 966.00				\$ -		0	\$ -	0.00%	42.0000	\$ 966.00	\$ -	
19	Striping & Signage	LS	1	\$ 6,583.75	\$ 6,583.75				\$ -		0	\$ -	0.00%	1.0000	\$ 6,583.75	\$ -	
PAVING IMPROVEMENTS PHASE 5A																	
20	2" SP 9.5 Asphalt Paving	SY	13,777	\$ 18.09	\$ 249,225.93				\$ -		0	\$ -	0.00%	13777.0000	\$ 249,225.93	\$ -	
21	6" Limerock Base	SY	13,777	\$ 12.55	\$ 172,901.35				\$ -		0	\$ -	0.00%	13777.0000	\$ 172,901.35	\$ -	
22	12" Stabilized Subgrade	SY	16,162	\$ 6.31	\$ 101,982.22				\$ -		0	\$ -	0.00%	16162.0000	\$ 101,982.22	\$ -	
23	Drop Curb (Miami)	LF	10,732	\$ 20.70	\$ 222,152.40				\$ -		0	\$ -	0.00%	10732.0000	\$ 222,152.40	\$ -	
24	Valley Gutter	LF	80	\$ 40.25	\$ 3,220.00				\$ -		0	\$ -	0.00%	80.0000	\$ 3,220.00	\$ -	
25	5' Wide Concrete Sidewalk	SF	7,051	\$ 10.93	\$ 77,067.43				\$ -		0	\$ -	0.00%	7051.0000	\$ 77,067.43	\$ -	
26	Concrete Driveway 6"	SF	596	\$ 14.38	\$ 8,570.48				\$ -		0	\$ -	0.00%	596.0000	\$ 8,570.48	\$ -	
27	Truncated Domes ADA Ramps	SF	126	\$ 23.00	\$ 2,898.00				\$ -		0	\$ -	0.00%	126.0000	\$ 2,898.00	\$ -	
28	Striping & Signage	LS	1	\$ 19,630.50	\$ 19,630.50				\$ -		0	\$ -	0.00%	1.0000	\$ 19,630.50	\$ -	
STORM DRAINAGE SYSTEM PHASE 4A																	
29	18" ADS HP Pipe	LF	280	\$ 45.03	\$ 12,608.40				\$ -		0	\$ -	0.00%	280.0000	\$ 12,608.40	\$ -	
30	24" ADS HP Pipe	LF	650	\$ 64.93	\$ 42,204.50				\$ -		0	\$ -	0.00%	650.0000	\$ 42,204.50	\$ -	
31	30" ADS HP Pipe	LF	297	\$ 95.97	\$ 28,503.09				\$ -		0	\$ -	0.00%	297.0000	\$ 28,503.09	\$ -	
32	Type 8 Manhole	EA	4	\$ 3,847.46	\$ 15,389.84				\$ -		0	\$ -	0.00%	4.0000	\$ 15,389.84	\$ -	
33	Type 4 Curb Inlet	EA	1	\$ 8,019.73	\$ 8,019.73				\$ -		0	\$ -	0.00%	1.0000	\$ 8,019.73	\$ -	
34	Type 4 Curb Inlet Top	EA	1	\$ 3,207.10	\$ 3,207.10				\$ -		0	\$ -	0.00%	1.0000	\$ 3,207.10	\$ -	
35	Type V Inlet	EA	6	\$ 6,088.53	\$ 36,531.18				\$ -		0	\$ -	0.00%	6.0000	\$ 36,531.18	\$ -	
36	20" Mixed End Section	EA	1	\$ 2,393.43	\$ 2,393.43				\$ -		0	\$ -	0.00%	1.0000	\$ 2,393.43	\$ -	
37	Rip Rag MES	SY	455	\$ 49.52	\$ 22,536.15				\$ -		0	\$ -	0.00%	455.0000	\$ 22,536.15	\$ -	
STORM DRAINAGE SYSTEM PHASE 5A																	
38	18" ADS HP Pipe	LF	2,765	\$ 45.20	\$ 124,978.00				\$ -		0	\$ -	0.00%	2765.0000	\$ 124,978.00	\$ -	
39	24" ADS HP Pipe	LF	1,228	\$ 64.65	\$ 79,390.20				\$ -		0	\$ -	0.00%	1228.0000	\$ 79,390.20	\$ -	
40	30" ADS HP Pipe	LF	159	\$ 95.67	\$ 15,211.53				\$ -		0	\$ -	0.00%	159.0000	\$ 15,211.53	\$ -	
41	Type 8 Manhole	EA	17	\$ 3,847.46	\$ 65,406.82				\$ -		0	\$ -	0.00%	17.0000	\$ 65,406.82	\$ -	
42	Type V Inlet	EA	30	\$ 6,649.26	\$ 199,477.80				\$ -		0	\$ -	0.00%	30.0000	\$ 199,477.80	\$ -	

43	18" Mitered End Section	EA	2	\$ 1,303.88	\$ 2,607.76	\$ -	\$ -	0	\$ -	0.00%	2.0000	\$ 2,607.76	\$ -
44	24" Mitered End Section	EA	2	\$ 1,365.40	\$ 2,730.80	\$ -	\$ -	0	\$ -	0.00%	2.0000	\$ 2,730.80	\$ -
45	30" Mitered End Section	EA	1	\$ 2,393.43	\$ 2,393.43	\$ -	\$ -	0	\$ -	0.00%	1.0000	\$ 2,393.43	\$ -
46	Rip Rap MES	SY	455	\$ 49.53	\$ 22,536.15	\$ -	\$ -	0	\$ -	0.00%	455.0000	\$ 22,536.15	\$ -
TOTAL					\$3,779,482.48	\$ -	\$187,635.55		#####			\$ 3,596,846.93	#####

**WAIVER AND RELEASE OF LIEN
UPON PARTIAL PAYMENT**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned for and in consideration **One Hundred Sixty Four Thousand Three Hundred Seventy Ones Dollars and Ninety Nine Cents (164,371.99)**, and other good and valuable considerations, upon receipt of payment, does hereby waive all rights to claim a lien for labor or materials, or both, furnished up to and including the **26th Day of Nov, 2025** on the following described property:

**WATERFORD SUBDIVISION PHASE 4A & 5A
BROOKSVILLE, HERNANDO COUNTY, FLORIDA**

FURTHERMORE, the undersigned has completed this stage of construction in accordance with the terms of the contract with **Oak Hill Land LLC** and the all bills for materials, labor, or services furnished to the undersigned have been paid through the aforementioned date.

Receipt by the undersigned of the partial payment, under the aforementioned contract, shall constitute full release and discharge by the undersigned to **Oak Hill Land LLC** of any claims arising out of or connected with, or resulting from the performance of the obligations of the contract pursuant to the contract documents.

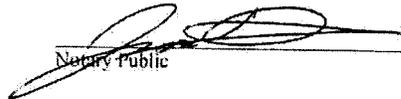


Signature/Title
Goodwin Bros. Construction, Inc.
Company Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me on this 9 of Jan, 2026 by Daniel Goodwin of Goodwin Bros. Construction, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me.





Notary Public