



Rizzetta & Company

Waterford Community Development District

**Board of Supervisors'
Regular Meeting
April 13, 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

April 6, 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, April 13, 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. District Engineer
 - C. District Manager
 - i. Presentation of District Manager Report Tab 1
4. **BUSINESS ITEMS**
 - A. Public Hearing on Debt Assessments on Casitas Parcel
 - i. Consideration of Resolution 2026-06; Imposing Special Assessments on Casitas Parcel..... Tab 2
 - B. Consideration of Resolution 2026-07; Adopting Final Terms of 2025 Bonds..... Tab 3
 - C. Public Hearing on Amendment to Recreational Facilities Policies
 - i. Consideration of Resolution 2026-08; Adopting Amended Recreational Facilities Policies Tab 4
 - D. Consideration of Proposal for Trash Container..... Tab 5
 - E. Ratification of Proposal for Pressure Cleaning Traffic Circle . Tab 6
 - F. Discussion of 2026-2027 Budget Priorities
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on March 9, 2026..... Tab 7
 - B. Ratification of Operation & Maintenance Expenditures for February 2026 Tab 8
 - C. Ratification of Construction Requisitions CR10 & 11 S2025 ... Tab 9

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



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- ✓ **Next Regular Meeting:** May 11th, 2026 at 9:30am.

**District
Manager's
Report**

April 13

2026

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FINANCIAL SUMMARY	<u>1/31/2026</u>
General Fund Cash Balance	\$71,582
Debt Service Fund	\$1,771,207
Capital Project Fund	\$3,851,889
Total Government Fund	\$5,694,678
General Fund Expense Variance: \$42,877	Under Budget

Tab 2

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS CAPITAL IMPROVEMENT REVENUE BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the "**Board**") of the Waterford Community Development District (the "**District**") hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the *Fourth Supplemental Engineer's Report* dated January 22, 2026 (the "**Project**"), attached hereto as **Exhibit "A."**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2026-03 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its capital improvement revenue bonds, in one or more series (herein, the "**Bonds**"), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2026-03, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2026-03 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2026-03 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-04 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the *Master Special Assessment Allocation Report (Expansion Area)* dated February 5, 2026 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

“**Assessable Unit**” means a building lot in the product type or lot size as set forth in the Assessment Report.

“**Debt Assessment**” or “**Debt Assessments**” means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

“**Developer**” means **Oak Hill Land, LLC**, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2026-03, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “**Improvement Lien Book.**” The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien

of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that

the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem

assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 13th day of April, 2026.

Attest:

**Waterford Community
Development District**

Name: _____
Secretary / Assistant Secretary

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

Exhibit “A” – Fourth Supplemental Engineer’s Report dated January 22, 2026
Exhibit “B” – Master Special Assessment Allocation Report (Expansion Area) dated
February 5, 2026

FOURTH SUPPLEMENTAL ENGINEER'S REPORT

PREPARED FOR:

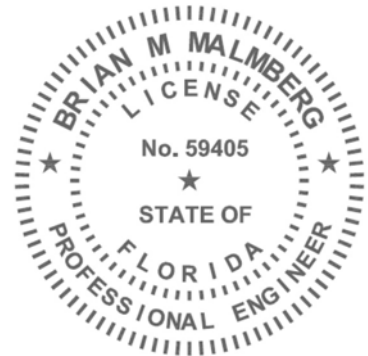
BOARD OF SUPERVISORS
WATERFORD COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:



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

January 22, 2026



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

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

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

FOURTH SUPPLEMENTAL ENGINEER’S REPORT

1. INTRODUCTION

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

BREAKDOWN BY UNIT TYPE

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

2. EXPANSION AREA SITE DESCRIPTION

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

3. PROPOSED MASTER INFRASTRUCTURE

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

The public infrastructure for the project is as follows:

Roadway Improvements:

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

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

Stormwater Management System:

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

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

Water and Wastewater Utilities:

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

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

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

Recreational Amenities:

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

Hardscape, Landscape, and Irrigation:

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

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

Streetlights/ Undergrounding of Electrical Utility Lines

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

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

Professional Services

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

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

4. PERMITTING/CONSTRUCTION COMMENCEMENT

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

5. CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

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

TABLE 1: CIP ESTIMATE

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

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

6. CONCLUSIONS

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

It is further our opinion that:

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

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

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

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

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

EXHIBIT A

Legal Description of the Waterford CDD District

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

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

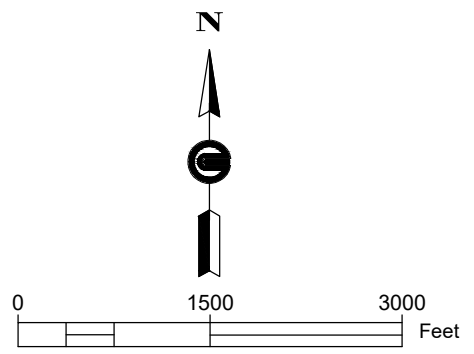
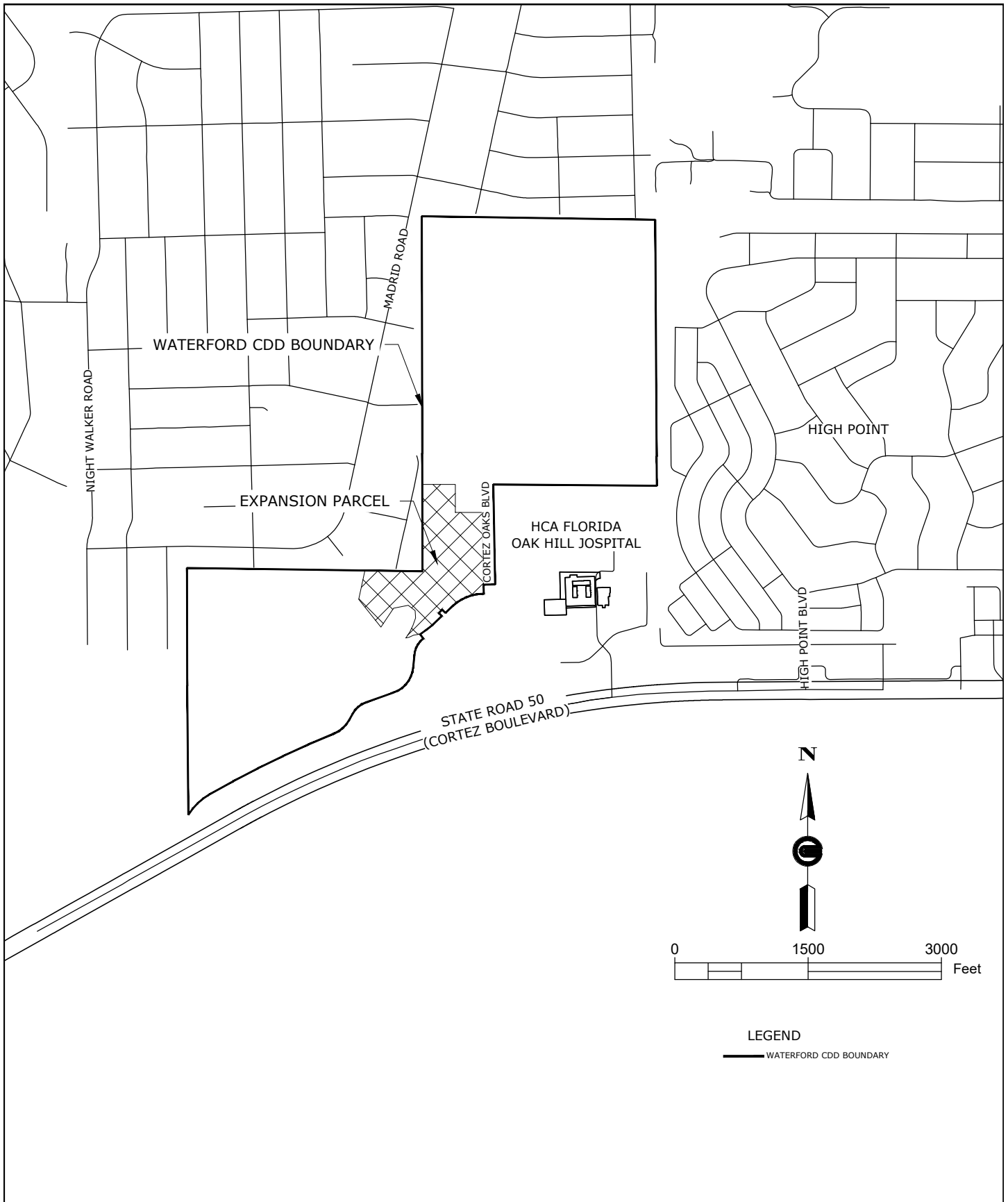
CONTAINING 323.97 ACRES MORE OR LESS.

EXHIBIT C

Legal Description of Expansion Area

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

CONTAINING 27.58 ACRES MORE OR LESS.



LEGEND
 — WATERFORD CDD BOUNDARY

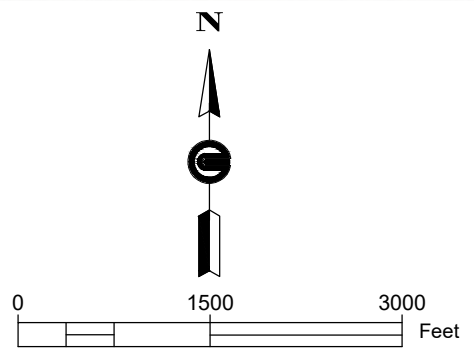
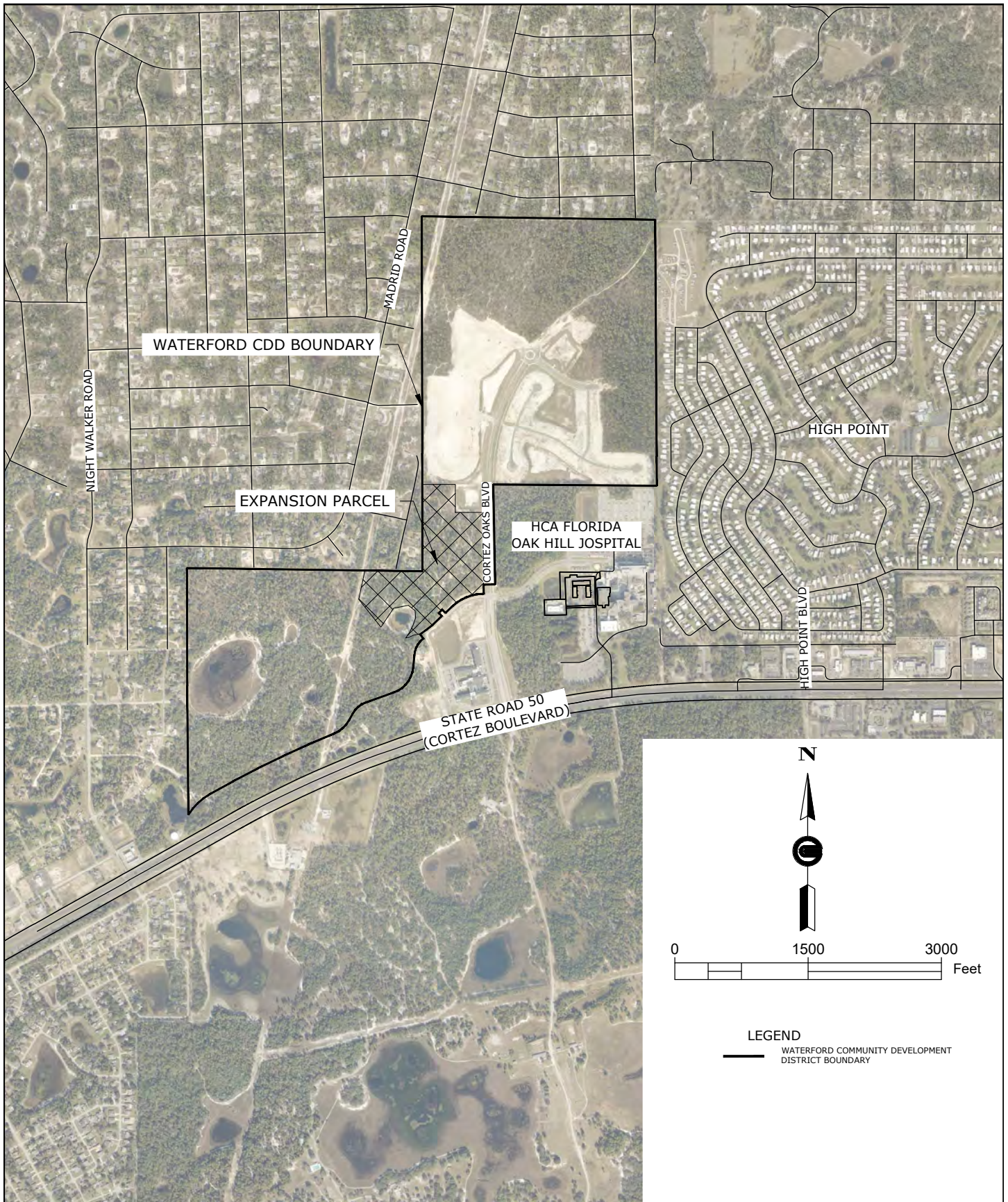
Coastal
 engineering associates, inc.
 Engineering
 Planning
 Surveying
 Environmental
 Traffic
 Transportation
 Construction Management

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

LOCATION MAP

WATERFORD
 COMMUNITY DEVELOPMENT
 DISTRICT

DATE	05/14/25
22089	
D	



LEGEND
 — WATERFORD COMMUNITY DEVELOPMENT DISTRICT BOUNDARY

Coastal Engineering
 Planning
 Surveying
 Environmental
 Traffic
 Transportation
 Construction Management
 engineering associates, inc.

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

AERIAL MAP

**WATERFORD
 COMMUNITY DEVELOPMENT
 DISTRICT**

DATE
 05/14/25

22089

E



Rizzetta & Company

Waterford Community Development District

Master Special Assessment Allocation Report (Expansion Area)

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

February 5, 2026

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I. INTRODUCTION

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

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

II. DEFINED TERMS

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

“Developer” – Oak Hill Land, LLC.

“District” – Waterford Community Development District.

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

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

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

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

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

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



III. DISTRICT INFORMATION

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

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

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

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

IV. CAPITAL IMPROVEMENT PROGRAM – EXPANSION AREA

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

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



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

V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

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

A. Benefit Analysis

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

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

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

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



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

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

B. Anticipated Bond Issuance

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

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

C. Maximum Assessment Methodology

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

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



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

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

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

VI. ADDITIONAL STIPULATIONS

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

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



Rizzetta & Company

EXHIBIT A:

MASTER ALLOCATION METHODOLOGY



Rizzetta & Company

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

TABLE 1: PRELIMINARY DEVELOPMENT PLAN - EXPANSION AREA

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

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

TABLE 2: TOTAL CIP COST DETAIL - EXPANSION AREA

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

NOTE: Infrastructure cost estimates provided by the District Engineer.

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

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

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

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

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

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

SOURCES:

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

USES:

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

TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS

Estimated Interest Rate	7.5%
Maximum Initial Principal Amount	\$8,400,000
Aggregate Annual Installment	\$711,238 (1)
Estimated County Collection Costs	2.00% \$15,133 (2)
Maximum Early Payment Discounts	4.00% \$30,265 (2)
Estimated Total Annual Installment	\$756,637

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

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

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

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

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

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

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

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT
 MAXIMUM ASSESSMENT LIEN ROLL - EXPANSION AREA**

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

EXHIBIT C

Legal Description of Expansion Area

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

CONTAINING 27.58 ACRES MORE OR LESS.

Tab 3

RESOLUTION 2026-07

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

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

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

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

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

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

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

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

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

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

Approved and adopted this 13th day of April, 2026.

Attest:

**Waterford Community
Development District**

Name: _____
Secretary/Assistant Secretary

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

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



Rizzetta & Company

Waterford Community Development District

Final Third Supplemental Special
Assessment Allocation Report

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

August 19, 2025

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

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I. INTRODUCTION

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

II. DEFINED TERMS

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

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

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

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

“District Engineer” – Coastal Engineering Associates, Inc.

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

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

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

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

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



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

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

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

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

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

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

III. DISTRICT INFORMATION

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

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

IV. ASSESSMENT AREA THREE PROJECT

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

V. SERIES 2025 BONDS AND ASSESSMENTS

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



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

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

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

VI. SERIES 2025 ASSESSMENT ALLOCATION

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

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

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



EAUs) within Assessment Area Three.

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

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

VII. PREPAYMENT AND TRUE UP OF SERIES 2025 ASSESSMENTS

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

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

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

VIII. ADDITIONAL STIPULATIONS

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



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

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



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EXHIBIT A:
ALLOCATION METHODOLOGY



Rizzetta & Company

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

TABLE 1: PRELIMINARY DEVELOPMENT PLAN (ASSESSMENT AREA THREE)

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

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

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

TABLE 2: ASSESSMENT AREA THREE PROJECT COST DETAIL

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

NOTE: Infrastructure cost estimates provided by District Engineer.

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

TABLE 3: FINANCING INFORMATION - SERIES 2025 BONDS

Average Coupon Rate	6.17%
Maximum Annual Debt Service (MADS)	\$632,475.00
SOURCES:	
PAR AMOUNT	\$8,620,000.00
USES:	
Construction Account	(\$7,273,612.50)
Debt Service Reserve Fund (100% MADS)	(\$632,475.00)
Capitalized Interest Fund (thru 5/1/26)	(\$352,012.50)
Underwriter's Discount	(\$172,400.00)
Costs of Issuance	(\$189,500.00)
	(\$8,620,000.00)

Note: Numbers provided by the District Underwriter.

TABLE 4: FINANCING INFORMATION - SERIES 2025 ASSESSMENTS

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

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

(2) May vary as provided by law.

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

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

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

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

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

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

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

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

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

THIRD SUPPLEMENTAL ENGINEER'S REPORT

(Series 2025 Bonds)

PREPARED FOR:

**Waterford
Community Development District**

Hernando County, Florida

August 12, 2025

PREPARED BY :



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

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

THIRD SUPPLEMENTAL ENGINEER'S REPORT

I. INTRODUCTION

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

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

II. OPINION OF PROBABLE COSTS

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

Table 1

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

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

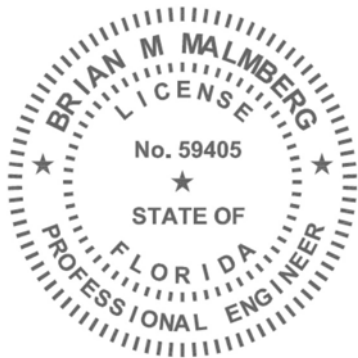
III. CERTIFICATION

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

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

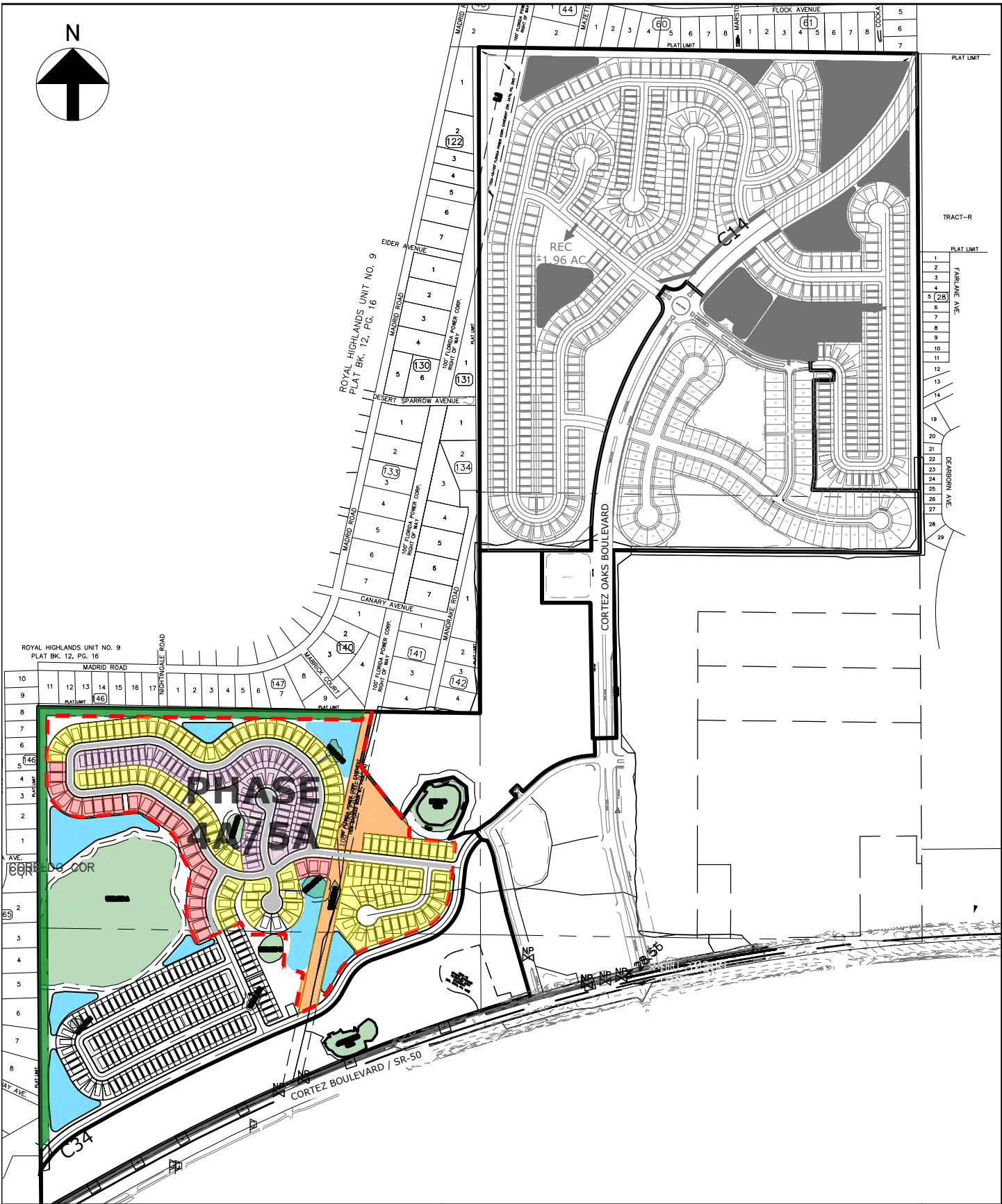
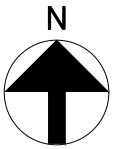
The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total cost may be more or less than this estimate.

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



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

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



Coastal

Engineering
 Planning
 Surveying
 Environmental
 Traffic
 Transportation
 Construction Management
 engineering associates, inc.

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

**PHASE 4A & 5A LOCATION
 EXHIBIT A**

**WATERFORD
 COMMUNITY DEVELOPMENT DISTRICT**

DATE
 05/07/25

22089

A

Tab 4

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT ADOPTING RECREATIONAL FACILITIES POLICIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District owns, maintains, and operates recreational facilities;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to revise policies and adopt rate and fee schedules for its recreational facilities;

WHEREAS, after hearing and considering public comment, the Board has determined that the proposed “**Recreational Facilities Policies**” should be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Adoption**. The Board hereby adopts the Recreational Facilities Policies and the rate and fee schedules included therein, as finalized in the form attached hereto as **Exhibit A**.
2. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
3. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Effective Date**. This Resolution shall become effective upon adoption.

Passed and adopted on April 13, 2026.

Attest:

**Waterford
Community Development District**

Name: _____
Secretary/Assistant Secretary

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

Exhibit A
Recreational Facilities Policies



Waterford Community Development District Recreational Facilities Policies

Updated April 13, 2026

Definitions

“Board” shall mean the District’s Board of Supervisors.

“Clubhouse Manager” – shall mean the person or firm so designated by the Board to manage the Recreational Facilities.

“Clubhouse Staff” – shall mean the Clubhouse Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.

“District” shall mean the Waterford Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <https://www.waterfordcdd.org>.

“Guest” shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.

“Non-Resident Annual User Fee” shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“Non-Resident Member” shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” shall mean Residents, Non-Resident Members, and Tenants, including any members of the households of any of the foregoing.

“Non-Patron” shall mean any person or entity that is not a Resident, Non-Resident Member, Tenant or a member of the household of any of the foregoing.

“Recreational Facilities” shall mean the properties and areas owned by the District intended for recreational use, including but not limited to, the clubhouse, fitness room, pool, athletic courts, community park and playground, and adjacent parking lot together with their appurtenant facilities and areas.

“Renter” shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” shall mean any person owning property within the District, or the spouse or registered domestic partner of a person or family owning property within the District.

“Tenant” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

Enforcement of Policies

The Board, the District Manager, and any Clubhouse Staff shall have full authority to enforce these policies. However, the Chair or Vice-Chair of the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Use of Recreational Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Key Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. At no charge, one (1) facility Key Card will be issued to a Homeowner. Proof of property ownership or a valid lease may be required annually. All Patrons must use their Key Card for entrance to the Clubhouse Amenity Facilities. The Key Card should not be given out to Non-Patrons.
3. One (1) additional facility Key Card may be purchased per Homeowner for the cost of \$25.00. Proof of property ownership or a valid lease may be required annually. The Key Card should not be given out to Non-Patrons. A maximum of two (2) Key Cards will be issued per residential unit.
4. If the current Residents sell their property, then they may transfer their key fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase a key fob from the District for a non-refundable fee of \$25.00 per key fob.
5. Tenants who have proof of a valid rental agreement will be issued key fobs after they pay the District a non-refundable fee of \$25.00 per key fob.
6. For *Replacement* Key Cards – There is a \$25.00 non-refundable fee to replace a lost key fob. No more than 2 key fobs may be held by any household at any time.
7. Under no circumstance should a Patron provide their key fobs to another person to allow them to utilize the Recreational Facilities. To obtain a key fob, proof of residence (Driver's License, State ID, warranty deed, utility bill or a vehicle registration) is required.

8. Pursuant to industry best management practices the District purges its key fob database system every 4 years and requires Patrons to visit the clubhouse to re-activate their key fobs. The District will provide at least 2 months' notice prior to purging the database.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly noticed Board meeting and will notify the Patrons of any changes by posting such changes on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing.
2. Each Patron household may bring no more than 4 persons as Guests to the Recreational Facilities at one time. This section does not apply to any Renters. If space has been rented, then the number of Patron's attendees shall be limited by applicable policies or by the capacity of such space.
3. All Patrons and their Guests shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies, and rules governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
5. Patrons, Renters and Guests under the age of 18 that utilize the Recreational Facilities independently must have an access card and a signed and notarized parental consent and waiver form on file.
6. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.
7. The Recreational Facilities are available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
8. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
9. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
10. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.

11. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.
12. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, or in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The District Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event. Short-term or emergency overnight parking of any kind in the parking lot will only be allowed with permission and a parking pass from the District Manager or Clubhouse Manager.
13. Except for designated parking areas, off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
14. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
15. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
16. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
17. No fishing or swimming is permitted in any District stormwater ponds.
18. Audio or Video playing devices must be kept at reasonable volumes.
19. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
20. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and an appropriate certificate of insurance may be required.
21. The District Manager or Clubhouse Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs, and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.

22. For any emergencies, please call 911. All emergencies (after calling 911) and injuries, should immediately be reported to the Clubhouse Manager as well as the District Manager via the contact information on the District's website.
23. Any malfunctioning or broken equipment should immediately be reported to the Clubhouse Manager as well as the District Manager via the contact information on the District's website.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals-defined below) are not permitted on or within the Recreational Facilities. A "**Service Animal**" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it;
2. The Service Animal is not housebroken; or
3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool Area Policies

1. There is no lifeguard on duty.
2. Swimming is permitted only during posted swimming hours.
3. Pool parties are not permitted.
4. The pool area is not to be used during inclement weather (especially if lightning is present).
5. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
6. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
7. The changing of diapers or clothes should only be done in the restrooms.
8. No glass containers are permitted in the fenced pool or splash area.
9. No food or beverages are permitted in the pool, splash area, or on the wet deck.
10. Patrons and their Guests should shower before entering the pool or splash area.
11. The pool furniture may not be reserved and is on a first-come basis for usage.
12. Pool furniture must be kept ten feet from the pools edge at all times.
13. Pool furniture should not be removed from the fenced pool or splash area.
14. No profanity, harassment, diving, running, rough housing, chicken fighting, or horseplay is permitted.
15. No skates, skateboards, scooters, or bicycles are permitted within the fenced pool or splash area.
16. No Balls, Frisbees, Squirt Guns, etc... allowed in the fenced pool or splash area. Toys that are allowed must be made with soft material.
17. Floatation devices are allowed provided they are used in a normal and safe manner.
18. Swimming lanes must be kept open when in use by lap swimmers.

Community Park and Playground Policies

1. Proper footwear and clothing are required. Loose clothing, especially with strings, is prohibited.
2. Mulch must not be picked up, thrown, or kicked for any reason.
3. No food, drinks, or gum are permitted at the playground.
4. No glass containers are permitted at the playground.
5. No jumping off from any climbing bar or platform.
6. Profanity, rough-housing, and disruptive behavior are prohibited.

Court Policies:

1. The courts may not be reserved. Usage is on a first-come basis.
2. No play when courts are wet (standing water).
3. Profanity, suggestive language and aggressive behavior will not be permitted.
4. All radios, speakers, phones, and/or other noise must comply with applicable Hernando County noise ordinances.
5. Show good sportsmanship at all times.
6. If other players are waiting to use the courts, all players are to retire at the end of one hour.
7. Proper attire must be worn while using the facilities (shorts & rubber soled athletic shoes).
8. No rough housing or horseplay is allowed on the courts.
9. No bicycles, skateboards, or roller blades/in-line skates or the like are permitted on the courts.
10. No food is allowed within 5 feet of the court edges, or on the courts.
11. Glass containers are strictly prohibited.

Fitness Room Policies:

1. Patrons are permitted to use the Fitness Room during designated operating hours.
2. Patrons, Renters and Guests under the age of 18 that utilize the Fitness Room independently must have an access card and a signed and notarized parental consent and waiver form on file.
3. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Room. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits.
4. Food (including chewing gum) is not permitted within the Fitness Room.
5. Beverages, however, are permitted in the Fitness Room if contained in non-breakable containers with screw top or sealed lids.
6. Each individual is responsible for wiping off fitness equipment after use.
7. Prior to the use of any personal trainer at the Recreational Facilities, the personal trainer must enter into an agreement with the District and provide evidence of acceptable training certificates and insurance.
8. Hand chalk is not permitted to be used in the Fitness Room.
9. Music and/or digital media players are not permitted unless they are personal units equipped with headphones. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities.
10. No bags, gear, or jackets are permitted on the floor of the Fitness Room or on the fitness equipment.
11. Weights or other fitness equipment may not be removed from the Fitness Room.
12. Use of cardiovascular equipment shall be limited to 30-minute periods and individuals shall alternate between multiple sets on weight equipment if other individuals are waiting.
13. Please return weights and other fitness equipment to the proper location after use.
14. Any fitness program operated and run by Clubhouse Staff may have priority over other users of the Fitness Room.

Equipment Rental Policies:

1. The District rents out certain recreational equipment for use by Patrons (including, but not limited to, equipment related to Athletic Courts and Fields). This equipment may be signed out at the clubhouse office.
2. Patrons must provide proof of residence (key fob or ID).
3. All checked out equipment must be returned to the office no later than 8:45pm.
4. Patrons will be held responsible for replacement cost if equipment is damaged, lost, or not returned.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any person who wishes to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's infrastructure expenses and operation and maintenance expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year-to-year basis. The Non-Resident Annual User Fee is \$1,800 per household, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 key fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. The Non-Resident Annual User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

Rental Policies

The meeting rooms portion of the clubhouse may be rented for private events. The meeting rooms may be rented during non-regular hours. Rentals may be made by Patrons subject to the rates table below. Rentals may not be made by Patrons more than 4 months prior to the event. Rentals made by . Rentals must be done in person at the clubhouse with the Clubhouse Manager and are processed on a first come first served basis. Renters interested in doing so should contact the Clubhouse Manager regarding the anticipated date and time of the event to determine availability. Please note that the meeting rooms may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday	Memorial Day Weekend	4 th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year’s Eve	

The District retains the right to reserve the Recreational Facilities and additional facilities for District use at any time. . These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

1. **Maximum Rental Duration.** Rentals may be made for up to 5 total hours (including set-up and post-event cleanup).
2. **Rental Fees:** A refundable room rental fee will be charged according to the schedule below:

Patron Rates	\$100 for 5 hours

3. **Patron Deposit:** A refundable deposit of \$100.00 is required for any rental by a Patron.
4. **Rental Process:** Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the Clubhouse Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event. The Clubhouse Manager will review the Meeting Room Rental Application on a case-by- case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.
5. **Payment to the District upon Approval.** Upon approval and no later than 10 days from the rental date Renters should submit a check or money order made payable to the Waterford Community Development District to the Clubhouse Manager or pay by credit or debit card (no cash) for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debit cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.

6. **Cancellations:** The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.

7. **Refund of Deposit.** The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises have been properly cleaned after use. If the premises are not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, favors or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, table tops and sink area.
 - e. Replace garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
 - g. Ensure that no damage has occurred to the Recreational Facilities and its property.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the Clubhouse Manager shall bill the Renter for the remaining balance. The Clubhouse Manager shall determine the amount of deposit to return, if any.

8. **Additional Policies:**
 - a. Renters renting the facilities are responsible for ensuring that their attendees adhere to the policies set forth herein.
 - b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
 - c. The volume of live or recorded music must not violate applicable Hernando County noise ordinances.
 - d. Additional liability insurance coverage will be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board. The District is to be named on these policies as an additional insured party.
 - e. Unless the Renter renting the facilities is a Patron, they shall not use any other portion of the Recreational Facilities.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of a key fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies or rules established for the use of the Recreational Facilities.
 - f. Treats the District's supervisors, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.

2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.

3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.

4. **Appeal of Suspension**
 - a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
 - b. The filing of a request for an appeal shall not result in the stay of the suspension.
 - c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
 - d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
 - e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.
 - f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
 - d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - e. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

6. **Trespass.** If a Patron subject to suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

Tab 5



OFFICE USE ONLY

Re-sign Svc Inc
 crotella
 A60
 R20

Service Agreement

Non-Hazardous Waste

Account Number:

Account Name: Clubhouse at Waterford-
 Service Address: Cortez Oaks Boulevard, Spring Hill, FL 34613
 Tel # 352-410-5547
 Contact: Lori Crawford
 Email: manager@waterfordcdd.com

Billing Name: Clubhouse at Waterford
 Billing Address: Cortez Oaks Boulevard, Spring Hill, FL, 34613
 Tel # 352-410-5547 Cell # 352-410-5547
 Contact: Lori Crawford
 Billing Email: manager@waterfordcdd.com
 Auto Pay: No

SCHEDULE OF SERVICES AND CHARGES

Qty	Size	Type	Freq	Min / Tons Included	Per Haul	Per Ton	Extra Lift	Container Charge	Monthly Base Rate	Delivery Fee/Unit
2	96	FL MSW	1	0			\$15.00		\$50.00	\$15.00

Equipment Delivery Date: 03/30/2026	Total Monthly: \$57.50
Franchise Fee: DFF: Permit Fee:	<u>Additional Services</u>
Delivery Instructions: See on site-parking lot area Additional Information: Service for 2-95 Gallon toter picked up weekly.	Delivery: Exchange: Removals: \$85.00 Relocate: Recovery Fee: \$7.50 Lock Install: Mo Maint Fee: Admin Fee: Rollout Fee: Trip Charge:



Inactivity Fee: Per Day # Days:	Region: Hernando
Container Requirements: Wheels: No Lids: Yes Locks: No	

Customer Acceptance and Agreement: Customer has reviewed, understands, and accepts the specifications, prices, terms, and conditions of this Agreement, which are incorporated herein and made a part hereof. The individual signing this agreement on behalf of Customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which go with the service levels attached herein and that he/she has the authority to sign on behalf of Customer.

This agreement is for an initial term of 60 months from the effective date and it shall automatically renew thereafter for an additional 1 months unless terminated as set forth herein. Please visit link below for Terms and Conditions of service.

Please visit www.coastalwasteinc.com/terms-and-conditions for terms and conditions.

Effective Date: 03/30/2026. Customer agrees to pay overweight/overload fees

Clubhouse at Waterford

Coastal Waste & Recycling, Inc.

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

SITE HAZARD ASSESSMENT FORM

Hazard Description					
Blind alley / corner	No	Heavy Traffic	No	School Zone	No
Push or Pull/Please detail length in notes	No	Low Wires	No	Special Approach required	No
Damaged Corral	No	Left Turn Entry required	No	Special PPE required	No
Difficult approach	No	Parked vehicles Nearby	No	Special Training required	No
Enclosure damaged	No	Pavement damage	No	Steep Grade	No
Electrical Panel Nearby	No	Pedestrian Traffic	No	Uneven surface	No
Gas Meter or Valve Nearby	No	Restricted Overhead-building	No	Other – Note Below	No
Grease Container in Enclosure	No	Restricted Overhead-trees	No	NO SPECIAL HAZARDS NOTED	No
Details of Above or Other Hazards Noted					

Photographs

Actions Taken to Reduce Risk
Current Customer

Tab 6



ESTIMATE

EST-000425

Estimate Date: Mar 27, 2026

Expiry Date: Apr 24, 2026

FROM:

Mr. Pressure Washing, LLC

EIN # 86-3823543

Email: misterpressurewashing@gmail.com

Phone: (352) 263-0114

TO:

Waterford

Attn: lori crawford

Phone: (352) 410-5547

JOB LOCATION:

water ford hoa

JOB:

#	Services	Qty	Discount	Tax (%)	Total
1	Concrete Cleaning as work order stated	1.00	\$0.00	No Tax	\$955.00
Our concrete cleaning service restores the look and longevity of your driveways, sidewalks, and patios. Using professional-grade equipment and eco-friendly solutions, we remove stubborn stains, mold, mildew, and discoloration. Whether it's routine maintenance or preparing for a special occasion, we ensure your concrete surfaces look pristine, safe, and inviting.					
				Subtotal	\$955.00
				Grand Total (\$)	\$955.00

Accepted payment methods

Credit Card, Check, Cash

Approved By:

Sean Craft

Message

It will be my pleasure to serve you and your home.

Title:

District Manager

Date:

3/30/26

Terms

By signing a contract you are signing a legally binding contract for work to be performed.

This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.

Services. Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.

Schedule. The services will be completed and will be made in accordance with the schedule agreed upon.

Changes. Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

Taxes. You will be responsible for payment of all applicable federal, state and local taxes.

Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice.

Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid.

We abide to all of the statements stated on this estimate - Service Terms and Conditions.

If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way. We also have permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered.

Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services.

Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.

You can be confident, that our goal is to provide you with the highest quality of service! We look forward to working with you!

Tab 7

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Waterford Community Development District held on **Monday, March 9, 2026, at 9:30 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 call</i>)
Cynthia Wilhelm	Bond Counsel, Nabors Giblin & Nickerson (<i>via call</i>)

Audience	None
----------	-------------

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 April 13, 2026, at 9:30 a.m.

Mr. Craft also presented the Website Audit Compliance Report and stated that there were no negative findings.

The Board approved a motion to allow the Clubhouse Manager to purchase new signage for the amenities area with a not to exceed amount of \$500.00.

On a motion from Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved the purchase of new signage for the amenities area with a not to exceed amount of \$500.00 as stated above, for the Waterford Community Development District.

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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05;
Revised Meeting Schedule for FY 2025-
2026**

On a motion from Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved Resolution 2026-05; Revised Meeting Schedule for FY 2025-2026 as presented, for the Waterford Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Proposal for Dog
Waste Stations**

This proposal was tabled until further notice.

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SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Pressure
Cleaning**

On a motion from Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved the proposal from Gladiator Pressure Cleaning in the amount of \$725.00 to treat the common areas of the community, 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
February 5, 2026**

Tab 8

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

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

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,667.86**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Coastal Engineering Associates, Inc	100334	00359982	Engineering Services 01/26	\$ 360.00
Cole Michael Bastyr	100340	CB020526	Board of Supervisors Meeting 02/05/26	\$ 200.00
David Stahl Pool Services	100337	19641	Pool Cleaning 02/26	\$ 1,400.00
Hernando County Utilities	20260204-1	CZ0000100-011426 ACH	Water Services 12/25	\$ 175.55
K Johnson's Lawn & Landscaping, Inc.	100343	35182	Monthly Services 01/26	\$ 9,100.00
Lynette Wagner Bastyr	100341	LB020526	Board of Supervisors Meeting 02/05/26	\$ 200.00
Office Pride	100328	Inv-299148	Avid Pay Fees 01/26	\$ 52.78
Office Pride	100335	Inv-299283	Janitorial Supplies 01/26	\$ 34.50
Office Pride	100339	Inv-299388	CC Fees - Avid Pay 01/26	\$ 3.78
Office Pride	100344	Inv-299521	CC Fees - Avid Pay 01/26	\$ 31.18
Office Pride	100344	Inv-299609	Commercial Cleaning Services 01/26	\$ 350.74
Office Pride	100344	Inv-301535	Janitorial Supplies 02/26	\$ 1,558.80
Rizzetta & Company, Inc.	100329	INV0000106681	District Management Fees 02/26	\$ 5,049.34
Rizzetta & Company, Inc.	100330	INV0000106760	Personnel Reimbursement 01/26	\$ 1,380.74
Rizzetta & Company, Inc.	100338	INV0000106984	General Management & Oversight 02/26	\$ 2,363.56

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ronald Bastyr	100342	RB020526	Board of Supervisors Meeting 02/05/26	\$ 200.00
Spectrum	20260224-1	1582763020526 ACH	Account #1582763 Internet & Phone Services 02/26	\$ 193.84
Straley Robin Vericker	100345	27940	Legal Services 01/26	\$ 526.50
Turner Pest Control, LLC	100336	621787916	Commercial Pest 01/26	\$ 250.00
Valley National Bank	20260226-1	CC013126-621 ACH	Credit Card Expenses 01/26	\$ 314.85
Withlacoochee River Electric Cooperative, Inc.	20260212-1	2276514-012626 ACH	7569 Cortez Blvd Entry Lighting 01/26	\$ 459.60
Withlacoochee River Electric Cooperative, Inc.	20260212-1	2276516-012626 ACH	11261 Cortez Blvd - East Irrigation Well Lights 01/26	\$ 726.96
Withlacoochee River Electric Cooperative, Inc.	20260212-1	2276517-012626 ACH	11261 Cortez Blvd - West Irrigation Well 01/26	\$ 1,301.84
Withlacoochee River Electric Cooperative, Inc.	20260212-1	2382076-012226 ACH	11379 Memorial Dr 01/26	\$ <u>1,433.30</u>
Total				\$ <u>27,667.86</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 00359982
 Date 01/30/2026

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

Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Project Manager/Construction				
	01/07/2026	1.00	180.00	180.00
<i>CDD for 4A/5A</i>				
	01/29/2026	1.00	180.00	180.00
<i>Waterford 4A/5A Pay App/CDD work</i>				
	Subtotal	2.00		360.00
	Phase subtotal			360.00
			Invoice total	360.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
PROFESSIONAL SERVICES	0.00	48,777.75	49,137.75	360.00	-49,137.75
Total	0.00	48,777.75	49,137.75	360.00	-49,137.75

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00359982	01/30/2026	360.00	360.00				
	Total	360.00	360.00	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

Waterford CDD

Meeting Date: February 5, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Ron Bastyr	<input checked="" type="checkbox"/>
Shane O'Neil	<input type="checkbox"/>
Cheri O'Neil	<input type="checkbox"/>
Cole Bastyr	<input checked="" 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:	11:05
Meeting End Time:	11:13
Total Meeting Time:	:08

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 Tommy G. G. G.

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

Invoice

Date 2/1/2026
Invoice # 19641

Bill To
WATERFORD CDD
PO BOX 32414
CHARLOTTE NC 28232

Ship To

P.O. #
Terms

Ship Date 2/1/2026
Due Date 2/1/2026
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



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

01/14/26
CZ00001-00

WATERFORD CDD
 3434 COLWELL AVE, STE 200
 TAMPA FL 33614

Current Charges **175.55**
 Current Charges Due Date **02/03/26**
 Total Due **175.55**

CZ0000100 8 000017555 7 0



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

IMPORTANT MESSAGES

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

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

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ
15695636	1"	2.5000	01/06/2026	12/08/2025	12/17/2025	01/14/2026 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR	3 YR RESIDENTIAL AVERAGE		
30100		33100	0			
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
241500	231700	9800				

1	\$2.14	0 - 25,000	20.97
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 200.63
 PAYMENTS RECEIVED 200.63 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY
 WATER USAGE 20.97
 WATER BASE CHG 26.35
 SEWER USAGE 60.95
 SEWER USAGE - Billed at \$6.22/1,000 gallons
 based on meter units
 SEWER BASE CHG 67.28

Month	Usage (GAL)
DEC	12800
NOV	60200
OCT	151900
SEP	5900
AUG	700
JUL	100
JUN	100

TOTAL CURRENT CHARGES 175.55
TOTAL DUE 175.55

PAYMENT OPTIONS:

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

This will allow you to:

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

Acceptable payment methods:



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

DISCONNECT POLICY

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

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

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

GENERAL INFORMATION

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

Please mail correspondence to:

Hernando County Utilities
15365 Cortez Blvd, Brooksville, FL 34613

HERNANDO COUNTY WATER RESTRICTIONS:



Address numbers ending with:

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

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

Reporting a Leak

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

Reduce, Reuse & Recycle

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



INVOICE

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

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



Bill to

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

Invoice details

Service Month: January

Invoice no.: 35182
Invoice date: 01/31/2026

#	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

Office Pride
3450 East Lake Road Suite 200
Palm Harbor, FL 34685

Invoice no. : Inv-299148
Date : 01/09/2026
Due date : 02/08/2026

Total amount : \$52.78
Total due: \$52.78

Bill to: Waterford CDD
Attn: Waterford CDD
3434 Colwell Ave. Ste. 200
Tampa, FL 33614
United States

Description or memo	Amount
CC Fees- Avid Pay	\$52.78
	Total amount: \$52.78

Office Pride
3450 East Lake Road Suite 200
Palm Harbor, FL 34685
United States

Total due: **\$52.78**

Customer Id: C011228
Invoice no: Inv-299148

Amount enclosed:

Bill to: Waterford CDD
Attn: Waterford CDD
3434 Colwell Ave. Ste. 200
Tampa, FL 33614
United States

Remit to: Office Pride
3450 East Lake Rd
Suite 200
Palm Harbor, FL 34685
United States

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-299283
Invoice Date: 01-16-2026
Due Date: 02/14/2026

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	02/14/2026	F0214

Quantity	Description	Rate	Amount
1	Rubbermaid Waxed Paper Sanitary Disposal Liners, Brown, 250/Carton (FG6141000000)	\$34.50	\$34.50
Subtotal			\$34.50
Sales Tax			\$0.00
Total			\$34.50
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$34.50
<p>Reference Inv-299283 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
\$8,382.40	\$0.00	\$0.00	\$0.00	\$0.00	\$8,382.40

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

Office Pride
3450 East Lake Road Suite 200
Palm Harbor, FL 34685

Invoice no. : Inv-299388
Date : 01/22/2026
Due date : **02/21/2026**

Total amount : \$3.78
Total due: : **\$3.78**

Bill to: Waterford CDD
Attn: Waterford CDD
3434 Colwell Ave. Ste. 200
Tampa, FL 33614
United States

Description or memo	Amount
CC Fees- Avid Pay	\$3.78
	<p style="text-align: right;">Total amount: \$3.78</p>

Office Pride
3450 East Lake Road Suite 200
Palm Harbor, FL 34685
United States

Total due: **\$3.78**

Customer Id: C011228
Invoice no: Inv-299388

Amount enclosed:

Bill to: Waterford CDD
Attn: Waterford CDD
3434 Colwell Ave. Ste. 200
Tampa, FL 33614
United States

Remit to: Office Pride
3450 East Lake Rd
Suite 200
Palm Harbor, FL 34685
United States



Invoice

Office Pride
3450 East Lake Road Suite 200
Palm Harbor, FL 34685

Invoice no. : Inv-299521
Date : 01/29/2026
Due date : 02/28/2026

Total amount : \$31.18
Total due: \$31.18

Bill to: Waterford CDD
Attn: Waterford CDD
3434 Colwell Ave. Ste. 200
Tampa, FL 33614
United States

Description or memo	Amount
CC Fees- Avid Pay	\$31.18
	Total amount: \$31.18

Office Pride
3450 East Lake Road Suite 200
Palm Harbor, FL 34685
United States

Total due: **\$31.18**

Customer Id: C011228
Invoice no: Inv-299521

Amount enclosed:

Bill to: Waterford CDD
Attn: Waterford CDD
3434 Colwell Ave. Ste. 200
Tampa, FL 33614
United States

Remit to: Office Pride
3450 East Lake Rd
Suite 200
Palm Harbor, FL 34685
United States

INVOICE

OFFICE PRIDE
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-299609
Invoice Date: 01-30-2026
Due Date: 02/28/2026

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
----------------------	-------	----------	-----------

Net 30 02/28/2026 F0214

Quantity	Description	Rate	Amount
----------	-------------	------	--------

1	Coastwide Professional 12-16 Gal. Trash Bags, High Density, 8 Mic., Natural, 50 Bags/Roll, 20 Rolls (CW19243)	\$45.69	\$45.69
1	Coastwide Professional 55-60 Gal. Trash Bags, High Density, 22 Mic., Black, 25 Bags/Roll, 6 Rolls (CW17712)	\$64.96	\$64.96
1	Angel Soft Professional Series Standard Toilet Paper, 2-Ply, White, 450 Sheets/Roll, 80 Rolls/Carton (16880)	\$84.80	\$84.80
1	Pacific Blue Select Multifold Paper Towels, 1-ply, 250 Sheets/Pack, 16 Packs/Carton (20389)	\$43.99	\$43.99
10	Dog Waste Roll Bag -Universal Fit, Strong, Thick 200 bags/roll	\$11.13	\$111.30

Subtotal		\$350.74
Sales Tax		\$0.00
Total		\$350.74
PAYMENT/CREDIT APPLIED		\$0.00
AMOUNT DUE		\$350.74

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.

Reference Inv-299609 with your payment to ensure prompt and accurate application.

Autopay Customers: Payment will be drafted on the date due. This 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
\$1,944.04	\$6,600.00	\$0.00	\$0.00	\$0.00	\$8,544.04

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-301535
Invoice Date: 02-01-2026
Due Date: 03/03/2026

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	03/03/2026	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>Reference Inv-301535 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
\$1,944.04	\$6,600.00	\$0.00	\$0.00	\$0.00	\$8,544.04

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 #
2/2/2026	INV0000106681

Bill To:

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

Services for the month of	Terms	Client Number
February	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 #
1/30/2026	INV0000106760

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	\$1,380.74	\$1,380.74
Subtotal			\$1,380.74
Total			\$1,380.74

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

Invoice

Date	Invoice #
2/13/2026	INV0000106984

Bill To:

Waterford CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,000.00	\$1,000.00
Personnel Reimbursement	1.00	\$1,363.56	\$1,363.56
Subtotal			\$2,363.56
Total			\$2,363.56

February 5, 2026
Invoice Number: 1582763020526
Account: 8337 13 012 1582763
Number: Service 11379 MEMORIAL DR
At: BROOKSVILLE FL
34613

NEWS AND INFORMATION

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

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Summary *Service from 02/05/26 through 03/04/26
details on following pages*

Previous Balance	366.63
Payments Received -Thank You!	-366.63
Remaining Balance	\$0.00
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	20.00
Other Charges	15.00
Taxes, Fees and Charges	8.84
Current Charges	\$193.84
Total Due by 02/22/26	\$193.84

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 05 02082026 NNNNNYNN 01 001684 0007

THE WATERFORD CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

February 5, 2026
THE WATERFORD CDD

Invoice Number: 1582763020526
Account Number: 8337 13 012 1582763
Service At: 11379 MEMORIAL DR
BROOKSVILLE FL 34613

Total Due by 02/22/26 **\$193.84**
Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713012158276300193847

February 5, 2026



Invoice Number:
Account Number:

THE WATERFORD CDD
1582763020526
8337 13 012 1582763

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 866-252-0675

8639 2390 DY RP 05 02062026 NNNNNYNN 01 D01884 0007

Charge Details

Previous Balance		366.63
One-time EFT Payment	01/16	-366.63
Remaining Balance		\$0.00

Payments received after 02/05/26 will appear on your next bill.
Service from 02/05/26 through 03/04/28

Spectrum Business™ TV

Spectrum Business TV Stream	45.00
Promotional Discount	-5.00
Your promotional price will expire on 08/04/28	
	\$40.00

Spectrum Business™ TV Total \$40.00

Spectrum Business™ Internet

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

Wireless Internet Backup 20.00
\$110.00

Spectrum Business™ Internet Total \$110.00

Spectrum Business™ Voice

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

Spectrum Business™ Voice Continued

Phone number (362) 293-3894 **\$0.00**

For additional call details,
please visit SpectrumBusiness.net

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

Other Charges

Payment Processing	10.00
Paper Bill Stmt Charge	5.00
Other Charges Total	\$15.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.33
Federal Universal Service Fund	1.53
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	5.94
Taxes, Fees and Charges Total	\$8.84

Current Charges **\$193.84**
Total Due by 02/22/26 **\$193.84**

Billing Information

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

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.



February 5, 2026

Invoice Number: 1582763020526
Account Number: 8337 13 012 1582763

THE WATERFORD CDD

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

8633 2390 DY RP 05 02062026 NNNNNYNN 01 001684 0007

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.

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

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

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

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

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

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

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

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

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

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4936, call 1-877-276-7432 or email closedcaptioningissues@charter.com.

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



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

February 13, 2026
Client: 001592
Matter: 000001
Invoice #: 27940

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
1/7/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
1/8/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$283.50
1/28/2026	JMV	REVIEW EMAILS FROM R. BASTYR; REVIEW EMAILS FROM S. CRAFT; DRAFT EMAIL RE: LEGAL NOTICES.	0.3	\$121.50
Total Professional Services			1.3	\$526.50

February 13, 2026
Client: 001592
Matter: 000001
Invoice #: 27940

Page: 2

Total Services	\$526.50	
Total Disbursements	\$0.00	
Total Current Charges		\$526.50
Previous Balance		\$5,428.75
<i>Less Payments</i>		<i>(\$1,776.25)</i>
<i>Less Retainer Applied</i>		<i>(\$994.37)</i>
PAY THIS AMOUNT		\$3,184.63

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27847	January 14, 2026	\$3,652.50	\$0.00	\$0.00	\$0.00	\$4,179.00
Total Remaining Balance Due						\$4,179.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,179.00	\$0.00	\$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: 621787916
DATE: 01/15/2026
ORDER: 621787916

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
01/15/2026	08:00 AM			08:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/15/2026		08:05 AM

Service	Description	Price
CPC-INITIAL	COMMERCIAL PEST - START UP	\$250.00
		SUBTOTAL \$250.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$250.00
		AMOUNT DUE \$250.00

* 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

WORKWAVE 900-702-0301 © Copyright 2018 WORKWAVE - All Rights Reserved



LORI CRAWFORD

ACCOUNT SUMMARY

Credit Limit \$2,000.00
 Credit Available \$2,000.00
 Statement Closing Date January 31, 2026
 Days in Billing Cycle 0
 Previous Balance \$0.00
 Payments & Credits \$0.00
 Purchases & Other Charges \$0.00
 Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
 New Balance \$0.00
 Questions? Call Customer Service
 Toll Free - 1-844-626-6581
 International Collect - 1-301-665-4442
 TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$0.00
 Minimum Payment Due \$0.00
 Payment Due Date February 25, 2026

Payment Due \$314.85

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
01/16	01/18	8230509D0EHP4RZ7A	AMAZON MARK* XS3J007I3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	47.72
01/17	01/18	8230509D1EHNS2ZZD	AMAZON MARK* AL4X88MO3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	99.74
01/25	01/26	8230509DAEHMB1F40	AMAZON MARK* 286M32TY3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	167.39
01/31	01/31	000000000000COMPC	TOTAL PURCHASES \$314.85 TOTAL \$314.85	

IMPORTANT ACCOUNT INFORMATION

TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
 Commercial Services
 180 Fountain Parkway N
 St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date February 25, 2026
 New Balance \$0.00
 Minimum Payment Due \$0.00
 Past Due Amount \$0.00
 Amount Enclosed:

\$

Make Check
Payable to:

LORI CRAWFORD
 RIZZETTA & COMPANY INC
 3434 COLWELL AVE., SUITE 200
 TAMPA FL 33614

Valley Bank
 PLEASE DO NOT MAIL CHECKS
 St Petersburg FL 33716

LORI CRAWFORD

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	0	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.

See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Waterford CDD
Credit Card - Lori Crawford

Closing Date January 31, 2026

Payment Date February 25, 2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Parks & Recreation	TOTAL
				Facility Supplies	
				57200-4619	
Date	Vendor Name	Description	Amount		
1/16/2026	Amazon	Shelf	99.74	99.74	99.74
1/16/2026	Amazon	6-3 Ring Binders	47.72	47.72	47.72
1/16/2026	Amazon	Office Supplies	167.39	167.39	167.39
	TOTAL		\$ 314.85	\$ 314.85	\$ 314.85
				57200-4619	



Details for Order #114-0655911-3633010

Order Placed: January 9, 2026
Amazon.com order number: 114-0655911-3633010
Order Total: \$314.85

Not Yet Shipped	
Items Ordered	Price
1 Of: <i>Post-it Pop-up Notes Dispenser, 3x3 in, Black Base Clear Top, Pack Includes Dispenser and a 45-Sheet Pad of Pop-up Notes</i> (WD-330-BK) Sold by: Amazon (seller profile) Business Price Condition: New	\$8.50
1 Of: <i>Jeostarky Compatible TN830XL Toner Replacement for Brother TN830XL TN830 XL Toner use with HL-L2460DW HL-L2405W HL-L2400 D HL-L2480DW MFC-L2820DW MFC-L2760DW DCP-L2640DW MFC-L2900DW (Black,2 Pack)</i> Sold by: Chuangyuanhui (seller profile) Business Price Condition: New	\$45.99
1 Of: <i>Amazon Basics Highlighters 12 Pack, Assorted Colors, Chisel Tip,Bible Highlighter,Office and School Supplies</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$5.26
1 Of: <i>Grabber Reacher Tool - 32" Extra Long Foldable Gripper and Reaching Tool - Heavy Duty Pick Up Stick Grabbers for Seniors, Trash, Surgery Recovery Must Haves Gifts (Blue)</i> Sold by: funnyeer (seller profile) Condition: New	\$15.99
1 Of: <i>O'Flich Dachshund Gift Mouse Pad - Dachshund Gifts for Women, Dachshund Gift Mousepad with Non-Slip Rubber Base for Laptop Computer Keyboard Desktop (9.5x7.9 Inch)</i> Sold by: YEOOW (seller profile) Condition: New	\$9.99
1 Of: <i>First Aid Only 91248 OSHA-Compliant First Aid Kit, All-Purpose 50-Person Emergency First Aid Kit for Business, Worksite, Home, and Car, 260 Pieces</i> Sold by: Amazon.com Condition: New	\$16.17
1 Of: <i>(18 Pads) Pop Up Sticky Notes 3x3 Refills, Alternating Color, Strong Adhesive Memo Pad Bulk, Suitable for Home, Office, School, Clean Removal</i> Sold by: TKTB US (seller profile) Condition: New	\$7.99
1 Of: <i>BIC Wite-Out Brand EZ Correct Correction Tape, 19.8 Feet, 4-Count Pack of White Correction Tape, Fast, Clean and Easy to Use Tear-Resistant Tape Office or School Supplies</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$6.77

<p>1 Of: Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 3 Reams (1,500 Sheets), 92 Bright, White</p> <p>Sold by: Amazon (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	\$17.68
<p>1 Of: 280 Pcs Large Paper Clips, 2 Inch Jumbo Paper Clips, Silver Paperclips, Stainless Steel Large Paperclips Office for Teacher Supplies School Supplies</p> <p>Sold by: SZHLBG (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	\$6.78
<p>1 Of: Piasoenc Clipboard with Storage, 8.5 x 11 Organization Box with Pen Holder and A4 Legal Paper Folder, Folio & Side-Opening, Low Profile Clip, for Nurses, Teachers, Size 14 x 9.6 x 1.2 in, Black</p> <p>Sold by: Piasoenc Direct (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	\$8.49
<p>1 Of: Amazon Basics 3 Hole Punch, 10 Sheet Capacity, Black</p> <p>Sold by: Amazon (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	\$8.79
<p>1 Of: Prepac 60" Contemporary Wall Mounted Coat Rack, Coat Hooks Wall Mount with 4 Shelves, Ideal for Hallway or Entryway Storage Solution, 11.5"D x 60"W x 16.5"H, White</p> <p>Sold by: Amazon (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	\$99.74
<p>1 Of: ViVin 3 Ring Binder 3 inch with Clear View Cover, Large 3" Round Ring for Strength, Holds 600 Sheets of US Letter Size Paper, Office Home School, 6 Pack (Black)</p> <p>Sold by: Ziyue Office Supply (seller profile)</p> <p>Business Price</p> <p>Condition: New</p>	\$47.72
<p>1 Of: TRJ Large Thermostat Lock Box with Key, Clear Thermostat Cover with Lock for Thermostat on Wall, Lockable Thermostat Lock Box Cover, AC Lock Box Cover with Key Fit Thermostats 5" H x 6.3" W or Smaller</p> <p>Sold by: ANOVASKY (seller profile)</p> <p>Condition: New</p>	\$8.99

Shipping Address:

Lori Crawford
11379 Memorial dr
BROOKSVILLE, FL 34613
United States

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

MasterCard | Last digits: 0327

Billing address

Lori Crawford
11379 Memorial dr

Item(s) Subtotal: \$314.85
Shipping & Handling: \$6.99
Promotion applied: -\$6.99

Total before tax: \$314.85

BROOKSVILLE, FL 34613
United States

Estimated Tax: \$0.00

Grand Total: \$314.85

FSA or HSA eligible

FSA or HSA eligible amount (includes taxes & shipping): \$16.17

To view the status of your order, return to [Order Summary](#) .

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



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

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

Bill Date **01/26/2026**
Amount Due **459.60**
Current Charges Due **02/17/2026**

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				
12/18	41315	01/21	42550				1235

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	36
Dec 2025	30	37
Jan 2025	34	37

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 444.29
Payment 444.29CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,235 KWH @ 0.06090 75.21
Fuel Adjustment 1,235 KWH @ 0.04200 51.87
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 4.86
State Tax 29.73
Hernando County Tax 2.14

Total Current Charges 459.60
Total Due Please Pay 459.60

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: 01/26/2026

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	02/17/2026
TOTAL CHARGES DUE	459.60
Total Charges Due After Due Date	466.49

000227651400004596000004664900



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 **01/26/2026**
Amount Due **726.96**
Current Charges Due **02/17/2026**

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				
12/18	64181	01/21	65623				1442

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	42
Dec 2025	30	42
Jan 2025	34	22

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



2 0 1 5 5 6 1 9

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

Previous Balance 705.07
Payment 705.07CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,442 KWH @ 0.06090 87.82
Fuel Adjustment 1,442 KWH @ 0.04200 60.56
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 5.95
State Tax 47.02
Hernando County Tax 3.38

Total Current Charges 726.96
Total Due Please Pay 726.96

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: 01/26/2026

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	02/17/2026
TOTAL CHARGES DUE	726.96
Total Charges Due After Due Date	737.86

000227651600007269600007378604



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 **01/26/2026**
Amount Due **1,301.84**
Current Charges Due **02/17/2026**

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				
12/18	87305	01/21	88813				1508

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	44
Dec 2025	30	44
Jan 2025	34	19

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 1,281.08
Payment 1,281.08CR
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 1,508 KWH @ 0.06090 91.84
Fuel Adjustment 1,508 KWH @ 0.04200 63.34
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 78) 341.00
FL Gross Receipts Tax 6.99
State Tax 84.20
Hernando County Tax 6.06

Total Current Charges 1,301.84
Total Due Please Pay 1,301.84

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	205 18	210 60	910 18	935 25	975 35



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: 01/26/2026

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	02/17/2026
TOTAL CHARGES DUE	1,301.84
Total Charges Due After Due Date	1,321.37

000227651700013018400013213702



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 **01/22/2026**
 Amount Due **1,433.30**
 Current Charges Due **02/13/2026**

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 Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
12/16	325	01/19	467	100	0.29	29	14200	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	418
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 1,460.66
 Payment 1,460.66CR
 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 44.16
 Demand Charge 29 KW @ 6.65000 192.85
 Energy Charge 14,200 KWH @ 0.03290 467.18
 Fuel Adjustment 14,200 KWH @ 0.04200 596.40
 FL Gross Receipts Tax 33.33
 State Tax 92.71
 Hernando County Tax 6.67

Total Current Charges 1,433.30
 Total Due Please Pay 1,433.30



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: 01/22/2026

District: WH14

Use above space for address change ONLY.

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	02/13/2026
TOTAL CHARGES DUE	1,433.30
Total Charges Due After Due Date	1,454.80

000238207600014333000014548009

Tab 9

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

March 5, 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 10	Goodwin Bros. Construction	\$71,090.92
CR 11	Goodwin Bros. Construction	\$418,733.61

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/Venessa Smith
Waterford Community Development District

DATE: February 10, 2026

RE: Construction Requisition Approval # CR 10-11 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) 933-5571. Thank you.

Goodwin Bros. Construction	\$71,090.92
Goodwin Bros. Construction	\$418,733.61

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 January 1, 2023, (the "Master Indenture"), as supplemented by the Third Supplemental Trust Indenture between the District and the Trustee, dated as of August 1, 2025 (the "supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

February 10, 2026

(A) Requisition Number: **CR 10**

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

(C) Amount Payable: **\$71,090.92**

(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 #02 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.

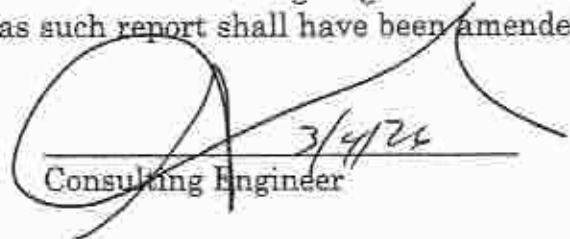
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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.


3/4/24
Consulting Engineer

WATERFORD CDD REIMBURSEMENT CR 10 - 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 #2	\$ 71,090.92	\$ -	\$ 71,090.92
2	Goodwin Bros.	4A/5A Pay App #3	\$ 418,733.61	\$ -	\$ 418,733.61
** TOTAL REIMBURSEMENT DUE					\$ 489,824.53

* 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: TOWN/RT: OAK HILL LAND LLC 18125 WAYNE RD ODESSA, FL 33556	PROJECT: WATERFORD SUBDIVISION PHASE 4A & 5A	APPLICATION NO.: 2
FROM (CONTRACTOR): GOODWIN BROS CONSTRUCTION PO BOX 1689 BROOKSVILLE FL 34605	VIA PROFESSIONAL (Architect/Engineer): COASTAL ENGINEERING	PERIOD TO: 12/30/2025
		CONTRACT DATE: 11/11/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

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

CHANGE ORDER SUMMARY			
CO NUMBER	DATE APPROVED	ADDITIONS	DEDUCTIONS
TOTALS			
NET CHANGE BY CHANGE ORDER			

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 ...	\$	261,625.46
5 RETAINAGE:		
10% OF COMPLETED & STORED WORK	(\$	26,162.55)
6 TOTAL EARNED LESS RETAINAGE	\$	235,462.91
7 LESS PREVIOUS PAYMENTS RECOMMENDED	(\$	164,371.99)
8 AMOUNT DUE THIS APPLICATION	\$	71,090.92
9 BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD	\$	3,544,019.57

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

CONTRACTOR CERTIFICATION:

By: [Signature]

DATE: 12/30/25

NOTARY SEAL
 State of: FLORIDA
 Subscribed and sworn to before me this 30 day of Dec, 2025.
 Notary Public
 My Commission expires: _____

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 that the WORK (OWNER), that to the best of the PROFESSIONAL'S knowledge, information and belief, the WORK is in accordance with the Contract Documents and (with supporting documentation) meets the requirements of the Contract Documents and payment of the AMOUNT DUE THIS PAYMENT APPLICATION is recommended.

DATED: January 29, 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: 2

Contractor: Goodwin Bros Construction, Inc.

Application for Payment Date: 12/30/2025

For Work Completed Through: 12/30/2025

ITEM NO.	DESCRIPTION OF WORK	U M I T	3 SCHEDULED QUANTITY	4 SCHEDULED UNIT VALUE	5 TOTAL SCHEDULED VALUE (4x5)	7 WORK COMPLETED TO DATE				11 MATERIALS PRESENTLY STORED	12 TOTAL COMPLETED AND STORED TO DATE QUANTITY (7+9)	13 VALUE (8+10+K)	14 % COMPLETED (12 / 5)	15 BALANCE OF WORK TO COMPLETE		16 RETAINAGE HELD @ 10% (12 x 10%)
						6 PREVIOUS QUANTITY	7 TOTAL VALUE (5x7)	8 THIS PERIOD QUANTITY	9 PERIOD TOTAL VALUE (5x9)					15 QUANTITY (4 - 11)	15 VALUE (6 - 12)	
GENERAL CONDITIONS																
1	Mobilization/Bond	LS	1	\$ 83,947.00	\$ 83,947.00	1	\$ 83,947.00				1	\$ 83,947.00	100.00%	0.0000	\$ -	\$ 8,394.70
2	LAYOUT/SUBMIT & AS-BUILTS	LS	1	\$ 106,340.50	\$ 106,340.50	0.1	\$ 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	Silt Fence	LF	9,895	\$ 2.10	\$ 20,779.50	9895	\$ 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	0.26	\$ 67,275.00	0.280	\$ 72,450.00		0.54	\$ 139,725.00	54.00%	0.4600	\$ 119,025.00	\$ 11,902.50
6	Disc Site	LS	1	\$ 43,599.38	\$ 43,599.38		\$ -	0.150	\$ 6,539.91		0.15	\$ 6,539.91	15.00%	0.8500	\$ 37,059.47	\$ 653.99
7	Excavation (Cut to Fill 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	Child Resisting Wall	LS	1	\$ 317,121.60	\$ 317,121.60		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 317,121.60	\$ -
10	Seed & Mulch (Lots/Pads)	SV	155,914	\$ 0.40	\$ 62,365.60		\$ -		\$ -		0	\$ -	0.00%	155914.0000	\$ 62,365.60	\$ -
11	Sod (Ponds, Roadway)	SV	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	SV	3,543	\$ 18.09	\$ 64,092.87		\$ -		\$ -		0	\$ -	0.00%	3543.0000	\$ 64,092.87	\$ -
13	6" Limerock Base	SV	3,543	\$ 12.55	\$ 44,464.65		\$ -		\$ -		0	\$ -	0.00%	3543.0000	\$ 44,464.65	\$ -
14	12" Stabilized Subgrade	SV	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	SP	1,631	\$ 10.93	\$ 17,826.83		\$ -		\$ -		0	\$ -	0.00%	1631.0000	\$ 17,826.83	\$ -
18	Truncated Domes ADA Ramps	SP	42	\$ 23.00	\$ 966.00		\$ -		\$ -		0	\$ -	0.00%	42.0000	\$ 966.00	\$ -
19	Stripping & 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	SV	13,777	\$ 18.09	\$ 249,225.93		\$ -		\$ -		0	\$ -	0.00%	13777.0000	\$ 249,225.93	\$ -
21	6" Limerock Base	SV	13,777	\$ 12.55	\$ 172,901.35		\$ -		\$ -		0	\$ -	0.00%	13777.0000	\$ 172,901.35	\$ -
22	12" Stabilized Subgrade	SV	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	SP	7,051	\$ 10.93	\$ 77,067.43		\$ -		\$ -		0	\$ -	0.00%	7051.0000	\$ 77,067.43	\$ -
26	Concrete Onwayway 6"	SP	596	\$ 14.38	\$ 8,570.48		\$ -		\$ -		0	\$ -	0.00%	596.0000	\$ 8,570.48	\$ -
27	Truncated Domes ADA Ramps	SP	126	\$ 23.00	\$ 2,898.00		\$ -		\$ -		0	\$ -	0.00%	126.0000	\$ 2,898.00	\$ -
28	Stripping & 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 A 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	30" Metered End Section	EA	1	\$ 2,393.43	\$ 2,393.43		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 2,393.43	\$ -
37	Rip Rap MES	SV	455	\$ 49.53	\$ 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 B Manhole	EA	17	\$ 3,847.46	\$ 65,406.82		\$ -		\$ -		0	\$ -	0.00%	17.0000	\$ 65,406.82	\$ -
42	Type V Inlet	EA	30	\$ 6,495.26	\$ 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 MIES	SY	455	\$ 49.53	\$ 22,536.15	\$ -	\$ -	0	\$ -	0.00%	455.0000	\$ 22,536.15	\$ -
TOTAL					\$3,779,482.48	\$ 182,635.55	\$ 78,989.91			*****		\$ 3,517,857.02	*****

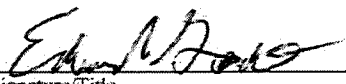
**WAIVER AND RELEASE OF LIEN
UPON PARTIAL PAYMENT**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned for and in consideration **Seventy One Thousand Ninety Dollars and Ninety Two-Cents (71,090.92)**, 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 **30th Day of Dec, 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 6 of Feb, 2026 by Edward Goodwin of Goodwin Bros. Construction, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me.





Notary Public

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 January 1, 2023, (the "Master Indenture"), as supplemented by the Third Supplemental Trust Indenture between the District and the Trustee, dated as of August 1, 2025 (the "supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

February 10, 2026

(A) Requisition Number: **CR 11**

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

(C) Amount Payable: **\$418,733.61**

(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 #03 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.

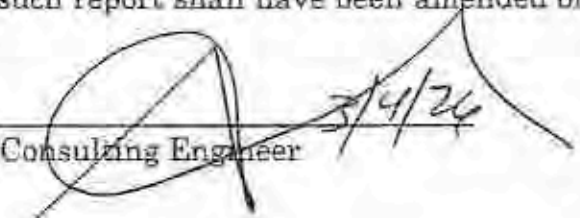
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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 3/4/24

WATERFORD CDD REIMBURSEMENT CR 10 - 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 #2	\$ 71,090.92	\$ -	\$ 71,090.92
2	Goodwin Bros.	4A/5A Pay App #3	\$ 418,733.61	\$ -	\$ 418,733.61
** TOTAL REIMBURSEMENT DUE					\$ 489,824.53

* 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

<p>TO: (OWNER) OAK HILL LAND LLC 18125 WAYNE RD ODESSA, FL 33556</p>	<p>PROJECT: WATERFORD SUBDIVISION PHASE 4A & 5A</p>	<p>APPLICATION NO.: 3</p>
<p>FROM (CONTRACTOR): GOODWIN BROS CONSTRUCTION PO BOX 1689 BROOKSVILLE FL 34605</p>	<p>VIA PROFESSIONAL (Architect/Engineer): COASTAL ENGINEERING</p>	<p>PERIOD TO: 1/27/2026</p>
		<p>CONTRACT DATE: 11/11/2025</p>

CONTRACTOR'S APPLICATION FOR PAYMENT

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

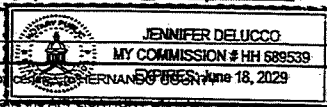
CHANGE ORDER SUMMARY			
C/O NUMBER	DATE APPROVED	ADDITIONS	DEDUCTIONS
TOTALS			
NET CHANGE BY CHANGE ORDER			

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	\$	726,885.02
5 RETAINAGE:		
10% OF COMPLETED & STORED WORK	(\$	72,688.50
6 TOTAL EARNED LESS RETAINAGE	\$	654,196.52
7 LESS PREVIOUS PAYMENTS RECOMMENDED	(\$	235,462.91
8 AMOUNT DUE THIS APPLICATION	\$	418,733.61
9 BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD	\$	3,125,285.96

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

CONTRACTOR CERTIFICATION
 By: [Signature]
 DATE: 1/27/26

NOTARY SEAL
 State of FLORIDA
 Subscribed and sworn to before me this 27 day of Jan, 2025
 Notary Public: [Signature]
 My Commission expires: _____



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

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

DATED: January 30, 2026 Coastal Engineering By: [Signature]

COUNTY'S RECOMMENDATION OF PAYMENT:

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

* Reviewed only for CDD eligible Reimbursement

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	\$ 261,625.46	\$466,259.56		\$ 726,885.02			\$ 3,052,597.46	\$ 72,688.50

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

KNOW ALL MEN BY THESE PRESENTS, that the undersigned for and in consideration **Four Hundred Eighteen Thousand Seven Hundred Thirty Three Dollars and Sixty One Cents (418,733.61)**, 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 **27th Day of Jan, 2026** 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.



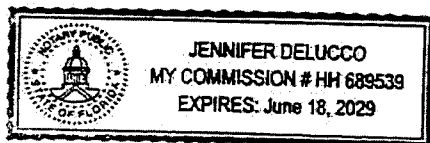
Signature/Title

Goodwin Bros. Construction, Inc.

Company Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me on this 6 of Feb, 2026 by Edward Goodwin of Goodwin Bros. Construction, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me.



Notary Public