



Rizzetta & Company

Waterford Community Development District

**Board of Supervisors'
Regular Meeting
May 18, 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

May 11, 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, May 18, 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
 - ii. Presentation of Registered Voter Statistics Tab 2
 - iii. Presentation of 1st Quarter Website Compliance
Audit Report Tab 3
4. **BUSINESS ITEMS**
 - A. Review of Permit Transfer Letter from SWFMD Tab 4
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on April 13, 2026 Tab 5
 - B. Ratification of Operation & Maintenance Expenditures
for March 2026 Tab 6
 - C. Ratification of Construction Requisitions CR 12, 13
and 14 S2025 Tab 7
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Sincerely,

Sean Craft

Sean Craft

District Manager

Tab 1



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- ✓ **Next Regular Meeting:** June 8th, 2026 at 9:30am.

**District
Manager's
Report**

May 18

2026

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FINANCIAL SUMMARY	<u>3/31/2026</u>
General Fund Cash Balance	\$228,291
Debt Service Fund	\$1,962,552
Capital Project Fund	\$2,858,986
Total Government Fund	\$5,049,829
General Fund Expense Variance: \$25,170	Over Budget

Tab 2



Denise LaVancher

Hernando County Supervisor of Elections

APR 17 2026

16264 Spring Hill Drive
Brooksville, FL 34604
P: 352.754.4125 • F: 352.754.4425

April 15, 2026

Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: Waterford Community Development District

Dear Mr. Craft:

As of April 15, 2026, there are 295 registered voters within the Waterford Community Development District.

Should you need any further assistance, please do not hesitate to contact me.

Sincerely,

Claudia Billotte
Candidate Specialist/Voter Services
Hernando County Supervisor of Elections
16264 Spring Hill Drive
Brooksville, FL 34604

Enclosure

Date 4/15/2026
 Time 08:46 AM

Denise LaVancher
 Supervisor of Elections
 Active Voters by District/Precinct

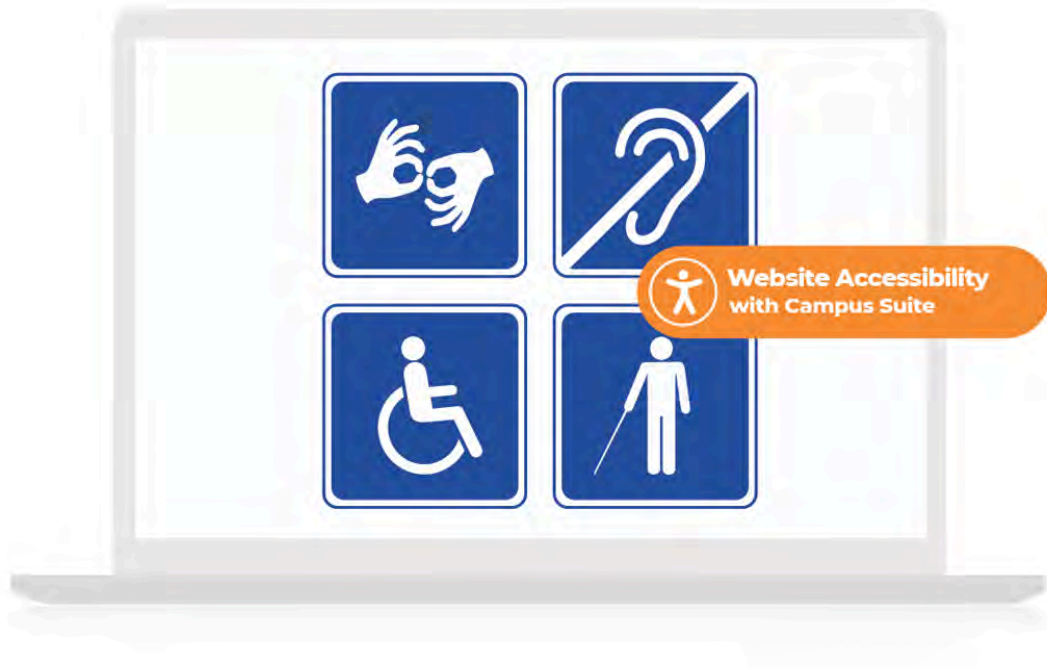
Hernando County, FL

WATERFORD

310 CHRISTIAN CHURCH IN TH
 320 HIGH POINT COMM. CLUB
WATERFORD

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
	0	0	1	0	1	1	0	0	0	0	1	0
	70	139	68	17	294	163	24	70	37	134	153	7
	70	139	69	17	295	164	24	70	37	134	154	7

Tab 3



Quarterly Compliance Audit Report

Waterford

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

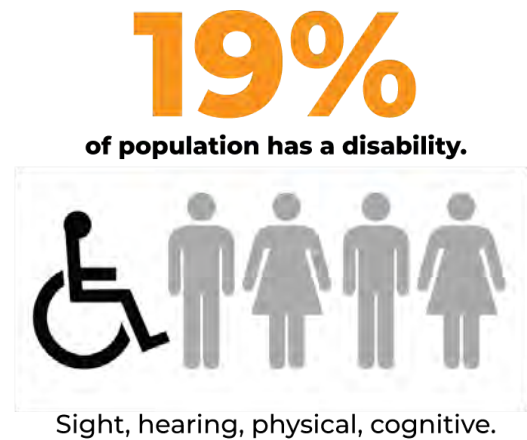
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 4



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

April 10, 2026

Waterford Community Development District
c/o Rizzetta & Company
Attn: Sean Craft
5844 Old Pasco Rd., Suite 100
Wesley Chapel, FL 33544

Subject: **Transfer to Operation Phase**
Project Name: Waterford Phase 3A Subdivision
Permit No.: 43043205.017
Compliance No.: 443922
County: Hernando
Sec/Thp/Rge: S31/T22S/R18E

Dear Mr. Craft:

The request to transfer the subject permit to the operation phase has been approved. District staff have reviewed the submitted information, inspected the project and determined that the stormwater management system was in compliance at the time of our inspection. The District reserves the right to inspect the project in the future to ensure continued compliance with state law and District rules. The permit, approved drawings and other documents are available for viewing through the District's Application and Permit Search Tools at <http://watermatters.org/wmiserp>.

The subject permit contains a condition requiring periodic inspection and maintenance. The inspections are required every five (5) years. A record of each inspection (including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted) must be maintained, and must be made available to the District upon request. Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), Operation and Maintenance Inspection Certification available on the District's website, <http://www.watermatters.org/permits/erp>, describing the remedial actions taken to resolve the failure or deviation.

As outlined in Subsection 62-330.340, F.A.C., "A Permittee shall notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. This notification can be submitted on Form 62-330.340(1) –Request To Transfer Permit available on the District's website, <http://www.watermatters.org/permits/erp>.

If you have questions, please contact Martin Russum, P.E. at the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Brian Malmberg, P.E., Coastal Engineering Associates, Inc.

Tab 5

MINUTES OF MEETING

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

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Waterford Community Development District held on **Monday, April 13, 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
Shane O'Neil	Board Supervisor, Vice-Chairman
Cole Bastyr	Board Supervisor, Assistant Secretary
Lynette Bastyr	Board Supervisor, Assistant Secretary

Also present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Carrie Allen Webster	District Counsel, Straley Robin Vericker (via call)
Lori Crawford	Clubhouse Manager, Rizzetta & Company, Inc.
Candi Cadwell	Representative, Oak Hill Land, LLC

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft called the meeting to order at 9:35 a.m., confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

A member of the audience asked about facility updates and non-resident memberships. Another member commented about trash in ponds and possible erosion at a pond near his home at 7638 Rome Lane. Another member asked about meeting times and commented about street parking issues.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

50 No Report.

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52 **B. District Engineer**

53 Not Present and no report.

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55 **C. District Manager Report**

56 Mr. Craft presented his District Manager report and reminded the Board that the
57 next regular meeting is scheduled for May 11, 2026, at 9:30 a.m.

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59 The Board directed the Clubhouse Manager to obtain pricing for additional security
60 cameras for the amenities facilities and established a protocol for incident reports,
61 which are as follows:

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- 63 • First incident report serves as a written warning.
- 64 • Second incident report will trigger a seven (7) day suspension from the
65 amenities' areas.
- 66 • Third incident report will trigger a maximum thirty (30) day suspension from
67 the amenities' areas.
- 68 • If the first incident report indicates damages to facilities, a seven (7) day
69 suspension or a thirty (30) day suspension will go into effect, depending on
70 the severity of the incident. Additionally, the resident(s) found to have
71 caused damages to the facilities will be asked to reimburse the district for
72 the costs of the repairs.

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74 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Debt Assessments
on Casitas Parcel**

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On a motion from Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors opened the public hearing on debt assessments on the Casitas Parcel, for the Waterford Community Development District.

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77 There were no questions or comments regarding the debt assessments.

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On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors closed the public hearing on debt assessments on the Casitas Parcel, for the Waterford Community Development District.

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81 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-06;
Imposing Special Assessments on
Casitas Parcel**

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On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adopted Resolution 2026-06; Imposing Special Assessments on Casitas Parcel, for the Waterford Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07;
Adopting Final Terms of 2025 Bonds**

On a motion from Mr. O'Neil, seconded by Mr. R. Bastyr, with all in favor, the Board of Supervisors adopted Resolution 2026-07; Adopting final terms of 2025 Bonds, for the Waterford Community Development District.

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SEVENTH ORDER OF BUSINESS

**Public Hearing on Amendment to
Recreational Facilities Policies**

On a motion from Ms. L. Bastyr, seconded by Mr. R. Bastyr, with all in favor, the Board of Supervisors opened the public hearing on the amendment to the Recreational Facilities Policies, for the Waterford Community Development District.

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There were no questions or comments regarding the amendment to the Recreational Facilities Policies.

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors closed the public hearing on the amendment to the Recreational Facilities Policies, for the Waterford Community Development District.

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EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08;
Adopting Amended Recreational
Facilities Policies**

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adopted Resolution 2026-08; Adopting Amended Recreational Facilities Policies, for the Waterford Community Development District.

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NINTH ORDER OF BUSINESS

**Consideration of Proposal for Trash
Container**

On a motion from Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved the proposal from Coastal Waste Management for additional trash removal services in the amount of \$57.50 a month, for the Waterford Community Development District.

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TENTH ORDER OF BUSINESS

**Ratification of Proposal for Pressure
Cleaning Traffic Circle**

On a motion from Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors ratified the proposal for pressure cleaning the traffic circle in the amount of \$955.00, for the Waterford Community Development District.

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Additionally, the Board directed Ms. Crawford to coordinate with CMI to have additional pressure washing done on both sides of the median from Cortez to the roundabout.

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ELEVENTH ORDER OF BUSINESS

**Discussion of 2026-2027 Budget
Priorities**

A discussion was held regarding the 2026-2027 budget. The Board stated that there are no major projects planned for the next fiscal year.

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TWELFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
March 9, 2026**

On a Motion by Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting held on March 9, 2026, as presented, for the Waterford Community Development District.

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THIRTEENTH ORDER OF BUSINESS

**Ratification of Operation &
Maintenance Expenditures for
February 2026**

On a Motion by Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for February 2026 (\$27,667.86), as presented, for the Waterford Community Development District.

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Tab 6

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

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

Operation and Maintenance Expenditures

March 2026

For Board Approval

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

The total items being presented: **\$30,241.52**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 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	100350	00360213	Engineering Services 02/26	\$ 630.00
Coastal Waste & Recycling, Inc.	100347	SW0001416370	Monthly Waste Collection 01/26	\$ 50.93
Coastal Waste & Recycling, Inc.	100354	SW0001539779	Monthly Waste Collection 02/26	\$ 33.60
Cole Michael Bastyr	100356	CB030926	Board of Supervisors Meeting 03/09/26	\$ 200.00
David Stahl Pool Services	100351	19679	Pool Cleaning 03/26	\$ 1,400.00
Egis Insurance Advisors, LLC	100348	31503	Policy #F314075 04/01/2026- 04/01/2027	\$ 856.00
Gladiator Pressure Cleaning, Inc.	100363	24393	Pressure Wash 03/26	\$ 725.00
Hernando County Utilities	20260305-1	CZ0000100-021226 ACH	Water Services 01/26	\$ 193.95
Lynette Wagner Bastyr	100357	LB030926	Board of Supervisors Meeting 03/09/26	\$ 200.00
Office Pride	100360	Inv-304055	New Dog Waste Station 02/26	\$ 550.00
Office Pride	100360	Inv-304061	Janitorial Supplies 02/26	\$ 28.31
Office Pride	100360	Inv-306062	Commercial Cleaning Services 03/26	\$ 1,558.80
Rizzetta & Company, Inc.	100346	INV0000107421	Personnel Reimbursement 02/26	\$ 1,397.93
Rizzetta & Company, Inc.	100353	INV0000107497	District Management Fees 03/26	\$ 5,049.34
Rizzetta & Company, Inc.	100359	INV0000107612	General Management & Oversight 03/26	\$ 2,340.65

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ronald Bastyr	100358	RB030926	Board of Supervisors Meeting 03/09/26	\$ 200.00
Spectrum	20260330-1	1582763030526 ACH	Account #1582763 Internet & Phone Services 03/26	\$ 193.84
Straley Robin Vericker	100362	28030	Legal Services 02/26	\$ 1,357.50
Times Publishing Company	100349	77519-022226	Account #323765 Legal Advertising 02/26	\$ 102.00
Times Publishing Company	100352	79193-030426	Account #323765 Legal Advertising 03/26	\$ 1,666.00
Times Publishing Company	100361	79196-031126	Account #323765 Legal Advertising 03/26	\$ 1,666.00
U.S. Bank	100355	8088567	Trustee Fee Services Series 2023 02/01/26-01/31/27	\$ 4,256.13
Valley National Bank	20260326-1	CC022826-621 ACH	Credit Card Expenses 02/26	\$ 1,213.48
Withlacoochee River Electric Cooperative, Inc.	20260317-1	2276514-022326 ACH	7569 Cortez Blvd Entry Lighting 02/26	\$ 444.18
Withlacoochee River Electric Cooperative, Inc.	20260317-1	2276516-022326 ACH	11261 Cortez Blvd - East Irrigation Well Lights 02/26	\$ 697.93
Withlacoochee River Electric Cooperative, Inc.	20260317-1	2276517-022326 ACH	11261 Cortez Blvd - West Irrigation Well 02/26	\$ 1,745.34
Withlacoochee River Electric Cooperative, Inc.	20260317-1	2382076-021926 ACH	11379 Memorial Dr 02/26	<u>\$ 1,484.61</u>
Total				<u>\$ 30,241.52</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 00360213
 Date 02/27/2026

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

Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Project Manager/Construction				
	02/04/2026	2.00	180.00	360.00
CO review and 3A Draw				
	02/06/2026	1.50	180.00	270.00
4A/5A Direct Pay.				
	Subtotal	3.50		630.00
	Phase subtotal			630.00
			Invoice total	630.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
PROFESSIONAL SERVICES	0.00	49,137.75	49,767.75	630.00	-49,767.75
Total	0.00	49,137.75	49,767.75	630.00	-49,767.75

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00360213	02/27/2026	630.00	630.00				
	Total	630.00	630.00	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT



www.coastalwasteinc.com

INVOICE

Invoice SW0001416370
Page Page 1 of 1
Date 01/31/2026
Customer 72595
Site 0
PO Number
Due Date 03/02/2026

Bill To: CLUBHOUSE AT WATERFORD
11379 MEMORIAL DR
BROOKSVILLE, FL 34613

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) CLUBHOUSE AT WATERFORD 11379 MEMORIAL DR, BROOKSVILLE FL Serv #001 96 GALLON MSW 1 - 0YD 1x Week				
31 - Jan	MONTHLY - WASTE COLLECTION (Jan 16/26 - Feb 28/26)		\$30.00	1.52	\$45.48
31 - Jan	RECOVERY FEE				\$5.45

A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

INVOICE TOTAL	\$50.93
----------------------	---------

Payments made by credit card or debit card are subject to a 2.55% service fee

Invoice SW0001416370
Page Page 1 of 1
Date 01/31/2026
Customer 72595
Site 0
PO Number
Due Date 03/02/2026

Please return this portion with payment to:
Coastal Waste & Recycling
 PO Box 632201
 Cincinnati, OH 45263-2201

AMOUNT REMITTED

0025756SW0725950000SW000141637000000050934



www.coastalwasteinc.com

INVOICE

Invoice SW0001539779
Page Page 1 of 1
Date 02/28/2026
Customer 72595
Site 0
PO Number
Due Date 03/30/2026

Bill To: CLUBHOUSE AT WATERFORD
11379 MEMORIAL DR
BROOKSVILLE, FL 34613

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) CLUBHOUSE AT WATERFORD 11379 MEMORIAL DR, BROOKSVILLE FL Serv #001 96 GALLON MSW 1 - 0YD 2x Week				
28 - Feb	MONTHLY - WASTE COLLECTION (Mar 01/26 - Mar 31/26)		\$30.00	1.00	\$30.00
28 - Feb	RECOVERY FEE				\$3.60

A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

INVOICE TOTAL	\$33.60
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Payments made by credit card or debit card are subject to a 2.55% service fee

Invoice SW0001539779
Page Page 1 of 1
Date 02/28/2026
Customer 72595
Site 0
PO Number
Due Date 03/30/2026

Please return this portion with payment to:
Coastal Waste & Recycling
 PO Box 632201
 Cincinnati, OH 45263-2201

AMOUNT REMITTED

0025756SW0725950000SW000153977900000084539

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

Invoice

Date 3/1/2026
Invoice # 19679

Bill To

WATERFORD CDD
PO BOX 32414
CHARLOTTE NC 28232

Ship To

P.O. #
Terms

Ship Date 3/1/2026
Due Date 3/1/2026
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



INVOICE

Customer	Waterford Community Development District
Acct #	1184
Date	02/20/2026
Customer Service	Brendan Callen
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 856.00
Payment Amount	
Payment for:	Invoice#31503
F314075	

Thank You

Please detach and return with payment



Customer: Waterford Community Development District

Invoice	Effective	Transaction	Description	Amount
31503	04/01/2026	Renew policy	Policy #F314075 04/01/2026-04/01/2027 DBL Surety, LLC Utility Bond - Renew policy Due Date: 2/20/2026	856.00

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

Total	
\$	856.00

Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	02/20/2026



Gladiator Pressure Cleaning

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



Invoice

Invoice #	24393
Date	3/24/2026
Terms	Net 15
Due Date	4/8/2026

Bill To
Waterford Community 3434 Colwell Avenue, Suite 200 Tampa, FL 33614 Attn: Lori Crawford



@Gladiatorpc1

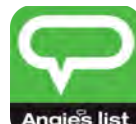
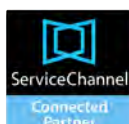


@Gladiatorpc

Location Cleaned	
Waterford Community Cortez Oaks Blvd & Hamm St. Brooksville, FL 34613	
P.O. #	

Item	Service Date	Description	Qty	Rate	Amount				
Sidewalk and co...	3/11/2026	Pressure cleaned common area sidewalks, sidewalk aprons, street gutters, and storm drains on Hamm Street from Cortez Oaks to corner of Hamm Street and Rome Lane. Approximately 600 linear feet	1	725.00	725.00				
For Internal use ONLY		Thank you for giving us the opportunity to serve you.	<table border="1"> <tr> <td>Total</td> <td>\$725.00</td> </tr> <tr> <td>Payments</td> <td>\$0.00</td> </tr> </table>			Total	\$725.00	Payments	\$0.00
Total	\$725.00								
Payments	\$0.00								

Balance	\$725.00
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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

02/12/26
CZ00001-00

WATERFORD CDD
 3434 COLWELL AVE, STE 200
 TAMPA FL 33614

Current Charges **193.95**
 Current Charges Due Date **03/04/26**
 Total Due **193.95**

CZ0000100 8 000019395 3 0



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

IMPORTANT MESSAGES

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

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

METER ID	METER SIZE/UNITS	METER READ	PREVIOUS READ	BILL FROM	BILL TO	DAYS IN READ	
15695636	1"	2.5000	02/04/2026	01/06/2026	01/14/2026	02/12/2026	29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE		
28100		30100	0				
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION		
253500	241500	12000					

1	\$2.14	0 - 25,000	25.68
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 175.55
 PAYMENTS RECEIVED 175.55 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY
 WATER USAGE 25.68
 WATER BASE CHG 26.35
 SEWER USAGE 74.64
 SEWER USAGE - Billed at \$6.22/1,000 gallons
 based on meter units
 SEWER BASE CHG 67.28

Month	Usage (GAL)
JAN	9800
DEC	12800
NOV	60200
OCT	151900
SEP	5900
AUG	700
JUL	100
JUN	100

TOTAL CURRENT CHARGES 193.95
TOTAL DUE 193.95

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



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-304055
Invoice Date: 02-26-2026
Due Date: 03/27/2026

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	03/27/2026	F0214

Quantity	Description	Rate	Amount
1	New Dog Waste Station - Fixture & Installation Completed 1.30.26	\$550.00	\$550.00
Subtotal			\$550.00
Sales Tax			\$0.00
Total			\$550.00
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$550.00
<p style="background-color: yellow;">Reference Inv-304055 with your payment to ensure prompt and accurate application.</p> <p style="background-color: yellow;">Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$2,487.85	\$0.00	\$0.00	\$0.00	\$0.00	\$2,487.85

Each Office Pride franchise is independently owned and operated.

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

INVOICE



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

Customer Number: C011228
Invoice Number: Inv-304061
Invoice Date: 02-26-2026
Due Date: 03/27/2026

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	03/27/2026	F0214

Quantity	Description	Rate	Amount
1	Fresh Products™ Wave 3D Urinal Screen, Cotton Blossom, 10/Box (FRS3WDS60CBLBX)	\$28.31	\$28.31
Subtotal			\$28.31
Sales Tax			\$0.00
Total			\$28.31
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$28.31
<p style="background-color: yellow;">Reference Inv-304061 with your payment to ensure prompt and accurate application.</p> <p style="background-color: yellow;">Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.</p>			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$2,487.85	\$0.00	\$0.00	\$0.00	\$0.00	\$2,487.85

Each Office Pride franchise is independently owned and operated.

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

INVOICE



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

Customer Number: C011228
Invoice Number: Inv-306062
Invoice Date: 03-01-2026
Due Date: 03/31/2026

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

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

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

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	03/31/2026	F0214

Quantity	Description	Rate	Amount
1	Day Porter Services 2x per week	\$1,558.80	\$1,558.80
Subtotal			\$1,558.80
Sales Tax			\$0.00
Total			\$1,558.80
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$1,558.80
<p>Reference Inv-306062 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
\$3,695.91	\$350.74	\$0.00	\$0.00	\$0.00	\$4,046.65

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 #
2/27/2026	INV0000107421

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
Personnel Reimbursement	1.00	\$1,397.93	\$1,397.93
Subtotal			\$1,397.93
Total			\$1,397.93

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

Invoice

Date	Invoice #
3/2/2026	INV0000107497

Bill To:

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

Services for the month of	Terms	Client Number
March	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 #
3/13/2026	INV0000107612

Bill To:

Waterford CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,000.00	\$1,000.00
Personnel Reimbursement	1.00	\$1,340.65	\$1,340.65
Subtotal			\$2,340.65
Total			\$2,340.65

March 5, 2026

Invoice Number: 1582763030526
Account Number: 8337 13 012 1582763
Service At: 11379 MEMORIAL DR
BROOKSVILLE FL 34613

NEWS AND INFORMATION

Contact Us

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

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

Summary

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

Previous Balance	193.84
Payments Received -Thank You!	-193.84
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 03/22/26	\$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
8833 2390 DY RP 05 03082028 NNNNNYNN 01 001450 0006

THE WATERFORD CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

March 5, 2026

THE WATERFORD CDD

Invoice Number: 1582763030526
Account Number: 8337 13 012 1582763
Service At: 11379 MEMORIAL DR
BROOKSVILLE FL 34613

Total Due by 03/22/26 **\$193.84**
Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713012158276300193847

March 5, 2026

Invoice Number: THE WATERFORD CDD
1582763030526
Account Number: 8337 13 012 1582763

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

8633 2390 DY RP 05 03062026 NNNNNYNN 01 001450 0006

Charge Details

Previous Balance		193.84
One-time EFT Payment	02/23	-193.84
Remaining Balance		\$0.00

Payments received after 03/05/26 will appear on your next bill.

Service from 03/05/26 through 04/04/26

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 (352) 293-3694	\$0.00
-----------------------------	--------

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$20.00

Other Charges

Payment Processing	10.00
Paper Bill Statement 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 03/22/26	\$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

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and more time doing what you love.

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It's Flexible - Use your checking, savings, debit or credit card
It's FREE - And helps save time, postage and the environment

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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.



March 5, 2026

Spectrum
BUSINESS

THE WATERFORD CDD
Invoice Number: 1532763030526
Account Number: 8337 13 012 1582763

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

8633 2390 DY RP 05 03062026 NNNNNYNN 01 001450 0006

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 1-704-697-4935, 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

March 18, 2026
Client: 001592
Matter: 000001
Invoice #: 28030

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
2/4/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH J. COOPER.	0.3	\$121.50
2/4/2026	LC	RESEARCH RE PLATS AND DEDICATION OF TRACTS IN PLATS, STATUS OF OWNERSHIP AND DEEDS THAT NEED TO BE PREPARED FOR PROPERTY TRANSFER TO THE DISTRICT.	2.3	\$448.50
2/5/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
2/6/2026	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING; PREPARE LEGAL NOTICES.	0.8	\$324.00
2/6/2026	LC	REVIEW AND REVISE RESOLUTION AND PUBLICATION AD FOR REVISED MEETING SCHEDULE.	0.3	\$58.50
2/18/2026	JMV	REVIEW EMAIL FROM K. CONNELL; REVIEW CDD ASSESSMENT ISSUES; TELEPHONE CALL WITH K. CONNELL.	0.5	\$202.50
Total Professional Services			4.7	\$1,357.50

March 18, 2026
Client: 001592
Matter: 000001
Invoice #: 28030

Page: 2

Total Services	\$1,357.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,357.50
Previous Balance		\$3,184.63
<i>Less Payments</i>		(\$526.50)
PAY THIS AMOUNT		\$4,015.63

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27847	January 14, 2026	\$2,658.13	\$0.00	\$0.00	\$0.00	\$4,015.63
Total Remaining Balance Due						\$4,015.63

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,357.50	\$0.00	\$2,658.13	\$0.00

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
2/22/26-2/22/26		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
2/23/2026	Deirdre Bonett	TB323765	
Total Amount Due		Invoice Number	
\$102.00		77519-022226	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
2/22/26	2/22/26	77519	Baylink Hernando , tampabay.com	Legal-CLS 2 col	BOS Revised Meeting Schedule	2	1.00x53.00 L	\$100.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
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 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

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2/22/26-2/22/26		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
2/23/2026	Deirdre Bonett	TB323765	
Total Amount Due		Invoice Number	
\$102.00		77519-022226	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

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

77519

Tampa Bay Times

Published Daily

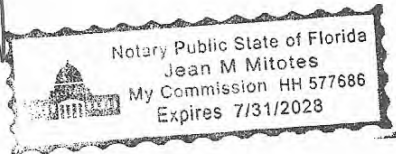
STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter BOS Revised Meeting Schedule was published in said newspaper by print in the issues of 02/22/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this 02/22/2026

Signature of Notary of Public _____
Personally known or produced identification.
Type of identification produced _____



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

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

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

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

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

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

Sean Craft
District Manager
Run Date: 02/22/2026

77519

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
3/4/26-3/4/26		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
3/4/2026	Deirdre Bonett	TB323765	
Total Amount Due		Invoice Number	
\$1,666.00		79193-030426	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
3/4/26	3/4/26	79193	Tampa Bay Times , tampabay.com	B Section	Assessments - 1 of 2	1	4.00x16.00 IN	\$0.00
3/4/26	3/4/26	79193	Tampa Bay Times , tampabay.com	B Section	Assessments - 1 of 2	1	4.00x16.00 IN	\$1,664.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
3/4/26-3/4/26		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
3/4/2026	Deirdre Bonett	TB323765	
Total Amount Due		Invoice Number	
\$1,666.00		79193-030426	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

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

Tampa Bay Times

Published Daily

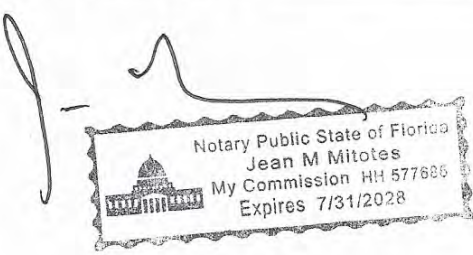
STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Assessments - 1 of 2 was published in said newspaper by print in the issues of 03/04/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this 03/04/2026

Signature of Notary of Public
Personally known or produced identification.
Type of identification produced _____





Tampa Bay Times Support local reporting

For 140 years, the Tampa Bay Times has provided award-winning local journalism you can trust.

Colleen Wright, St. Petersburg Reporter

Give today: tampabay.com/donate

LEGAL NOTICE

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Waterford Community Development District

The Board of Supervisors ("Board") of the Waterford Community Development District ("District") will hold a regular meeting and public hearing on **Monday, April 13, 2026, at 9:30 a.m., at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, Florida 34601.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("**Debt Assessments**") that will secure the District's proposed capital improvement revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the *Master Special Assessment Allocation Report (Expansion Area)* dated February 5, 2026. The proposed bonds will fund the public improvements described in the *Fourth Supplemental Engineer's Report* dated January 22, 2026. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$8,400,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type

PRODUCT	UNITS	EAU FACTOR	TOTAL EAUS	% of EAUs	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (2)
Single Family 40'	29	0.80	23	28%	\$2,342,308	\$80,759	\$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) Residents' minimum assessments allocated by EAU for the Expansion Area.
(2) Product total shows the distributive purposes only and are not tied per product type.
(3) Includes extended Hernando County collection cost/assessments discounts, which may fluctuate.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hernando County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

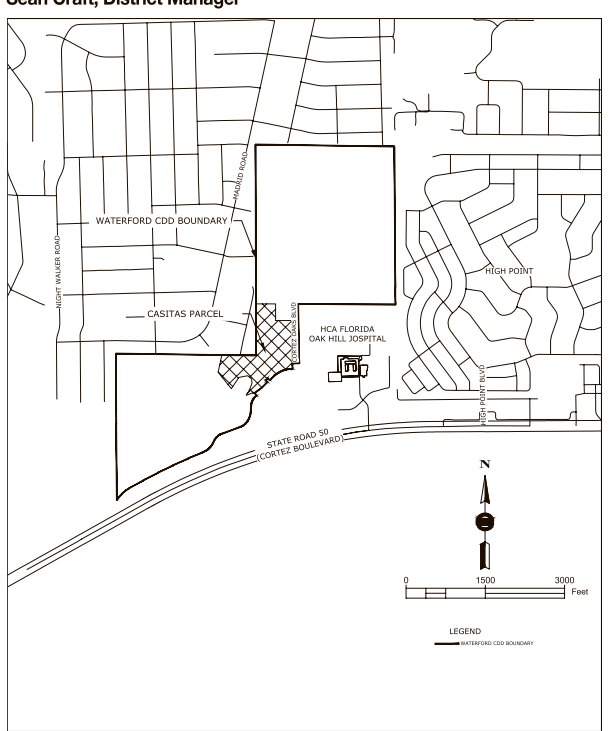
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 994-1001 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Sean Craft, District Manager



Coastal Engineering Associates, Inc.
 966 Candlelight Blvd., Brooksville, FL 34601
 (813) 799-8822 Fax (813) 799-8809
 www.coastaleng.com

LOCATION MAP DATE: 05/14/25
 WATERFORD COMMUNITY DEVELOPMENT DISTRICT 1

RESOLUTION NO. 2026-03
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE

LEGAL NOTICE

LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

Passed and Adopted on February 5, 2026.

Attest:
/s/ Sean Craft
 Printed Name: Sean Craft
 Assistant Secretary

Waterford Community Development District
/s/ Ron Bastyr
 Name: Ron Bastyr
 Chair

LEGAL NOTICE

Legal Notice City of Clearwater, Florida Technical Review Committee Meeting

Please be advised that the evaluation committee for Request for Proposals for Development, No. 29-26, Disposition of Real Property within North Greenwood CRA, will meet on Thursday, March 12, 2026, at 11:00 a.m. This meeting will be held at City of Clearwater, Municipal Services Building, located at 100 South Myrtle Avenue, 3rd Floor, Clearwater, FL 33755. The committee will evaluate the responses received and determine next steps.

If you have any questions about this notice, please contact: Phil Kirkpatrick, City of Clearwater, Economic Development and Housing Department, 100 S. Myrtle Ave., 3rd Floor, Clearwater, FL 33755, (727) 444-7166, or by email at: Philip.Kirkpatrick@MyClearwater.com.

03/04/26 jb

79110-1

LEGAL NOTICE

CITY OF LARGO NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Largo City Commission will hold a public hearing at their regularly scheduled meeting at **6:00 pm on March 17, 2026, in the Commission Chamber at Largo City Hall, 201 Highland Avenue, Largo, Florida to consider the following:**

ORDINANCE NO. 2026-04

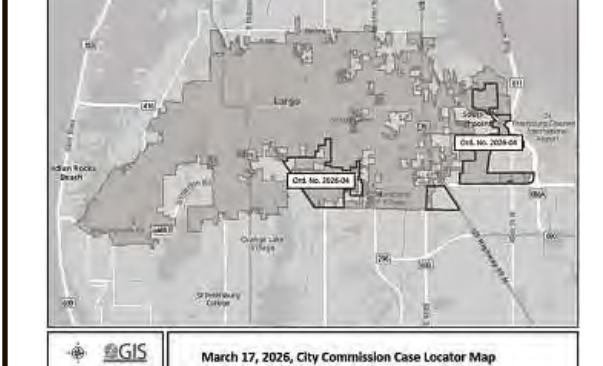
AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION OF THE WITHIN DESCRIBED TRACTS OF LAND LOCATED WITHIN THREE DISTINCT AREAS OF LARGO, FLORIDA: (1) THE AREA GENERALLY LOCATED EAST OF THE CSX TRACK AND WEST OF BELCHER ROAD, BOUNDED TO THE NORTH BY STARKEY ROAD AND TO THE SOUTH BY 126TH AVENUE, ENCOMPASSING PROPERTIES TO THE EAST AND WEST OF STARKEY ROAD AND NORTH AND SOUTH OF ULMERTON ROAD; (2) THE AREA GENERALLY LOCATED EAST OF 66TH STREET AND WEST OF U.S. HIGHWAY 19, BOUNDED TO THE NORTH BY ULMERTON ROAD AND TO THE SOUTH BY 126TH AVENUE; (3) THE AREA GENERALLY BOUNDED ON THE EAST BY 60TH STREET N, ON THE WEST BY ROOSEVELT BOULEVARD, BOUNDED TO THE NORTH BY WHITNEY ROAD AND TO THE SOUTH BY ULMERTON ROAD. TO ADD TARGET EMPLOYMENT CENTER - SUBURBAN INDUSTRIAL AND TARGET EMPLOYMENT CENTER - SUBURBAN OFFICE AS OVERLAYS AND AMENDING THE CITY FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING SUBSECTION 4.2.4, TO ELIMINATE THE REQUIREMENT THAT MIXED USE DEVELOPMENTS PROPOSING TO INCORPORATE MORE THAN ONE CONDITIONAL USE BE REVIEWED IN THEIR ENTIRETY AS A CONDITIONAL USE, SECTION 4.7 TO RENAME THE SECTION TO ACCOUNT FOR DENSITY AND INTENSITY AVERAGING STANDARDS PREVIOUSLY LOCATED IN SUBSECTION 8.2.5, TABLE 6-1 TO ADD TARGET EMPLOYMENT USE TYPES, MODIFY WHERE THEY ARE ALLOWED TO ENCOURAGE SUCH USES, AND CONSOLIDATE USE TYPES TO REDUCE REDUNDANCY, SUBSECTION 7.1.1.B TO REMOVE OUTDATED LANGUAGE, SUBSECTION 7.1.1.C TO ADD A DESCRIPTION AND OUTLINE REGULATORY CRITERIA FOR TARGET EMPLOYMENT CENTERS, SUBSECTION 7.3.1 TO ADD DESIGN CRITERIA, SUBSECTION 8.2.3 TO CHANGE REFERENCES TO DENSITY AND INTENSITY AVERAGING FROM SUBSECTION 8.2.5 TO SUBSECTION 4.7, SUBSECTION 8.2.5 TO REMOVE STANDARDS RELATED TO DENSITY AND INTENSITY FOR MIXED USE PROJECTS AND DEVELOPMENTS IN MULTIMODAL CORRIDORS AND ACTIVITY CENTERS AND MOVE THEM TO SECTION 4.7 AND RENUMBER SUBSECTIONS 8.2.6, 8.2.7, AND 8.2.8 TO 8.2.5, 8.2.6, AND 8.2.7 ACCORDINGLY, TABLE 8-1 TO ADD TARGET EMPLOYMENT CENTERS AS A LAND USE CLASSIFICATION, SUBSECTION 8.4.2 TO INCLUDE TARGET EMPLOYMENT CENTERS IN THE LIST OF AREAS EXEMPT FROM BUILDING PLACEMENT STANDARDS, SUBSECTION 8.9.3.B TO INCLUDE TARGET EMPLOYMENT CENTERS AS AN AREA WHERE ADDITIONAL DENSITY AND INTENSITY BONUSES ARE OFFERED, SUBSECTION 15.7.3 TO ELIMINATE STANDARDS RELATING TO LIGHT MANUFACTURING USES; SUBSECTION 15.19.C(4) HOTELS TO CLARIFY BONUS OPTIONS AVAILABLE WITHIN TARGET EMPLOYMENT CENTERS; CHAPTER 20 TO ADD DEFINITIONS FOR AGRICULTURE, BUSINESS INCUBATOR, CLASS A OFFICE, FOOD PROCESSING AND PACKING PLANT (INCLUDING TEST KITCHENS AND GHOST KITCHENS), MANUFACTURING - LIGHT, MANUFACTURING - HEAVY, MIXED USE VERTICALLY INTEGRATED, REPAIR SHOP LIGHT, RESEARCH & DEVELOPMENT (R&D) - LIGHT, RESEARCH & DEVELOPMENT (R&D) - HEAVY, TECHNICAL SCHOOL, TRADE SCHOOL COMMERCIAL, AND URBAN AGRICULTURE; BY CREATING SUBSECTION 4.7.7 TO ESTABLISH DENSITY AND INTENSITY AVERAGING STANDARDS PREVIOUSLY LOCATED IN SUBSECTION 8.2.5 FOR ACTIVITY CENTERS, MULTIMODAL CORRIDORS AND TARGET EMPLOYMENT CENTERS, SUBSECTIONS 5.2.4.Y, 5.2.4.Y.1, AND 5.2.4.Y.2 TO ESTABLISH DESCRIPTIONS AND LOCAL CHARACTERISTICS FOR THE TARGET EMPLOYMENT CENTER OVERLAY AND ITS ASSOCIATED SUBCATEGORIES OF SUBURBAN INDUSTRIAL, AND SUBURBAN OFFICE, SUBSECTION 7.1.1.C, 7.1.1.C.1, AND 7.1.1.C.2 TO ADD LOCATION, DESCRIPTION, AND REGULATORY AUTHORITY STANDARDS FOR TARGET EMPLOYMENT CENTERS, SUBSECTION 7.3.1.C TO ADD DESIGN CRITERIA FOR NEIGHBORHOOD ACTIVITY CENTERS, SUBSECTION 7.3.2 TARGET EMPLOYMENT CENTERS TO ESTABLISH STANDARDS AND BONUS OPTIONS FOR DEVELOPMENTS INCORPORATING TARGET EMPLOYMENT USES WITHIN A TARGET EMPLOYMENT CENTER, SUBSECTION 8.9.3.B.5 TO ESTABLISH MIXED USE DEVELOPMENT STACKING BONUS STANDARDS FOR MULTIMODAL CORRIDORS, ACTIVITY CENTERS, AND TARGET EMPLOYMENT CENTERS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Commission may, with respect to any matter considered at this meeting, make a determination on the matter that evening or may continue the meeting wholly or in part to another date. If the public hearing is continued, no further notice of continuance will be sent or published. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinances. Copies of the Ordinances and related materials are available for public inspection at the City Clerk's Office or Community Development Department, Planning & Development Services Division, City Hall, 201 Highland Avenue, Largo, during regular business hours (8:00AM - 5:00PM), or at the Largo Public Library, 120, Central Park Drive, Largo. Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance in regard to this meeting should contact the City Clerk's office at 727-587-6710 or the Library TDD Line at 727-587-6778 at least two (2) days prior to the City Commission meeting. For further information, call the City Clerk's Office at 727-587-6710.

Diane L. Bruner, CMC
CITY CLERK



03/04/26 jb

78048-1

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
3/11/26-3/11/26		WATERFORD CDD	
Billing Date	Sales Rep	Customer Account	
3/11/2026	Deirdre Bonett	TB323765	
Total Amount Due		Invoice Number	
\$1,666.00		79196-031126	

Invoice 79196 for 2nd pub date 3-11

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
3/11/26	3/11/26	79196	Tampa Bay Times , tampabay.com	B Section	Assessments 2 of 2	1	4.00x16.00 IN	\$1,664.00
					Affidavit Fee			\$2.00
3/11/26	3/11/26	79196	Tampa Bay Times , tampabay.com	B Section	Assessments 2 of 2	1	4.00x16.00 IN	\$0.00

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Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
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 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

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3/11/2026	Deirdre Bonett	TB323765	
Total Amount Due		Invoice Number	
\$1,666.00		79196-031126	

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 Tampa, FL 33614-8390

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Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Assessments 2 of 2 was published in said newspaper by print in the issues of 03/11/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this 03/11/2026

Signature of Notary of Public _____
Personally known or produced identification.
Type of identification produced _____



SECRETARY continued from 1B

to legalize recreational marijuana.

Aaron has never publicly answered questions about his role in those transactions, even when he was questioned about it during a Senate panel discussion last month. The money originated from a \$67 million Medicaid settlement. A Leon County grand jury probed whether any crimes were committed, but its findings have not been made public as of yet.

State Sen. Carlos Guillermo Smith, an Orlando Democrat, rose in opposition to Aaron's confirmation, citing the grand jury's ongoing probe.

"Let's be clear ... \$10 million that was intended to support our most vulnerable Floridians get access to health care through Medic-

aid was instead laundered through the Hope Florida Foundation and given to political entities to spend on political ads," Guillermo Smith said.

He added: "Mr. Aaron helped orchestrate and advise on all of this. Senators, this is not okay."

Sen. Tina Polsky, whose questions Aaron did not answer in committee, also rose in opposition, saying, "He didn't even claim (attorney-client) privilege. He just said, I can't talk about that." In the committee, Aaron had said he assumed he wasn't "at liberty" to discuss the matter.

"The Hope Florida Foundation's theft of taxpayer money has never been accounted for," Polsky, a Boca Raton Democrat, said. "Everyone else who testified before our committee, before House committees, relied on the legal advice of

Mr. Aaron."

Polsky also opposed the confirmation of Harris, who told the senator in committee that, in hindsight, she wouldn't have approved the Medicaid settlement that detailed the transfer to the foundation because of "how it has been perceived," but not because the diversion of the money away from state coffers was wrong. Harris also said that state officials reimbursed the federal government its share of the entirety of the \$67 million settlement, evidence that the state had doubts about its own claims that the diverted \$10 million was not Medicaid money. Medicaid is mostly funded by federal tax dollars and is regulated by the federal government.

While Hope Florida has dogged Harris' confirmation, it's not the only issue.

Sen. Tom Wright, a Port Orange Republican, said he

opposed her confirmation because of how she handled a 50-bed women's shelter in his district, which "was in chaos." He said he repeatedly asked Harris to inspect the facility and when she finally did, she told him she "found nothing" wrong.

"When she came and told me this false report, I actually asked her to leave my Senate office, and never be in my face again, because she did not do her job," Wright said. "I hate to see that she's going to get appointed to something else, because I have no trust in Shevaun Harris."

Wright added: "She let us down. And the women of Volusia County deserve better."

Hatch, who was confirmed as the Department of Children and Families secretary, helped develop the Hope Florida program several years ago when she served in other leadership roles at the department.

Sen. Don Gaetz, a Pensacola Republican, who runs the Senate Ethics and Elections committee that recommends the nominations to the full Senate for a vote, acknowledged Hatch's answers regarding "the department's relationship with Hope Florida" were not satisfactory to "some committee members."

And while he did ultimately recommend Hatch, Gaetz had a laundry list of other concerns, including the department's "inconsistent" practices regarding child custody. Gaetz has championed the case of Joy Zuraff, a mother whose daughter was removed from her care in 2024.

Gaetz said he had been pushing the department for family reunification, saying that two years apart was too long.

Zuraff's daughter Kenlee has cystic fibrosis, a genetic disorder that affects the

lungs and other organs. Body camera footage shows case workers accusing Zuraff of refusing medical treatment for her daughter, who was 5 years old at the time.

The case became the latest flashpoint in the state's medical freedom debate centered on whether the state can mandate health care for children that goes against a parent's wishes.

Zuraff's brother and mother, though, defended the state's actions to remove Kenlee from Zuraff's custody, claiming Gaetz and other senators who have become involved do not understand the full context of the situation.

Contact *Alexandra Glorioso* at aglorioso@miamiherald.com. Follow @aglorios.

Contact *Romy Ellenbogen* at rellenbogen@tampabay.com. Follow @romyellenbogen.

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

You are hereby notified that the City of St. Petersburg, Florida, has corrected violations of the City Code on properties in the City of St. Petersburg and has determined the amount to be assessed against each of said properties to defray the cost thereof. Such violations may include but are not limited to violations of the vegetation maintenance standards of Chapter 16, violations of the property maintenance standards of Chapter 8 to include demolition and securing of structures, removal of stinging insects under Chapter 4, and removal of graffiti pursuant to Chapter 19. A list of said properties and of properties abutting street rights-of-way upon which violations were corrected and the amount to be assessed against each of said properties is on file and open for inspection in the office of the City Clerk of the City of St. Petersburg, Florida.

You are further notified that the City Council of the City of St. Petersburg will hold a public hearing on **March 26th, 2026**, at 5:01 p.m., or as soon thereafter, in the Council Chamber at the City Hall in the City of St. Petersburg, Florida. Notice is hereby given that all interested parties may appear at the meeting and be heard by City Council with respect to the violations listed above.

Any property owner wishing to object to the amount of the assessment or needing additional information on same should call the Codes Compliance Director at (727) 892-5792, ten (10) days prior to the public hearing date set forth above. Failure to contact the Codes Compliance Director will make it necessary harder to address your concern because the necessary information will not be available at the Public Hearing.

If you are deaf/hard of hearing or require the services of an interpreter, please call our TDD number, (727) 892-5259, or the Florida Relay Service at 711 as soon as possible. The City requests at least 72 hours advance notice, prior to the scheduled meeting, and every effort will be made to provide that service for you. If you are a person with a disability who needs an accommodation to participate in this/these proceedings or have any questions, please contact the City Clerk's Office at (727) 893-7448.

Additional information can be found on the City's website at www.stpete.org/meetings or by contacting the City Clerk by email at city.clerk@stpete.org, by phone at 893-7448, or by mail at City Clerk, P.O. Box 2842, St. Petersburg, FL 33731.

CITY OF ST. PETERSBURG

By: Joie Cutliff, Collections Manager
Billing & Collections

3/11/2026

79875-1

LEGAL NOTICE

CITY OF DUNEDIN NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, the following public meetings will be held at Dunedin City Hall, 737 Loudon Avenue, Dunedin, Florida:

Thursday, March 19, 2026, at 6:00 pm. The City Commission will hold a Public Hearing on Ordinance 25-02.

Thursday, April 16, 2026, at 6:00 pm. The City Commission will hold a Public Hearing on Ordinance 25-02.

ORDINANCE 25-02

AN ORDINANCE OF THE CITY OF DUNEDIN, FLORIDA, AMENDING CHAPTER 111, HISTORIC PRESERVATION, OF THE CITY OF DUNEDIN LAND DEVELOPMENT CODE TO PROVIDE FOR MORE COMPREHENSIVE REQUIREMENTS AND PROCEDURES FOR PROPERTIES AND STRUCTURES TO BE DESIGNATED AS LOCAL HISTORIC LANDMARKS, LANDMARK SITES, AND DISTRICTS; AMENDING TABLE 104-1.1, DEVELOPMENT APPROVAL REQUIREMENTS, OF THE CITY OF DUNEDIN LAND DEVELOPMENT CODE TO PROVIDE FOR APPROVAL REQUIREMENTS RELATED TO HISTORIC LANDMARK OR LANDMARK SITE APPLICATIONS, CERTIFICATE OF APPROPRIATENESS FOR HISTORIC LANDMARK AND LANDMARK SITES, AND FOR HISTORIC DISTRICT APPLICATIONS CONSISTENT WITH THE AMENDED LANGUAGE OF CHAPTER 111; AMENDING TABLE 104.1.2, NOTICE REQUIREMENTS, OF THE CITY OF DUNEDIN LAND DEVELOPMENT CODE RELATED TO HISTORIC LANDMARK OR LANDMARK SITE APPLICATIONS, CERTIFICATE OF APPROPRIATENESS FOR HISTORIC LANDMARK OR LANDMARK SITES, AND FOR HISTORIC DISTRICT APPLICATIONS CONSISTENT WITH THE AMENDED LANGUAGE OF CHAPTER 111; AMENDING SECTION 104-20.1, GENERALLY, TO RECOGNIZE HISTORIC LANDMARK/LANDMARK SITES, AND HISTORIC DISTRICTS CONSISTENT WITH THE AMENDED LANGUAGE OF CHAPTER 111; CREATING CHAPTER 109, ADMINISTRATIVE AGENCIES, DIVISION 5, HISTORIC PRESERVATION COMMITTEE, TO CODIFY THE HISTORIC PRESERVATION COMMITTEE AS THE BOARD RESPONSIBLE FOR OVERSEEING VARIOUS PARTS OF CHAPTER 111; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at the hearing on the date noted above and be heard with respect to the Ordinance. A copy of the Ordinance will be available to the public at the Office of the City Clerk during normal business hours at 737 Loudon Avenue. All persons are hereby advised that any presentation they make will be encouraged to be as concise as possible and may be limited to permit maximum participation by the public at large. Any person who decides to appeal any decision with respect to any matter considered at this hearing will ensure a record of the proceedings, and for such purpose, may need to include that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

The City of Dunedin does not discriminate on the basis of race, color, national origin, sex, religion, age, political affiliation, marital status, sexual orientation, and disabled status in employment or the provision of services.

City of Dunedin, Florida
Michelle Wells, CMC, City Clerk

3/11 & 4/08/2026 jb

80159-1

LEGAL NOTICE

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Waterford Community Development District

The Board of Supervisors ("Board") of the Waterford Community Development District ("District") will hold a regular meeting and public hearing on **Monday, April 13, 2026, at 9:30 a.m., at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, Florida 34601.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed capital improvement revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the *Master Special Assessment Allocation Report (Expansion Area)* dated February 5, 2026. The proposed bonds will fund the public improvements described in the *Fourth Supplemental Engineer's Report* dated January 22, 2026. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$8,400,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type

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 cost/payment discounts, which may fluctuate.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hernando County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

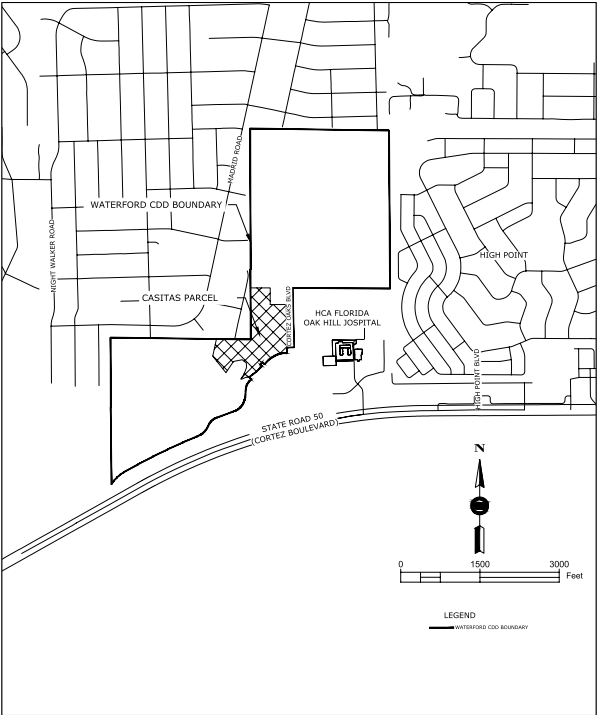
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 994-1001 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Sean Craft, District Manager



	LOCATION MAP	DATE: 05/14/25
	WATERFORD COMMUNITY DEVELOPMENT DISTRICT	2026
		1

RESOLUTION NO. 2026-03
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE

March 11, 2026 DB

LEGAL NOTICE

LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

Passed and Adopted on February 5, 2026.

Attest:

/s/ Sean Craft
Printed Name: Sean Craft
Assistant Secretary

Waterford Community Development District

/s/ Ron Bastyr
Name: Ron Bastyr
Chair

79196-1



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

MAR - 6 2021

8088567



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Waterford Community Development District
ATTN Waterford CDD C/O District Mngr
3434 Colwell Avenue, Ste 200
Tampa, FL 33614
United States





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

MAR - 6 2026

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

8088567
 277584000
 02/25/2026
 Duffy, Leanne M
 (407)-835-3807

Waterford Community Development District
 ATTN Waterford CDD C/O District Mngr
 3434 Colwell Avenue, Ste 200
 Tampa, FL 33614
 United States

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS,
 SERIES 2023 REVENUE FUND**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

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

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT
 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
 2023 REVENUE FUND**

Invoice Number:	8088567
Account Number:	277584000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

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





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

Invoice Number: 8088567
 Invoice Date: 02/25/2026
 Account Number: 277584000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT
 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
 2023 REVENUE FUND**

Accounts Included 277584000 277584001 277584002 277584003 277584004 277584005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 02/01/2026 - 01/31/2027				\$3,950.00
Incidental Expenses 02/01/2026 to 01/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





0 WATERFORD COMMUNITY 0

ACCOUNT SUMMARY

Credit Limit	\$5,000.00
Credit Available	\$3,786.00
Statement Closing Date	February 28, 2026
Days in Billing Cycle	28
Previous Balance	\$314.85
Payments & Credits	\$314.85
Purchases & Other Charges	\$1,213.48
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,213.48

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	\$1,213.48
Minimum Payment Due	\$1,213.48
Payment Due Date	March 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
\$314.85-				
02/25	02/25	F151500E800CHGDDA	AUTOMATIC PAYMENT - THANK YOU	314.85-
		LORI CRAWFORD	\$1,213.48	
02/06	02/06	8230509DNEHMB3MQG	AMAZON MARK* 5S0DF5P73 SEATTLE WA MCC: 5999 MERCHANT ZIP:	579.74
02/11	02/11	5543286DS5X69KPD7	AMAZON MKTPL*MU61O30V3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	30.14
02/12	02/12	5543286DV5XE1YJT2	AMAZON MKTPL*QX2FM5T73 SEATTLE WA MCC: 5942 MERCHANT ZIP:	109.99
02/15	02/15	8230509DZEHMG94B7	AMAZON MARK* LH04D3J63 SEATTLE WA MCC: 5999 MERCHANT ZIP:	154.76
02/16	02/16	8230509DZEHMMW1SE	AMAZON RETA* YU7BH0Z83 SEATTLE WA MCC: 5331 MERCHANT ZIP:	171.75
02/16	02/16	8230509DZEHN1RG98	AMAZON MARK* 0W75S5XA3 SEATTLE WA	167.10

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	March 25, 2026
New Balance	\$1,213.48
Minimum Payment Due	\$1,213.48
Past Due Amount	\$0.00

Amount Enclosed:

Make Check
Payable to:

0 WATERFORD COMMUNITY 0
WATERFORD COMMUNITY DEVELOPMENT DI
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,213.48 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 03/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.
 TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$0.79	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.03	\$0-\$500,000 = 0.25%
New Cashback Balance	\$3.82	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Dec 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

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	28	\$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 February 28, 2026

Payment Date March 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		
2/2/2026	Amazon	Leaf blower, vacuum shelf, webster key box, doorbell	579.74	579.74	579.74
2/11/2026	Amazon	Shelves, step ladder, office supplies	154.76	154.76	154.76
2/12/2026	Amazon	Lockbox, phones, paper shredder, ring cam	171.75	171.75	171.75
2/12/2026	Amazon	Gym wipes, binders	167.10	167.10	167.10
2/12/2026	Amazon	Wall shelf	109.99	109.99	109.99
2/12/2026	Amazon	Trash cans	30.14	30.14	30.14
	TOTAL		\$ 1,213.48	\$ 1,213.48	\$ 1,213.48
				57200-4619	



Details for Order #114-7284994-8133058

Order Placed: February 2, 2026
Amazon.com order number: 114-7284994-8133058
Order Total: \$579.74

Not Yet Shipped	
Items Ordered	Price
2 Of: Avery Write & Erase Dividers for 3 Ring Binders, 8 Tabs per Set, Multicolor Big Tabs, Pastels, Binder Dividers Great for Organizing Reports, Projects, and More (16271) Sold by: Amazon.com Condition: New	\$3.90
1 Of: JCJMY 8.5x11 inch Picture Frame Black for Certificate Poster and Photo, Horizontal and Vertical Formats for Wall Hanging or Tabletop, 8.5x11 Frame with Shatter Resistant Plexiglass, Black Sold by: JCJMY (seller profile) Condition: New	\$5.59
1 Of: SECRUI Doorbell-Doorbell Wireless Kits for Front Door - Battery Operated Doorbell with 52 Chimes, Flash Lights, 5 Volume Levels - Waterproof Modern Doorbell (2 Push Buttons 2 Receivers) Sold by: SECRUI (seller profile) Business Price Condition: New	\$25.99
1 Of: ATERET Premium Yellow Caution Tape I 3 inch x 1000 feet I Harzard Tape w/Bright Yellow & Bold Black Text I 3" Wide for Maximum Readability I Ideal Use for Danger/Hazardous Areas (1-Pack) Sold by: PLANK SUPPLY (seller profile) Business Price Condition: New	\$9.86
1 Of: Amazon Basics 3-Shelf Adjustable Heavy Duty Steel Wire Rack Storage Shelving Organizer for Kitchen, Garage, 23.2" L x 13.4" W x 30" H, Chrome Sold by: Amazon.com Condition: New	\$24.54
1 Of: Hicavar 20 Foot High Ceiling Fan Duster with 5-12ft Extension Pole, Extendable Reusable Cobweb, Feather, Window Cleaning Squeegee Kit Sold by: YWH STORE (seller profile) Business Price Condition: New	\$39.99
1 Of: TICONN Reflective Safety Vest High Visibility Class II Mesh Vest for Women & Men Meets ANSI Standards (1PK, Yellow, 3XL) Sold by: TICONN US (seller profile) Business Price Condition: New	\$9.49
1 Of: Shark Cordless Vacuum Cleaner with HEPA Filter, Lightweight, Portable, Rechargeable, Powerful Pet Hair Pickup, Removable Handheld, Crevice Tool, Dusting Brush, 50-min Runtime, Blue, IZ363HT Sold by: Amazon.com Condition: New	\$219.99

1 of: <i>EGO POWER+ Leaf Blower, Cordless Electric 530 CFM, Includes 56V 2.5Ah Battery and Charger - LB5302</i>	\$199.00
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
1 of: <i>Unicliffe 20 Position Key Cabinet with Combination Lock Resettable Black Digital Security Storage Box Steel Key Organizer with Colorful Key Tag Labels Stickers and Hooks</i>	\$16.98
Sold by: Unicliffe (seller profile)	
Business Price	
Condition: New	
1 of: <i>Cardinal 3 Ring Binders, 1.5 Inch, Round Rings, Holds 350 Sheets, ClearVue Presentation View, Non-Stick, Assorted Bright Colors, 6 Pack (79557)</i>	\$20.51
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	

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
BROOKSVILLE, FL 34613
United States

Item(s) Subtotal:	\$579.74
Shipping & Handling:	\$6.99
Promotion applied:	-\$6.99

Total before tax:	\$579.74
Estimated Tax:	\$0.00

Grand Total:	\$579.74

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



Details for Order #114-4174802-3059462

Order Placed: February 11, 2026
Amazon.com order number: 114-4174802-3059462
Order Total: \$154.76

Table with 2 columns: Items Ordered, Price. Includes shipping address and shipping speed information.

Table with 2 columns: Items Ordered, Price. Includes shipping address and a summary of item(s) subtotal, shipping & handling, and free shipping.

United States	-----
	Total before tax: \$30.85
Shipping Speed: FREE Shipping	Sales Tax: \$0.00

	Total for This Shipment: \$30.85

Not Yet Shipped	
Items Ordered	Price
1 of: IRIS USA 3-Shelf Heavy Duty Plastic Storage Shelves, 450lb Capacity, 38" H x 36" W x 18" D, Large Modular Shelving Unit Storage Organizer for Garage, Home, Warehouse & Gym, Storage Rack - Black	\$53.89
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address: Lori Crawford 11379 Memorial dr BROOKSVILLE, FL 34613 United States	Item(s) Subtotal: \$53.89
	Shipping & Handling: \$4.10
	Free Shipping: -\$4.10

	Total before tax: \$53.89
Shipping Speed: FREE Shipping	Sales Tax: \$0.00

	Total for This Shipment: \$53.89

Payment information	
Payment Method: MasterCard Last digits: 0327	Item(s) Subtotal: \$154.76
	Shipping & Handling: \$6.99
Billing address Lori Crawford 11379 Memorial dr BROOKSVILLE, FL 34613 United States	Promotion applied: -\$6.99

	Total before tax: \$154.76
	Estimated Tax: \$0.00

	Grand Total: \$154.76

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



Details for Order #114-1422000-6366663

Order Placed: February 12, 2026
Amazon.com order number: 114-1422000-6366663
Order Total: \$171.75

Not Yet Shipped	
Items Ordered	Price
1 Of: SentrySafe Fireproof Safe Box with Key Lock, Chest Safe with Carrying Handle to Secure Money, Jewelry, Documents, 0.25 Cubic Feet, 6.3 x 15.3 x 12.1 Inches, 1160 C Sold by: Amazon (seller profile) Business Price Condition: New	\$39.61
1 Of: Ring Indoor Cam Plus (newest model), Home or business security, Retinal 2K for crisp, true-to-life video quality, 4x Enhanced Zoom, Low-Light Sight, Black Sold by: Amazon.com Condition: New	\$39.99
1 Of: AT&T BL102-2 DECT 6.0 2-Handset Cordless Phone for Home with Answering Machine, Call Blocking, Caller ID Announcer, Audio Assist, Intercom, and Unsurpassed Range, Silver/Black Sold by: Amazon.com Condition: New	\$57.95
1 Of: Amazon Basics 8-Sheet Cross Cut Paper Shredder and Credit Card Shredder - Black Sold by: Amazon (seller profile) Business Price Condition: New	\$34.20
Shipping Address: Lori Crawford 11379 Memorial dr BROOKSVILLE, FL 34613 United States	
Shipping Speed: FREE Shipping	

Payment information	
Payment Method: MasterCard Last digits: 0327	Item(s) Subtotal: \$171.75
Billing address Lori Crawford 11379 Memorial dr BROOKSVILLE, FL 34613 United States	Shipping & Handling: \$6.99
	Promotion applied: -\$6.99

	Total before tax: \$171.75
	Estimated Tax: \$0.00

	Grand Total: \$171.75

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



Details for Order #114-4394043-2631464

Order Placed: February 12, 2026
Amazon.com order number: 114-4394043-2631464
Order Total: \$167.10

Not Yet Shipped	
Items Ordered	Price
1 Of: Zogics Wellness Center Cleaning Wipes - Gym Equipment Wipes for Cleaning Surfaces and Equipment, Durable and Safe Pre-Saturated (4,600 Count, 4 Rolls of 1150) Sold by: Zogics, LLC (seller profile) Business Price Condition: New	\$145.97
1 Of: Cardinal 3 Ring Binders, 1.5 Inch, Round Rings, Holds 350 Sheets, ClearVue Presentation View, Non-Stick, Assorted Bright Colors, 6 Pack (79557) Sold by: Amazon (seller profile) Business Price Condition: New	\$21.13
Shipping Address: Lori Crawford 11379 Memorial dr BROOKSVILLE, FL 34613 United States	
Shipping Speed: FREE Shipping	

Payment information	
Payment Method: MasterCard Last digits: 0327	Item(s) Subtotal: \$167.10
Billing address Lori Crawford 11379 Memorial dr BROOKSVILLE, FL 34613 United States	Shipping & Handling: \$6.99 Promotion applied: -\$6.99 ----- Total before tax: \$167.10 Estimated Tax: \$0.00 ----- Grand Total: \$167.10

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



Final Details for Order #114-5746505-1695468

Order Placed: February 11, 2026
Amazon.com order number: 114-5746505-1695468
Order Total: \$109.99

Shipped on February 12, 2026	
Items Ordered	Price
1 of: <i>CX Craftsman 5-Tier Highly Durable Storage Rack, 5 Shelves That Support up to 200lbs/shelf, Organization and Storage, Weather-Resistant Design, Easy Assembly, American Made (72.3"H x 40"W x 24"D)</i>	\$109.99
Sold by: American Plastics (seller profile)	
Condition: New	
Shipping Address: Lori Crawford 11379 Memorial dr BROOKSVILLE, FL 34613 United States	Item(s) Subtotal: \$109.99 Shipping & Handling: \$0.00 ----- Total before tax: \$109.99 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$109.99 -----

Payment information	
Payment Method: MasterCard Last digits: 0327	Item(s) Subtotal: \$109.99 Shipping & Handling: \$0.00 -----
Billing address Lori Crawford 11379 Memorial dr BROOKSVILLE, FL 34613 United States	Total before tax: \$109.99 Estimated Tax: \$0.00 ----- Grand Total: \$109.99
Credit Card transactions	MasterCard ending in 0327: February 12, 2026: \$109.99

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



Final Details for Order #114-4832850-7749024

Order Placed: February 11, 2026
Amazon.com order number: 114-4832850-7749024
Seller's order number: 276HP5L
Order Total: \$30.14

Shipped on February 11, 2026	
Items Ordered	Price
1 of: Rubbermaid Commercial Products Wastebasket/Trash Can, 7-Gallon/28-Quart, Black, Plastic, for Bedroom/Bathroom/Office, Fi ts Under Desk/Sink/Cabinet, Pack of 4 Sold by: Same day delivery Store (seller profile) Business Price Condition: New	\$30.14
Shipping Address: Lori Crawford 11379 Memorial dr BROOKSVILLE, FL 34613 United States	Item(s) Subtotal: \$30.14 Shipping & Handling: \$0.00 ----- Total before tax: \$30.14 Sales Tax: \$0.00 -----
Shipping Speed: Expedited Shipping	Total for This Shipment: \$30.14 -----

Payment information	
Payment Method: MasterCard Last digits: 0327	Item(s) Subtotal: \$30.14 Shipping & Handling: \$0.00 -----
Billing address Lori Crawford 11379 Memorial dr BROOKSVILLE, FL 34613 United States	Total before tax: \$30.14 Estimated Tax: \$0.00 ----- Grand Total: \$30.14
Credit Card transactions	MasterCard ending in 0327: February 11, 2026: \$30.14

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



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 **02/23/2026**
Amount Due **444.18**
Current Charges Due **03/18/2026**

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				
01/21	42550	02/19	43649				1099

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	38
Jan 2026	34	36
Feb 2025	29	36

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 459.60
Payment 459.60CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,099 KWH @ 0.06090 66.93
Fuel Adjustment 1,099 KWH @ 0.04200 46.16
Light Energy Charge 3.23
Light Support Charge 7.48
Light Maintenance Charge 67.32
Light Fixture Charge 80.75
Light Fuel Adj 306 KWH @ 0.04200 12.85
Poles(QTY 17) 85.00
FL Gross Receipts Tax 4.50
State Tax 28.73
Hernando County Tax 2.07

Total Current Charges 444.18
Total Due Please Pay 444.18

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: 02/23/2026

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	03/18/2026
TOTAL CHARGES DUE	444.18
Total Charges Due After Due Date	450.84

000227651400004441800004508402



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 **02/23/2026**
Amount Due **697.93**
Current Charges Due **03/18/2026**

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				
01/21	65623	02/19	66809				1186

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	41
Jan 2026	34	42
Feb 2025	29	23

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



2 0 1 5 5 6 1 9

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

Previous Balance 726.96
Payment 726.96CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,186 KWH @ 0.06090 72.23
Fuel Adjustment 1,186 KWH @ 0.04200 49.81
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 5.27
State Tax 45.14
Hernando County Tax 3.25

Total Current Charges 697.93
Total Due Please Pay 697.93

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: 02/23/2026

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	03/18/2026
TOTAL CHARGES DUE	697.93
Total Charges Due After Due Date	708.40

000227651600006979300007084001



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 **02/23/2026**
Amount Due **1,745.34**
Current Charges Due **03/18/2026**

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				
01/21	88813	02/19	90110				1297

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	45
Jan 2026	34	44
Feb 2025	29	20

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



2 0 1 5 5 6 1 9

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

Previous Balance 1,301.84
Payment 1,301.84CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,297 KWH @ 0.06090 78.99
Fuel Adjustment 1,297 KWH @ 0.04200 54.47
Light Energy Charge 16.02
Light Support Charge 34.92
Light Maintenance Charge 370.68
Light Fixture Charge 456.30
Light Fuel Adj 1,464 KWH @ 0.04200 61.49
Poles(QTY 78) 505.00
FL Gross Receipts Tax 7.30
State Tax 112.88
Hernando County Tax 8.13

Total Current Charges 1,745.34
Total Due Please Pay 1,745.34

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: 02/23/2026

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	03/18/2026
TOTAL CHARGES DUE	1,745.34
Total Charges Due After Due Date	1,771.52

000227651700017453400017715204



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 **02/19/2026**
Amount Due **1,484.61**
Current Charges Due **03/16/2026**

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					
01/19	467	02/17	609	100	0.36	36	14200	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	490
Jan 2026	34	418
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 1,433.30
Payment 1,433.30CR
Balance Forward 0.00



Customer Charge 44.16
Demand Charge 36 KW @ 6.65000 239.40
Energy Charge 14,200 KWH @ 0.03290 467.18
Fuel Adjustment 14,200 KWH @ 0.04200 596.40
FL Gross Receipts Tax 34.53
State Tax 96.03
Hernando County Tax 6.91

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

Total Current Charges 1,484.61
Total Due Please Pay 1,484.61



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: 02/19/2026

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	03/16/2026
TOTAL CHARGES DUE	1,484.61
Total Charges Due After Due Date	1,506.88

000238207600014846100015068803

Tab 7

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT
CONSTRUCTION ACCOUNT SERIES 2025
REQUISITION RECAP
FOR BOARD APPROVAL MAY, 2026**

REQUISITION NO.	PAYEE	AMOUNT
CR 12	Goodwin Bros. Construction	\$304,066.23
CR 13	Oak Hill Land, LLC	220,048.16
CR 14	Oak Hill Land, LLC	52,918.66

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 12, 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 12	Goodwin Bros. Construction	\$304,066.23
CR 13	Oak Hill Land, LLC	\$220,048.16

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: March 10, 2026

RE: Construction Requisition Approval # CR 12-13 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
Oak Hill Land, LLC

\$304,066.23
\$220,048.16

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):

March 10, 2026

(A) Requisition Number: **CR 12**

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

(C) Amount Payable: **\$304,066.23**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): **Pay App #04 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



WATERFORD CDD REIMBURSEMENT CR 12 - 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 #4	\$ 304,066.23	\$ -	\$ 304,066.23
** TOTAL REIMBURSEMENT DUE					\$ 304,066.23

* See Pay Application note & signature

** According to Ron Bastyr, this is to be a direct payment in-lieu of reimbursement

I hereby confirm that I have reviewed all submitted invoices related to Community Development District (CDD) for eligibility in accordance with Chapter 190 of the Florida Statutes. This review focuses specifically on costs associated with site civil infrastructure.

I confirm that these costs comply with the project requirements and are eligible for reimbursement under CDD guidelines.

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

Date:

Reviewed For Accuracy



APPLICATION AND RECOMMENDATION OF PAYMENT

TO: (OWNER) OAK HILL LAND LLC 18125 WAYNE RD ODESSA, FL 33556		PROJECT WATERFORD SUBDIVISION PHASE 4A & 5A	APPLICATION NO.: 4
FROM: (CONTRACTOR) GOODWIN BROS CONSTRUCTION PO BOX 1689 BROOKSVILLE FL 34605		VIA PROFESSIONAL (Architect/Engineer) COASTAL ENGINEERING	PERIOD TO: 2/26/2025
			CONTRACT DATE: 11/11/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

STATEMENT OF WORK	AMOUNT
1 ORIGINAL CONTRACT PRICE	\$ 3,779,482.48
2 NET CHANGE ORDERS	\$ 0.00
3 CURRENT CONTRACT PRICE	\$ 3,779,482.48
4 TOTAL WORK COMPLETE & STORED TO DATE	\$ 1,064,736.39
5 RETAINAGE:	
10% OF COMPLETED & STORED WORK	(\$ 106,473.64)
6 TOTAL EARNED LESS RETAINAGE	\$ 958,262.75
7 LESS PREVIOUS PAYMENTS RECOMMENDED	(\$ 654,196.52)
8 AMOUNT DUE THIS APPLICATION	\$ 304,066.23
9 BALANCE OF WORK TO COMPLETE, PLUS	
RETAINAGE HELD	\$ 2,821,219.73

NET CHANGE BY CHANGE ORDER

The undersigned CONTRACTOR certifies that to the best of the CONTRACTOR'S knowledge, information and belief that (1) the WORK covered by this APPLICATION FOR PAYMENT has been completed in accordance with the Contract Documents; (2) that all previous progress 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 HERMANDO 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: 2/26/26

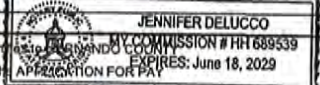
NOTARY SEAL

State of: FLORIDA

Subscribed and sworn to before me this 26 day of Feb, 2026

Notary Public: [Signature]

My Commission expires: [Signature]



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

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

DATED: February 27, 2026 Coastal Engineering By: [Signature]

COUNTY'S RECOMMENDATION OF PAYMENT:

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

BY: _____ TITLE: _____

* Review only for CDD Eligible Reimbursement

AIA DOCUMENT G703

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

Application for Payment Number: 4

Contractor: Goodwin Bros Construction, Inc.

Application for Payment Date: 2/26/2026

For Work Completed Through: 2/26/2026

1	2	3	4	5	6	7 WORK COMPLETED TO DATE				10	11	12	13	14 BALANCE OF WORK TO COMPLETE		15	16
						PREVIOUS QUANTITY	APPLICATIONS TOTAL VALUE (5+7)	THIS QUANTITY	PERIOD TOTAL VALUE (5+9)					TOTAL COMPLETED AND STORED TO DATE (7+9)	VALUE (8+10+K)		
ITEM NO.	DESCRIPTION OF WORK	UNIT	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4*5)	PREVIOUS QUANTITY	APPLICATIONS TOTAL VALUE (5+7)	THIS QUANTITY	PERIOD TOTAL VALUE (5+9)	MATERIALS FRESHLY STORED	TOTAL COMPLETED AND STORED TO DATE (7+9)	VALUE (8+10+K)	% COMPLETED (12-J/6)	QUANTITY (11-I)	VALUE (6-12)	RETAINAGE HELD @ 10% (17*10%)	
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	\$ -	\$ 0.00	
2	Layout/Staking & As Buils	LS	1	\$ 106,340.50	\$ 106,340.50	0.1	\$ 10,634.05	0.100	\$ 10,634.05		0.2	\$ 21,268.10	20.00%	0.8000	\$ 85,071.40	\$ 2,126.81	
3	Construction Testing	LS	1	\$ 88,205.00	\$ 88,205.00	0.15	\$ 13,230.75	0.040	\$ 3,578.20		0.19	\$ 16,758.95	19.00%	0.8100	\$ 71,446.05	\$ 1,675.90	
4	Silt Fence	LF	9,895	\$ 2,710	\$ 20,779.50	9895	\$ 20,779.50		\$ -		8895	\$ 20,779.50	100.00%	0.0000	\$ -	\$ 2,077.95	
CLEARING, EARTHWORK & GRADING																	
5	Site Clearing & Grubbing	LS	1	\$ 258,250.00	\$ 258,250.00	1	\$ 258,250.00		\$ -		1	\$ 258,250.00	100.00%	0.0000	\$ -	\$ 25,825.00	
6	Exc Site	LS	1	\$ 43,599.38	\$ 43,599.38	1	\$ 43,599.38		\$ -		1	\$ 43,599.38	100.00%	0.0000	\$ -	\$ 4,359.94	
7	Excavation (Cut to Fit Onsite)	CY	253,377	\$ 3.65	\$ 924,824.05	81080.61	\$ 295,944.34	88681.950	\$ 323,669.12		169762.59	\$ 619,633.46	67.00%	81814.4100	\$ 305,192.59	\$ 61,963.35	
8	Final Grading	LS	1	\$ 53,498.92	\$ 53,498.92		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 53,498.92	\$ -	
9	CMU Retaining 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 (Drivis, Roadway)	SV	23,950	\$ 2.70	\$ 64,665.00		\$ -		\$ -		0	\$ -	0.00%	23950.0000	\$ 64,665.00	\$ -	
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	\$ 12.35	\$ 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 (Main)	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	Striping & Signage	LS	1	\$ 6,583.75	\$ 6,583.75		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 6,583.75	\$ -	
PAVING IMPROVEMENTS PHASE 5A																	
20	2" SP 9.5 Asphalt Paving	SV	13,777	\$ 18.09	\$ 249,225.93		\$ -		\$ -		0	\$ -	0.00%	13777.0000	\$ 249,225.93	\$ -	
21	6" Limerock Base	SV	13,777	\$ 12.35	\$ 170,201.35		\$ -		\$ -		0	\$ -	0.00%	13777.0000	\$ 170,201.35	\$ -	
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	\$ 221,152.40		\$ -		\$ -		0	\$ -	0.00%	10732.0000	\$ 221,152.40	\$ -	
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 Driveway 6"	SP	596	\$ 14.28	\$ 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	Striping & Signage	LS	1	\$ 19,630.50	\$ 19,630.50		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 19,630.50	\$ -	
STORM DRAINAGE SYSTEM PHASE 4A																	
29	18" ADS HP Pipe	LF	280	\$ 45.03	\$ 12,608.40		\$ -		\$ -		0	\$ -	0.00%	#DIV/0!	\$ -	\$ -	
30	24" ADS HP Pipe	LF	650	\$ 64.93	\$ 42,104.50		\$ -		\$ -		0	\$ -	0.00%	280.0000	\$ 12,608.40	\$ -	
31	30" ADS HP Pipe	LF	297	\$ 95.97	\$ 28,503.09		\$ -		\$ -		0	\$ -	0.00%	650.0000	\$ 42,104.50	\$ -	
32	Type B Manhole	EA	4	\$ 3,847.46	\$ 15,389.84		\$ -		\$ -		0	\$ -	0.00%	297.0000	\$ 28,503.09	\$ -	
33	Type 4 Corb Inlet	EA	1	\$ 8,019.73	\$ 8,019.73		\$ -		\$ -		0	\$ -	0.00%	4.0000	\$ 15,389.84	\$ -	
34	Type 4 Corb Inlet Top	EA	1	\$ 3,207.10	\$ 3,207.10		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 8,019.73	\$ -	
35	Type V Inlet	EA	6	\$ 6,088.53	\$ 36,531.18		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 3,207.10	\$ -	
36	30" Hitared End Section	EA	1	\$ 2,393.43	\$ 2,393.43		\$ -		\$ -		0	\$ -	0.00%	6.0000	\$ 36,531.18	\$ -	
37	Rip Rap MES	SV	455	\$ 49.53	\$ 22,536.15		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 2,393.43	\$ -	
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	199	\$ 95.97	\$ 19,115.53		\$ -		\$ -		0	\$ -	0.00%	199.0000	\$ 19,115.53	\$ -	
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	\$ 6,649.76	\$ 199,477.80		\$ -		\$ -		0	\$ -	0.00%	30.0000	\$ 199,477.80	\$ -	
43	18" Hitared End Section	EA	2	\$ 1,100.88	\$ 2,607.76		\$ -		\$ -		0	\$ -	0.00%	2.0000	\$ 2,607.76	\$ -	
44	24" Hitared End Section	EA	2	\$ 1,166.40	\$ 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 HES	SY	455	\$ 49.53	\$ 22,536.15	\$ -	\$ -	0	\$ -	0.00%	455.0000	\$ 22,536.15	\$ -
TOTAL					\$ 3,729,482.48	\$ 726,885.02	\$ 337,851.37		\$ 1,064,736.39			\$ 2,714,746.09	\$ 106,473.64

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

KNOW ALL MEN BY THESE PRESENTS, that the undersigned for and in consideration **Three Hundred Four Thousand Sixty Six Dollars and Twenty Three Cents (304,066.23)**, and other good and valuable considerations, upon receipt of payment, does hereby waive all rights to claim a lien for labor or materials, or both, furnished up to and including the **26th Day of Feb, 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 27 of Feb, 2026 by Daniel Goodwin of Goodwin Bros. Construction, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me.



Notary Public

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):

March 10, 2026

(A) Requisition Number: **CR 13**

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

(C) Amount Payable: **\$220,048.16**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): **Reimbursement for Invoices paid by developer for Waterford**

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

The undersigned hereby certifies that:

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

OR

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

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

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

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

**WATERFORD COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

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

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


Consulting Engineer



WATERFORD CDD REIMBURSEMENT CR 13 - 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	Withlacoochee River Electric	WOW 9588559*	\$ 115,732.17	\$ -	\$ 115,732.17
2	J&J Landscape	#8398	\$ 35,412.00	\$ -	\$ 35,412.00
3	Goodwin Bros.	Waterford Amenity Final	\$ 55,417.19	\$ -	\$ 55,417.19
4	Coastal Engineering	359497	\$ 2,414.50	\$ -	\$ 2,414.50
5	Coastal Engineering	359498	\$ 3,200.00	\$ -	\$ 3,200.00
6	Coastal Engineering	359712	\$ 4,248.80	\$ -	\$ 4,248.80
7	Ovida 51058	(Amenity Permits)	\$ 3,623.50	\$ -	\$ 3,623.50
** TOTAL REIMBURSEMENT DUE					\$ 220,048.16

* 35% of the invoices can be attributed to 4A/5A shared costs.

* See Pay Application note & signature

** According to Ron Bastyr, this is to be a direct payment in-lieu of reimbursement

I hereby confirm that I have reviewed all submitted Invoices related to Community Development District (CDD) for eligibility in accordance with Chapter 190 of the Florida Statutes. This review focuses specifically on costs associated with site civil Infrastructure.

I confirm that these costs comply with the project requirements and are eligible for reimbursement under CDD guidelines.

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

Reviewed For Accuracy



Waterford Requisition #CR 13 S2025

No.	Vendor	Invoice	Amount	Date	Check
1	Withlacoochee River Electric	WO# 9588559*	\$115,732.17	10/22/2025	1660
2	J&J Landscape	#8398	\$35,412.00	11/14/2025	1663
3	Goodwin Bros.	Waterford Amenity Final	\$55,417.19	12/4/2025	1666
4	Coastal Engineering	359497	\$2,414.50	11/12/2025	1668
5	Coastal Engineering	359498	\$3,200.00	11/12/2025	1668
6	Coastal Engineering	359712	\$4,248.80	12/31/2025	1679
7	Ovida	51058 (Amenity Permits)	\$3,623.50	12/3/2025	1692
TOTAL			\$220,048.16		

* 35% of this Invoice can be attributed to 4A/5A Shared Costs



Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001660

Post date: 10/22/2025

Amount: -330,663.33

Type: Check

Description: Check

Merchant name: BANK OF AMERICA

Merchant information:

Transaction category: Savings & Transfers: Transfers

OAK HILL LAND LLC 18126 WAYNE RD ODESSA, FL 33556-4723		1660 6377631 FL 11823
DATE <u>10-16-2025</u>		PB
PAY TO THE ORDER OF <u>Withlacoochee River Electric</u>	\$ <u>330,663.33</u>	
<u>Three Hundred Thirty Thousand Six Hundred Sixty Three & 33/100</u> DOLLARS		POST WITH DEPOSIT
BANK OF AMERICA ACH N/T 063103277	<u>W0#9588559</u>	
FOR <u>Electric - Waterford 3A</u>	<u>R. Burtin</u>	
⑈0016660⑈ ⑆063100277⑆ 898128868682⑈		

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.



Your Touchstone Energy® Cooperative 

INVOICE

Customer

Name: OAK HILL LAND LLC
 ATT:SHANE O'NEIL
 Address: 18125 WAYNE RD.
 ODESSA FL. 33556

Date: 9/24/2025
 Job Location: WATERFORD 3A
 Account No: _____

Qty	Description	Unit Price	TOTAL
118	LOT FEE	\$1,500.00	\$177,000.00
1,853	COMMON AREA FOOTAGE	\$22.00	\$40,773.33
1	EQUIPMENT	\$112,890.00	\$112,890.00
	(1) 4-WAY CABINET		
	(6) CLF CABINETS		
	(1) 25KVA TRANSFORMER		
	(1) 75KVA 3PH 208V		
	WO# 9588559		
	THANK YOU Cost Estimates are valid for 3 months from the date listed above.		
	SubTotal		\$330,663.33
	TOTAL		\$330,663.33

Please remit to: W.R.E.C.
 Attn: JOE MARTIN
 10005 Cortez Blvd.
 Brooksville, FL 34613

For questions regarding this statement, please contact: JOE MARTIN at extension #3132



Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001663

Post date: 11/14/2025

Amount: -35,412.00

Type: Check

Description: Check

Merchant name: Check

Merchant information:

Transaction category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC 10126 WAYNE RD ODESSA, FL 33660-4723		1663 01-27/531 FL 11023
DATE <u>11-18-2025</u>		
PAY TO THE ORDER OF <u>J & J Sod & Landscape</u>		\$ 35,412.00
<u>Thirty Five thousand Four Hundred Twelve & NO/100</u> DOLLARS		
BANK OF AMERICA ACH RT 003100077	<u>[Signature]</u>	
FOR <u>Waterford Agency Inv 8398</u>		
⑈001663⑈ ⑆063100277⑆ 898128868682⑈		



Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001666

Post date: 12/04/2025

Amount: -55,417.19

Type: Check

Description: Check

Merchant name: Check

Merchant information:

Transaction category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC 18125 WAYNE RD ODESSA, FL 33556-4723		1666 63-21031 FL 11021
DATE <u>11-10-2025</u>		
PAY TO THE ORDER OF <u>Goodwin Bros Construction</u>	\$ <u>55,417.19</u>	
<u>Fifty Five Thousand Four hundred seventeen & 19/100</u> DOLLARS		
BANK OF AMERICA		
ACH R/T 00810027	<u>R. Barty</u>	
FOR <u>Waterford Amenity - Final</u>		
⑈001666⑈ ⑆0631002??⑆ 898128868682⑈		

APPLICATION AND RECOMMENDATION OF PAYMENT

TO (OWNER) Waterford Community Development District		PROJECT: WATERFORD AMENITY CENTER	APPLICATION NO.: 13 FINAL
FROM (CONTRACTOR) GOODWIN BROS CONSTRUCTION PO BOX 1689 BROOKSVILLE FL 34605		VIA PROFESSIONAL (Architect/Engineer) COASTAL ENGINEERING	PERIOD TO: 10/31/2025
			CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

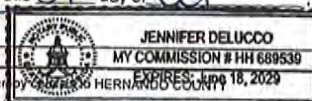
CHANGE ORDER SUMMARY			
C/O NUMBER	DATE APPROVED	ADDITIONS	DEDUCTIONS
1	30-Sep	1,000.00	
TOTALS			1,000.00
NET CHANGE BY CHANGE ORDER			

STATEMENT OF WORK		AMOUNT
1 ORIGINAL CONTRACT PRICE		\$ 628,442.44
2 NET CHANGE ORDERS		\$ 1,000.00
3 CURRENT CONTRACT PRICE		\$ 629,442.44
4 TOTAL WORK COMPLETE & STORED TO DATE		\$ 549,671.89
5 RETAINAGE: 0% OF COMPLETED & STORED WORK	(\$	0.00)
6 TOTAL EARNED LESS RETAINAGE	\$	549,671.89
7 LESS PREVIOUS PAYMENTS RECOMMENDED	(\$	494,254.70)
8 AMOUNT DUE THIS APPLICATION	\$	55,417.19
9 BALANCE OF WORK TO COMPLETE, PLUS RETAINAGE HELD	\$	0.00

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 of 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 the APPLICATION FOR PAYMENT will pass to HERNANDO COUNTY (Owner) at time of payment free and clear of all liens, claims, security interests and encumbrances; and (4) that the current payment shown herein is now due CONTRACTOR

CONTRACTOR CERTIFICATION
By: [Signature]
DATE: 10/31/25

NOTARY SEAL
State of: FLORIDA
Subscribed and sworn to before me this 31 day of Oct, 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 certifies to the (OWNER), that to the best of the PROFESSIONAL'S knowledge, information and belief, the WORK is in accordance with the Contract Documents and the CONTRACTOR'S APPLICATION (with supporting documentation) meets the requirements of the Contract Documents and payment of the AMOUNT DUE THIS PAYMENT APPLICATION is recommended

DATED: March 4, 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 ASSEMBLY CENTER

Application for Payment Number: 13 FINAL

Contractor: Goodwin Bros Construction, Inc.

Application for Payment Date: 10/31/2025

For Work Completed Through: 10/31/2025

1	2	3	4	5	6	7			8		9	10	11	12	13	14			15	16
						QUANTITY	UNIT	VALUE	QUANTITY	UNIT						PERIOD	TOTAL COMPLETED AND STORED TO DATE	VALUE		
ITEM NO	DESCRIPTION OF WORK	U N I T	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4*5)	PERWORKS QUANTITY	AFFILIATIONS TOTAL VALUE (5*7)	THIS PERIOD QUANTITY	PERIOD TOTAL VALUE (5*9)	MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE QUANTITY (7+9)	VALUE (8+10*E)	% COMPLETE (12-7-6)	QUANTITY (4-11)	VALUE (6-12)	RETAINAGE HELD @ 0% (17*0%)				
GENERAL CONDITIONS																				
1	Mobilization	LS	1	\$ 9,600.00	\$ 9,600.00	1	\$ 9,600.00		\$ -		1	\$ 9,600.00	100.00%	0.0000	\$ -	\$ -				
2	Construction Layout & Staking	LS	1	\$ 12,980.00	\$ 12,980.00	1	\$ 12,980.00		\$ -		1	\$ 12,980.00	100.00%	0.0000	\$ -	\$ -				
3	Construction Testing	LS	1	\$ 4,130.00	\$ 4,130.00	1	\$ 4,130.00		\$ -		1	\$ 4,130.00	100.00%	0.0000	\$ -	\$ -				
4	Construction Entrance	EA	1	\$ 2,818.00	\$ 2,818.00	1	\$ 2,818.00		\$ -		1	\$ 2,818.00	100.00%	0.0000	\$ -	\$ -				
5	5/8" Fence (Type III)	LF	3250	\$ 2.30	\$ 7,475.00	3250	\$ 7,475.00		\$ -		3250	\$ 7,475.00	100.00%	0.0000	\$ (0.00)	\$ -				
CLEARING & GRUBBING																				
6	Excavation Cut to Fill	CY	8,978	\$ 5.53	\$ 49,648.34	8978	\$ 49,648.34		\$ -		8978	\$ 49,648.34	100.00%	0.0000	\$ 0.00	\$ -				
7	Final Grading	LS	1	\$ 9,352.08	\$ 9,352.08	1	\$ 9,352.08		\$ -		1	\$ 9,352.08	100.00%	0.0000	\$ -	\$ -				
PAVING IMPROVEMENTS																				
8	2" Type SF 12.5 Asphalt Paving	SY	7,290	\$ 18.67	\$ 136,104.30	7290	\$ 136,104.30		\$ -		7290	#####	100.00%	0.0000	\$ 0.00	\$ -				
9	6" Lemrock Base	SY	7,290	\$ 14.91	\$ 108,693.90	7290	\$ 108,693.90		\$ -		7290	#####	100.00%	0.0000	\$ -	\$ -				
10	9" Stabilized Subgrade	SY	7,290	\$ 4.69	\$ 34,190.10	7290	\$ 34,190.10		\$ -		7290	\$ 34,190.10	100.00%	0.0000	\$ 0.00	\$ -				
11	Trench Curb	LF	1,426	\$ 20.95	\$ 29,874.70	1052	\$ 22,039.40		\$ -		1052	\$ 22,039.40	73.73%	374.0000	\$ 7,835.30	\$ -				
12	3'-0" Valley Gutter	LF	175	\$ 87.91	\$ 15,384.25	175	\$ 15,384.25		\$ -		175	\$ 15,384.25	100.00%	0.0000	\$ -	\$ -				
13	Stripway Signs & Wheelstops	LS	1	\$ 16,029.12	\$ 16,029.12	1	\$ 16,029.12		\$ -		1	\$ 16,029.12	100.00%	0.0000	\$ -	\$ -				
STORM DRAINAGE SYSTEM																				
14	15" ads hp Heavy Wall Pipe	LF	900	\$ 46.38	\$ 41,742.00	900	\$ 41,742.00		\$ -		900	\$ 41,742.00	100.00%	0.0000	\$ -	\$ -				
15	Type "C" Inlet	EA	4	\$ 3,868.81	\$ 15,475.24	4	\$ 15,475.24		\$ -		4	\$ 15,475.24	100.00%	0.0000	\$ -	\$ -				
16	Type "F" Inlet	EA	5	\$ 5,951.16	\$ 29,755.80	5	\$ 29,755.80		\$ -		5	\$ 29,755.80	100.00%	0.0000	\$ -	\$ -				
17	Valley Gutter Inlet	EA	1	\$ 3,954.43	\$ 3,954.43	1	\$ 3,954.43		\$ -		1	\$ 3,954.43	100.00%	0.0000	\$ -	\$ -				
SANITARY SEWER SYSTEM																				
18	4" Dia Sanitary Manhole (6-8 ft)	EA	1	\$ 6,922.88	\$ 6,922.88	1	\$ 6,922.88		\$ -		1	\$ 6,922.88	100.00%	0.0000	\$ -	\$ -				
19	8" SDR 26 PVC (8-10 ft)	LF	140	\$ 47.86	\$ 6,700.40	140	\$ 6,700.40		\$ -		140	\$ 6,700.40	100.00%	0.0000	\$ -	\$ -				
20	Single Services	EA	1	\$ 2,339.44	\$ 2,339.44	1	\$ 2,339.44		\$ -		1	\$ 2,339.44	100.00%	0.0000	\$ -	\$ -				
21	Inflow Protectors	EA	1	\$ 141.95	\$ 141.95	1	\$ 141.95		\$ -		1	\$ 141.95	100.00%	0.0000	\$ -	\$ -				
22	Core Existing Structures	EA	1	\$ 759.33	\$ 759.33	1	\$ 759.33		\$ -		1	\$ 759.33	100.00%	0.0000	\$ -	\$ -				
23	Recoat Existing Structure	EA	1	\$ 4,720.00	\$ 4,720.00		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 4,720.00	\$ -				
24	Air Test	EA	140	\$ 10.05	\$ 1,407.00		\$ -		\$ -		0	\$ -	0.00%	140.0000	\$ 1,407.00	\$ -				
POTABLE WATER DISTRIBUTION SYSTEM																				
25	8"x6" Reducer - Tie In	EA	1	\$ 4,488.96	\$ 4,488.96		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 4,488.96	\$ -				
26	6"x2" T3 Saddle	EA	1	\$ 1,486.34	\$ 1,486.34		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 1,486.34	\$ -				
27	6" Gate Valve W/ Slab	EA	1	\$ 3,105.94	\$ 3,105.94		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 3,105.94	\$ -				
28	1" R/FZ for Water Service	EA	1	\$ 2,788.27	\$ 2,788.27	1	\$ 2,788.27		\$ -		1	\$ 2,788.27	100.00%	0.0000	\$ -	\$ -				
29	1" Meter Box Assembly w/o Meter	EA	1	\$ 1,221.72	\$ 1,221.72	1	\$ 1,221.72		\$ -		1	\$ 1,221.72	100.00%	0.0000	\$ -	\$ -				
30	1" Water Service to Building	EA	1	\$ 4,388.55	\$ 4,388.55	1	\$ 4,388.55		\$ -		1	\$ 4,388.55	100.00%	0.0000	\$ -	\$ -				
31	1" Water Hose Bibb to Park	EA	1	\$ 5,444.64	\$ 5,444.64		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 5,444.64	\$ -				
32	1 1/2" Meter Box Assembly w/o Meter	EA	1	\$ 4,037.39	\$ 4,037.39	1	\$ 4,037.39		\$ -		1	\$ 4,037.39	100.00%	0.0000	\$ -	\$ -				
33	1 1/2" Gate Valve	EA	1	\$ 1,718.06	\$ 1,718.06		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 1,718.06	\$ -				
34	6" C900 DR14	LF	260	\$ 48.88	\$ 12,708.80		\$ -		\$ -		0	\$ -	0.00%	260.0000	\$ 12,708.80	\$ -				
35	6" Bell Restraints	EA	10	\$ 237.24	\$ 2,372.40		\$ -		\$ -		0	\$ -	0.00%	10.0000	\$ 2,372.40	\$ -				
36	6" MI 90	EA	1	\$ 468.67	\$ 468.67		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 468.67	\$ -				
37	6" MI 45	EA	2	\$ 436.92	\$ 873.84		\$ -		\$ -		0	\$ -	0.00%	2.0000	\$ 873.84	\$ -				
38	6" DCDA (No FDC)	EA	1	\$ 19,836.26	\$ 19,836.26		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 19,836.26	\$ -				
39	6" Riser for Fire Line	EA	1	\$ 4,451.61	\$ 4,451.61		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 4,451.61	\$ -				
40	Temp Jumper	EA	1	\$ 3,363.09	\$ 3,363.09		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 3,363.09	\$ -				
41	Sample	EA	4	\$ 634.91	\$ 2,539.64		\$ -		\$ -		0	\$ -	0.00%	4.0000	\$ 2,539.64	\$ -				

-02	Pressure Testing	LS	1	\$ 2,950.00	\$ 2,950.00		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 2,950.00	\$ -
	CHANGE ORDER 1															\$ -
	Core Box	EA	2	\$ 500.00	\$ 1,000.00	1	\$ 500.00	1.000	\$ 500.00		2	\$ 1,000.00	100.00%	0.0000	\$ -	\$ -
	TOTAL				\$ 629,442.44		\$ 549,171.89		\$ 500.00			#####			\$ 79,770.55	\$ -



Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001668

Post date: 11/12/2025

Amount: -32,115.30

Type: Check

Description: Check

Merchant name: Check

Merchant information:

Transaction category: Cash, Checks & Misc: Checks



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

OAK HILL LAND LLC
 18125 WAYNE ROAD
 ODESSA, FL 33556

Invoice number 00359497
 Date 10/31/2025

Project **21082-26 Oak Hill Land, LLC/Waterford
 Oaks-Phase 3B Amenity Building
 Permitting**

.05 Engineering Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Principal Engineer				
	10/21/2025	1.50	235.00	352.50
<i>county clearance paperwork and submittal</i>				
Senior Designer				
	10/16/2025	2.00	124.00	248.00
<i>Prepare Record Drawing Set</i>				
	10/17/2025	6.50	124.00	806.00
<i>Prepare Record Drawing Set</i>				
	10/20/2025	0.50	124.00	62.00
<i>Record Drawing Prep</i>				
	10/21/2025	3.00	124.00	372.00
<i>Site Visit to review striping and landscape. Finalize Record Drawing</i>				
	10/22/2025	1.00	124.00	124.00
<i>Review Record Drawing for Storm data request from builder</i>				
	Subtotal	13.00		1,612.00
Project Manager/Construction				
	10/21/2025	1.50	180.00	270.00
<i>Review Amenity RCD</i>				
	10/22/2025	1.00	180.00	180.00
<i>Emails, Review of RCD.</i>				
	Subtotal	2.50		450.00
	Phase subtotal			2,414.50
			Invoice total	2,414.50

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
.05 ENGINEERING SERVICES	10,888.00	9,033.00	11,447.50	2,414.50	-559.50
Total	10,888.00	9,033.00	11,447.50	2,414.50	-559.50

TERMS: DUE UPON RECEIPT

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

OAK HILL LAND LLC
 18125 WAYNE ROAD
 ODESSA, FL 33556

Invoice number 00359498
 Date 10/31/2025

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

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	100.00	620.00	620.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	100.00	144,888.00	144,888.00	0.00
.05B-2 Permitting & Processing	38,888.00	100.00	38,888.00	38,888.00	0.00
.08B-1 Bid Phase - Phase 4A	3,200.00	50.00	0.00	1,600.00	1,600.00
.08B-2 Construction Phase - Phase 4A	25,888.00	10.00	2,588.80	2,588.80	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	50.00	0.00	1,600.00	1,600.00
.08B-4 Construction Phase - Phase 5A	32,888.00	0.00	0.00	0.00	0.00
.09B-1 Boundary Survey - Phase 4A	6,288.00	100.00	6,288.00	6,288.00	0.00
.09B-2 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	100.00	8,000.00	8,000.00	0.00
.09B-5 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
Total	316,675.00	78.37	244,967.80	248,167.80	3,200.00

Invoice total 3,200.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
.05A-1 PRINCIPAL & ENGINEERING ASSISTANCE	10,000.00	1,645.00	1,645.00	8,355.00
.02B-1 BIOTIC EVALUATION	4,575.00	4,575.00	4,575.00	0.00
.02B-2 REGULATORY AGENCY COORDINATION	620.00	620.00	620.00	0.00
.02B-3 WETLAND ASSESSMENT AND DELINEATION	2,640.00	2,640.00	2,640.00	0.00
.05B-1 FINAL ENGINEERING DESIGN	144,888.00	144,888.00	144,888.00	0.00
.05B-2 PERMITTING & PROCESSING	38,888.00	38,888.00	38,888.00	0.00
.05A-2 POST DESIGN ENGINEERING	15,000.00	235.00	235.00	14,765.00
.08B-1 BID PHASE - PHASE 4A	3,200.00	0.00	1,600.00	1,600.00
.08B-2 CONSTRUCTION PHASE - PHASE 4A	25,888.00	2,588.80	2,588.80	23,299.20
.08A-1 POST CONSTRUCTION PHASE - PHASE 4A	7,500.00	0.00	0.00	7,500.00
.08B-3 BID PHASE - PHASE 5A	3,200.00	0.00	1,600.00	1,600.00
.08B-4 CONSTRUCTION PHASE - PHASE 5A	32,888.00	0.00	0.00	32,888.00
.08A-2 POST CONSTRUCTION PHASE - 5A	7,500.00	0.00	0.00	7,500.00
.09B-1 BOUNDARY SURVEY - PHASE 4A	6,288.00	6,288.00	6,288.00	0.00
.09B-2 PLAT PREP AND RECORD	22,800.00	18,240.00	18,240.00	4,560.00
.09B-3 PCP/LOT STAKE	0.00	0.00	0.00	0.00
.09B-4 BOUNDARY SURVEY - PHASE 5A	8,000.00	8,000.00	8,000.00	0.00
.09B-5 PLAT PREP AND RECORD	22,800.00	18,240.00	18,240.00	4,560.00
.09B-6 PCP/LOT STAKE	0.00	0.00	0.00	0.00
.10A CLIENT DIRECTED EXTRAS	5,500.00	653.00	653.00	4,847.00
.11. SUB CONSULTANT SERVICES	0.00	276.00	276.00	-276.00
REIMBURSABLES	0.00	1,048.80	1,048.80	-1,048.80
Total	362,175.00	248,825.60	252,025.60	110,149.40

TERMS: DUE UPON RECEIPT

OAK HILL LAND LLC

18125 WAYNE RD
ODESSA, FL 33556-4723

1679

63-27/631 FL
11023

DATE 12-31-2025

PAY
TO THE
ORDER OF

Coastal Engineering

\$ 42,309.80

Forty Two Thousand Three Hundred Nine & 80/100

DOLLARS



BANK OF AMERICA

ACH R/T 063100277

FOR Waterford - Inv 359716, 711, 629, 712

R. Basty

⑈001679⑈ ⑆063100277⑆ 898128868682⑈

ODESSA, FL 33556

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

OAK HILL LAND LLC
 18125 WAYNE ROAD
 ODESSA, FL 33556

Invoice number 00359712
 Date 11/30/2025

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

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.02B-1 Biotic Evaluation	4,575.00	100.00	4,575.00	4,575.00	0.00
.02B-2 Regulatory Agency Coordination	620.00	100.00	620.00	620.00	0.00
.02B-3 Wetland Assessment and Delineation	2,640.00	100.00	2,640.00	2,640.00	0.00
.05B-1 Final Engineering Design	144,888.00	100.00	144,888.00	144,888.00	0.00
.05B-2 Permitting & Processing	38,888.00	100.00	38,888.00	38,888.00	0.00
.08B-1 Bid Phase - Phase 4A	3,200.00	65.00	1,600.00	2,080.00	480.00
.08B-2 Construction Phase - Phase 4A	25,888.00	10.00	2,588.80	2,588.80	0.00
.08B-3 Bid Phase - Phase 5A	3,200.00	65.00	1,600.00	2,080.00	480.00
.08B-4 Construction Phase - Phase 5A	32,888.00	10.00	0.00	3,288.80	3,288.80
.09B-1 Boundary Survey - Phase 4A	6,288.00	100.00	6,288.00	6,288.00	0.00
.09B-2 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
.09B-4 Boundary Survey - Phase 5A	8,000.00	100.00	8,000.00	8,000.00	0.00
.09B-5 Plat Prep and Record	22,800.00	80.00	18,240.00	18,240.00	0.00
Total	316,675.00	79.71	248,167.80	252,416.60	4,248.80

Invoice total 4,248.80

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Remaining
.05A-1 PRINCIPAL & ENGINEERING ASSISTANCE	10,000.00	1,645.00	1,645.00	8,355.00
.02B-1 BIOTIC EVALUATION	4,575.00	4,575.00	4,575.00	0.00
.02B-2 REGULATORY AGENCY COORDINATION	620.00	620.00	620.00	0.00
.02B-3 WETLAND ASSESSMENT AND DELINEATION	2,640.00	2,640.00	2,640.00	0.00
.05B-1 FINAL ENGINEERING DESIGN	144,888.00	144,888.00	144,888.00	0.00
.05B-2 PERMITTING & PROCESSING	38,888.00	38,888.00	38,888.00	0.00
.05A-2 POST DESIGN ENGINEERING	15,000.00	235.00	235.00	14,765.00
.08B-1 BID PHASE - PHASE 4A	3,200.00	1,600.00	2,080.00	1,120.00
.08B-2 CONSTRUCTION PHASE - PHASE 4A	25,888.00	2,588.80	2,588.80	23,299.20
.08A-1 POST CONSTRUCTION PHASE - PHASE 4A	7,500.00	0.00	0.00	7,500.00
.08B-3 BID PHASE - PHASE 5A	3,200.00	1,600.00	2,080.00	1,120.00
.08B-4 CONSTRUCTION PHASE - PHASE 5A	32,888.00	0.00	3,288.80	29,599.20
.08A-2 POST CONSTRUCTION PHASE - 5A	7,500.00	0.00	0.00	7,500.00
.09B-1 BOUNDARY SURVEY - PHASE 4A	6,288.00	6,288.00	6,288.00	0.00
.09B-2 PLAT PREP AND RECORD	22,800.00	18,240.00	18,240.00	4,560.00
.09B-3 PCP/LOT STAKE	0.00	0.00	0.00	0.00
.09B-4 BOUNDARY SURVEY - PHASE 5A	8,000.00	8,000.00	8,000.00	0.00
.09B-5 PLAT PREP AND RECORD	22,800.00	18,240.00	18,240.00	4,560.00
.09B-6 PCP/LOT STAKE	0.00	0.00	0.00	0.00
.10A CLIENT DIRECTED EXTRAS	5,500.00	653.00	653.00	4,847.00
.11. SUB CONSULTANT SERVICES	0.00	276.00	276.00	-276.00
REIMBURSABLES	0.00	1,048.80	1,048.80	-1,048.80
Total	362,175.00	252,025.60	256,274.40	105,900.60

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00359712	11/30/2025	4,248.80	4,248.80				
	Total	4,248.80	4,248.80	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

OAK HILL LAND LLC
18125 WAYNE RD
ODDESSA FL 33556-4723

1692

0278514
1322

DATE 2-17-2026

PAY
TO THE
ORDER OF

Ovida

\$ 3,623.53

Thirty six Hundred Twenty three & 53/100

DOLLARS

BANK OF AMERICA

CASH ON HAND

from Waterford Amenity - Inv 51058

R. Barry

⑆001692⑆ ⑆063100277⑆ 896178868682⑆



INVOICE

820 W Broadway Street, Suite 3000
 Oviedo, FL. 32765
 407-571-9058

DATE:
 INVOICE #

December 3, 2025
 51058

Bill To:
 Waterford Community Development District
 5844 Old Pasco Rd
 Wesley Chapel, FL 33544
Project:
 Waterford Amenity - Permit Fees

DESCRIPTION	AMOUNT
Mail Kiosk NOC	\$ 21.00
Amenity NOC	\$ 21.00
Dog Park Fence Permit Fee	\$ 63.84
Pool Fence Permit Fee	\$ 63.84
Tot Lot Fence Permit Fee	\$ 63.84
Amenity Permit Fee	\$ 5,711.31
Pool DOH Initial Operating Permit Fee	\$ 150.00
Tot Lot Permit Fee	\$ 350.34
Pickleball Fence Permit Fee	\$ 63.84
Pergola #1 Permit Fee	\$ 383.64
Pergola #2 Permit Fee	\$ 383.64
Pergola #3 Permit Fee	\$ 383.64
Pergola #1 Permit Extension Fee	\$ 80.00
Pergola #2 Permit Extension Fee	\$ 80.00
Pergola #3 Permit Extension Fee	\$ 80.00
Mail Kiosk Permit Extension Fee #1	\$ 80.00
Arch Revision Fee	\$ 164.00
Electrical Revision Fee	\$ 104.00
Mail Kiosk Permit Extension Fee #2	\$ 80.00
Pool Permit Fee	\$ 493.68
Pool Revision Fee (#1)	\$ 264.00
Pool Revision Fee (#2)	\$ 184.00
Overhead & Profit	\$ 1,853.92
Allowance on Contract	\$ (7,500.00)
TOTAL	\$ 3,623.53

THANK YOU FOR YOUR BUSINESS!



Headquarters
 820 W. Broadway Street Suite 3000 Oviedo, FL 32765

West Florida Office
 1202 Gary Avenue Suite 101 Ellenton FL 34222

Office 407.571.9058 | OvidaConstruction.com
 CGC License # 1517894 | CPC License # 1459149 | NASCLA ID # 404687220

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

April 10, 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 14	Oak Hill Land, LLC	\$52,918.66

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: Angela Rushing/Roxana Quiroz
Waterford Community Development District

DATE: April 7, 2026

RE: Construction Requisition Approval # CR 14 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.

arushing@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 933-5571. Thank you.

Oak Hill Land, LLC

\$52,918.66

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):

April 7, 2026

(A) Requisition Number: **CR 14**

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

(C) Amount Payable: **\$52,918.66**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): **Reimbursement for Invoices paid by developer for Waterford**

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

The undersigned hereby certifies that:

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

OR

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

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

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

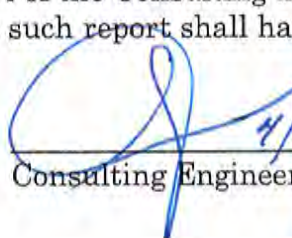
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.


**WATERFORD COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

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

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


Consulting Engineer



Contractor's Application for Payment

Owner: <u>Waterford Community Development Dist</u>	Owner's Project No.: <u>Waterford 3A</u>
Engineer: <u>Coastal Engineering</u>	Engineer's Project No.: <u>Waterford 3A</u>
Contractor: <u>CBS Underground Inc</u>	Contractor's Project No.: <u>Waterford 3A</u>
Project: <u>Waterford Phase 3A</u>	
Contract: _____	
Application No.: <u>5</u>	Application Date: <u>1/28/2026</u>
Application Period: From <u>11/26/2025</u> to <u>1/28/2026</u>	

1. Original Contract Price	\$ 1,979,461.12
2. Net change by Change Orders	\$ (81,334.67)
3. Current Contract Price (Line 1 + Line 2)	\$ 1,898,126.45
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 1,893,902.54
5. Retainage	
a. <u>10%</u> X \$ <u>1,893,902.54</u> Work Completed	\$ 189,390.25
b. _____ X \$ _____ Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 189,390.25
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 1,704,512.29
7. Less previous payments (Line 6 from prior application)	\$ 1,586,915.26
8. Amount due this application	\$ 117,597.03
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 4,223.91

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

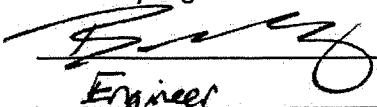
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: CBS Underground Inc. Shari Privalle

Signature: Shari Privalle **Date:** 1/28/2026

<p>Recommended by Engineer</p> <p>By: <u></u></p> <p>Title: <u>Engineer</u></p> <p>Date: <u>2/23/2026</u></p> <p>Approved by Funding Agency</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p>Approved by Owner</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>
--	---

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: Waterford Community Development Dist
 Engineer: Coastal Engineering
 Contractor: CBS Underground Inc
 Project: Waterford Phase 3A
 Contract:

Owner's Project No.: Waterford 3A
 Engineer's Project No.: Waterford 3A
 Contractor's Project No.: Waterford 3A

Application No.: 5 Application Period: From 11/26/25 to 01/28/26 Application Date: 01/28/26

S# Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in C)	Work Completed and Materials Stored to Date (P+I)	% of Value of Item (I/F)	Balance to Finish (P-J)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (E X F)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G)				
Original Contract											
1	Mobilization	1.00	EA	10,000.00	10,000.00	1.00	10,000.00		10,000.00	100%	
2	Onsite Sanitary										
3	Manholes 0'-6'		EA	5,613.15							
4	Manholes 6'-8'	8.00	EA	5,995.42	47,963.36	8.00	47,963.36		47,963.36	100%	
5	Manholes 8'-10'	4.00	EA	7,112.97	28,451.88	4.00	28,451.88		28,451.88	100%	
6	Manholes 10'-12'	4.00	EA	7,896.51	31,586.04	4.00	31,586.04		31,586.04	100%	
7	Manhole 12'/14' IET	3.00	EA	16,634.06	49,902.18	3.00	49,902.18		49,902.18	100%	
8	8" Sanitary 0'-8' SDR26		LF	39.94							
9	8" Sanitary 8'-10' SDR26	1,614.00	LF	41.94	67,691.16	1,614.00	67,691.16		67,691.16	100%	
10	8" Sanitary 10'-12' SDR26	1,062.00	LF	47.94	50,912.28	1,062.00	50,912.28		50,912.28	100%	
11	8" Sanitary 12'-14' SDR26	333.00	LF	49.94	16,630.02	333.00	16,630.02		16,630.02	100%	
12	8" Sanitary 14'-16' SDR26	442.00	LF	56.94	25,167.48	442.00	25,167.48		25,167.48	100%	
13	Single Services	15.00	EA	1,964.98	29,474.70	15.00	29,474.70		29,474.70	100%	
14	Double Services	52.00	EA	2,382.75	123,903.00	52.00	123,903.00		123,903.00	100%	
15	Inflow Protectors	38.00	EA	116.60	4,430.80	38.00	4,430.80		4,430.80	100%	
16	Core Existing Structure - Recast	1.00	EA	17,896.31	17,896.31	1.00	17,896.31		17,896.31	100%	
17	Test, Flush, Video Tape	3,451.00	LF	9.12	31,473.12	3,451.00	31,473.12		31,473.12	100%	
18	Onsite Water										
19	Tie into existing 12" WM	1.00	EA	6,034.16	6,034.16	0.30	1,810.25		1,810.25	30%	4,223.91
20	12" C900 DR18	724.00	LF	77.09	55,810.63	724.00	55,810.63		55,810.63	100%	
21	12" Sigma Bell Restraints	36.00	EA	368.84	13,278.24	36.00	13,278.24		13,278.24	100%	
22	12" Gate Valve	3.00	EA	5,964.56	17,893.67	3.00	17,893.67		17,893.67	100%	
23	12" Cross		EA	2,194.87							
24	12" x 8" Tee	2.00	EA	1,260.29	2,520.57	2.00	2,520.57		2,520.57	100%	
25	12" MJ 45	8.00	EA	1,006.05	8,048.40	8.00	8,048.40		8,048.40	100%	
26	12" MJ 11 1/4	2.00	EA	937.47	1,874.94	2.00	1,874.94		1,874.94	100%	
27	8" C900 DR18	2,287.00	LF	45.77	104,687.20	2,287.00	104,687.20		104,687.20	100%	
28	8" Bell Restraints	46.00	EA	254.54	11,708.84	46.00	11,708.84		11,708.84	100%	
29	8" Gate Valves w/slab	6.00	EA	3,462.80	20,776.78	6.00	20,776.78		20,776.78	100%	
30	8" MJ 45	24.00	EA	550.05	13,201.20	24.00	13,201.20		13,201.20	100%	
31	Single Short	9.00	EA	1,405.99	12,653.94	9.00	12,653.94		12,653.94	100%	
32	Single Short off 12" WM	1.00	EA	1,502.51	1,502.51	1.00	1,502.51		1,502.51	100%	
33	Single Long	2.00	EA	1,604.55	3,209.09	2.00	3,209.09		3,209.09	100%	
34	Single Long off 12" WM	3.00	EA	1,701.07	5,103.20	3.00	5,103.20		5,103.20	100%	
35	Double Short	18.00	EA	1,535.41	27,637.31	18.00	27,637.31		27,637.31	100%	
36	Double Short off 12" WM	7.00	EA	1,631.93	11,423.48	7.00	11,423.48		11,423.48	100%	
37	Double Long	27.00	EA	1,796.90	48,516.28	27.00	48,516.28		48,516.28	100%	
38	Temp Jumper	1.00	EA	3,029.57	3,029.57	1.00	3,029.57		3,029.57	100%	
39	12" Temp B/O	2.00	EA	1,005.93	2,011.86	2.00	2,011.86		2,011.86	100%	
40	8" Temp B/O	1.00	EA	994.50	994.50	1.00	994.50		994.50	100%	

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: Waterford Community Development Dist
 Engineer: Coastal Engineering
 Contractor: CBS Underground Inc
 Project: Waterford Phase 3A
 Contract:

Owner's Project No.: Waterford 3A
 Engineer's Project No.: Waterford 3A
 Contractor's Project No.: Waterford 3A

Application No.: 5 Application Period: From 11/26/25 to 01/28/26 Application Date: 01/28/26

A Bid Item No.	B Description	C Contract Information		D Work Completed				I Materials Currently Stored (net in €)	J Work Completed and Materials Stored to Date (M+I) (\$)	K % of Value of Item (I/P) (%)	L Balance to Finish (P-I) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
41	Hydrant Assembly off 8" WM	5.00	EA	7,535.03	37,675.13	5.00	37,675.13		37,675.13	100%	-
42	Hydrant Assembly off 12" WM	1.00	EA	7,848.72	7,848.72	1.00	7,848.72		7,848.72	100%	-
43	Sample Point	4.00	EA	541.31	2,165.25	4.00	2,165.25		2,165.25	100%	-
44	Pressure Testing	3,011.00	LF	2.50	7,527.50	3,011.00	7,527.50		7,527.50	100%	-
45	Offsite Sanitary Sewer										
46	Man Holes 0'-5'	1.00	EA	5,613.15	5,613.15	1.00	5,613.15		5,613.15	100%	-
47	Man Holes 10'-12'	1.00	EA	7,896.51	7,896.51	1.00	7,896.51		7,896.51	100%	-
48	Manhole 12'/14' IET	1.00	EA	16,634.06	16,634.06	1.00	16,634.06		16,634.06	100%	-
49	8" Sanitary 0'-8' SDR26	58.00	LF	39.94	2,316.62	58.00	2,316.62		2,316.62	100%	-
50	8" Sanitary 10'-12' SDR26	27.00	LF	47.94	1,294.43	27.00	1,294.43		1,294.43	100%	-
51	8" Sanitary 12'-14' SDR26	75.00	LF	49.94	3,745.64	75.00	3,745.64		3,745.64	100%	-
52	Inflow Protectors	6.00	EA	116.60	699.60	6.00	699.60		699.60	100%	-
53	Test, Flush, Video Tape	160.00	LF	9.12	1,459.20	160.00	1,459.20		1,459.20	100%	-
54	Offsite Water Main										
55	Direct Drill under 10" & 12" Raw WM	120.00	LF	141.60	16,992.00	120.00	16,992.00		16,992.00	100%	-
56	12" C900 DR18	2,000.00	LF	77.09	154,173.00	2,000.00	154,173.00		154,173.00	100%	-
57	12" Sigma Bell Restraints	44.00	EA	368.84	16,228.96	44.00	16,228.96		16,228.96	100%	-
58	12" Gate Valve	7.00	EA	5,964.56	41,751.91	7.00	41,751.91		41,751.91	100%	-
59	12" Cross	1.00	EA	2,194.87	2,194.87	1.00	2,194.87		2,194.87	100%	-
60	12" x 8" Tee	1.00	EA	1,260.29	1,260.29	1.00	1,260.29		1,260.29	100%	-
61	12" MJ 45	20.00	EA	1,005.05	20,121.00	20.00	20,121.00		20,121.00	100%	-
62	12" MJ 11 1/4	18.00	EA	937.47	16,874.46	18.00	16,874.46		16,874.46	100%	-
63	12" Temp B/O	2.00	EA	1,005.93	2,011.86	2.00	2,011.86		2,011.86	100%	-
64	8" C900 DR18	100.00	LF	45.77	4,577.49	100.00	4,577.49		4,577.49	100%	-
65	8" Bell Restraints	4.00	EA	254.54	1,018.16	4.00	1,018.16		1,018.16	100%	-
66	8" Gate Valves w/slab	1.00	EA	3,462.80	3,462.80	1.00	3,462.80		3,462.80	100%	-
67	Single Short	1.00	EA	1,405.99	1,405.99	1.00	1,405.99		1,405.99	100%	-
68	Single Long	1.00	EA	1,604.55	1,604.55	1.00	1,604.55		1,604.55	100%	-
69	Hydrant Assembly off 12" WM	4.00	EA	7,848.72	31,394.87	4.00	31,394.87		31,394.87	100%	-
70	Sample Point	4.00	EA	541.31	2,165.25	4.00	2,165.25		2,165.25	100%	-
71	Pressure Testing	2,100.00	LF	2.50	5,250.00	2,100.00	5,250.00		5,250.00	100%	-
72	Offsite Force Main										
73	4" Drop into manhole IET Coating	1.00	LF	7,282.50	7,282.50	1.00	7,282.50		7,282.50	100%	-
74	Direct Drill under 10" & 12" Raw WM	120.00	LF	83.50	10,020.00	120.00	10,020.00		10,020.00	100%	-
75	4" C900 DR18	1,442.00	LF	24.76	35,708.25	1,442.00	35,708.25		35,708.25	100%	-
76	4" Bell Restraints	11.00	LF	140.89	1,549.76	11.00	1,549.76		1,549.76	100%	-
77	4" Gate Valves w/slab	2.00	LF	2,582.42	5,164.84	2.00	5,164.84		5,164.84	100%	-
78	4" MJ 45	8.00	LF	594.02	4,752.19	8.00	4,752.19		4,752.19	100%	-
79	4" MJ 11's	12.00	LF	583.53	7,002.40	12.00	7,002.40		7,002.40	100%	-
80	Temp Blowoffs	1.00	LF	1,131.00	1,131.00	1.00	1,131.00		1,131.00	100%	-
81	Testing	1,442.00	LF	2.50	3,605.00	1,442.00	3,605.00		3,605.00	100%	-

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	Waterford Community Development Dist	Owner's Project No.:	Waterford 3A
Engineer:	Coastal Engineering	Engineer's Project No.:	Waterford 3A
Contractor:	CBS Underground Inc	Contractor's Project No.:	Waterford 3A
Project:	Waterford Phase 3A		
Contract:			

Application No.:		Application Period:		From		to		Application Date:					
5		From		11/26/25		to		01/28/26					
A	B	C	D	E	F	G	H	I	J	K	L		
Bid Item No.	Description	Contract Information				Work Completed			Materials Currently Stored (not in G)	Work Completed and Materials Stored to Date (H+I)	% of Value of Item (J / F)	Balance to Finish (F - J)	
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (E x F)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E x G)						
82	Offsite Lift Station												
83	6' Diameter Concrete Wet Well	1.00	EA	75,299.64	75,299.64	1.00	75,299.64		75,299.64	100%			
84	Lift Station 2-Shp Pumps w/Hdwr	1.00	EA	87,726.30	87,726.30	1.00	87,726.30		87,726.30	100%			
85	Valve Box	1.00	EA	14,895.84	14,895.84	1.00	14,895.84		14,895.84	100%			
86	Lift Station Piping	1.00	EA	60,640.00	60,640.00	1.00	60,640.00		60,640.00	100%			
87	Data Flow System	1.00	EA	25,794.00	25,794.00	1.00	25,794.00		25,794.00	100%			
88	Electric 150amp 50'	1.00	EA	35,200.00	35,200.00	1.00	35,200.00		35,200.00	100%			
89	Lift Station Water Service	1.00	EA	2,408.43	2,408.43	1.00	2,408.43		2,408.43	100%			
90	Inside Drop	1.00	EA	3,905.00	3,905.00	1.00	3,905.00		3,905.00	100%			
91	Alternate - Allowances - Options												
92	Dewatering Allowance	1.00	AL	150,000.00	150,000.00	1.00	150,000.00		150,000.00	100%			
93	Generator 35KW - ATS - Pad	1.00	AL	101,050.00	101,050.00	1.00	101,050.00		101,050.00	100%			
94	Fence 186lf - Single Slide Gate	1.00	LS	16,500.00	16,500.00	1.00	16,500.00		16,500.00	100%			
95	Odor Control	1.00	EA	5,064.00	5,064.00	1.00	5,064.00		5,064.00	100%			
96													
				Original Contract Totals:	\$	1,979,461.12		\$	1,975,237.21	\$		\$	4,223.91

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: Waterford Community Development Dist
 Engineer: Coastal Engineering
 Contractor: CBS Underground Inc
 Project: Waterford Phase 3A
 Contract: _____

Owner's Project No.: Waterford 3A
 Engineer's Project No.: Waterford 3A
 Contractor's Project No.: Waterford 3A

Application No.: 5 Application Period: From 11/26/25 to 01/28/26 Application Date: 01/28/26

A Bid Item No.	B Description	C Contract Information				D Work Completed				I Materials Currently Stored (not in C) (\$)	J Work Completed and Materials Stored to Date (H+I) (\$)	K % of Value of Item (J/F) (%)	L Balance to Finish (F-J) (\$)			
		C Item Quantity	D Units	E Unit Price (\$)	F Value of Bid Item (C x E) (\$)	G Estimated Quantity Incorporated in the Work	H Value of Work Completed to Date (E x G) (\$)									
Change Orders																
1	CO1 Credit back for Generator Billing Less than Allowance	1.00	-	(41,133.12)	(41,133.12)	1.00	(41,133.12)		(41,133.12)	100%	-					
2	CO2 Credit for Direct Drill Less Temp Road and Pond Repair	1.00		(15,012.00)	(15,012.00)	1.00	(15,012.00)		(15,012.00)	100%	-					
3	CO2 Credit on Dewatering Billing less Allowance	1.00		(25,189.55)	(25,189.55)	1.00	(25,189.55)		(25,189.55)	100%	-					
4																
5																
6																
7																
8																
Change Order Totals					\$	(81,334.67)		\$	(81,334.67)	\$	-	\$	(81,334.67)	100%	\$	-
Original Contract and Change Orders																
Project Totals					\$	4,898,126.45		\$	1,899,902.54	\$	-	\$	1,899,902.54	100%	\$	4,228.91

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: Waterford Community Development Dist
 Engineer: Coastal Engineering
 Contractor: CBS Underground Inc
 Project: Waterford Phase 3A
 Contract:

Owner's Project No.: Waterford 3A
 Engineer's Project No.: Waterford 3A
 Contractor's Project No.: Waterford 3A

Application No.: 4 Application Period: From 09/05/25 to 11/26/25 Application Date: 11/26/25

A Bid Item No.	B Description	C Contract Information			D Work Completed			I Materials Currently Stored (not in G) (\$)	J Work Completed and Materials Stored to Date (H + I) (\$)	K % of Value of Item (J / F) (%)	L Balance to Finish (F - J) (\$)
		E Item Quantity	F Units	G Unit Price (\$)	H Value of Bid Item (C X E) (\$)	I Estimated Quantity Incorporated in the Work	J Value of Work Completed to Date (E X G) (\$)				
Original Contract											
1	Mobilization	1.00	EA	10,000.00	10,000.00	1.00	10,000.00	10,000.00	100%		
2	Onsite Sanitary										
3	Manholes 0'-6'		EA	5,613.15							
4	Manholes 6'-8'	8.00	EA	5,995.42	47,963.36	8.00	47,963.36	47,963.36	100%		
5	Manholes 8'-10'	4.00	EA	7,112.97	28,451.88	4.00	28,451.88	28,451.88	100%		
6	Manholes 10'-12'	4.00	EA	7,896.51	31,586.04	4.00	31,586.04	31,586.04	100%		
7	Manhole 12'/14' IET	3.00	EA	16,634.06	49,902.18	3.00	49,902.18	49,902.18	100%		
8	8" Sanitary 0'-8' SDR26		LF	39.94							
9	8" Sanitary 8'-10' SDR26	1,614.00	LF	41.94	67,691.16	1,614.00	67,691.16	67,691.16	100%		
10	8" Sanitary 10'-12' SDR26	1,062.00	LF	47.94	50,912.28	1,062.00	50,912.28	50,912.28	100%		
11	8" Sanitary 12'-14' SDR26	333.00	LF	49.94	16,630.02	333.00	16,630.02	16,630.02	100%		
12	8" Sanitary 14'-16' SDR26	442.00	LF	56.94	25,167.48	442.00	25,167.48	25,167.48	100%		
13	Single Services	15.00	EA	1,964.98	29,474.70	15.00	29,474.70	29,474.70	100%		
14	Double Services	52.00	EA	2,382.75	123,903.00	52.00	123,903.00	123,903.00	100%		
15	Inflow Protectors	38.00	EA	116.60	4,430.80	19.00	2,215.40	2,215.40	50%	2,215.40	
16	Core Existing Structure - Recoat	1.00	EA	17,896.31	17,896.31	1.00	17,896.31	17,896.31	100%		
17	Test, Flush, Video Tape	3,451.00	LF	9.12	31,473.12	2,300.00	20,976.00	20,976.00	67%	10,497.12	
18	Onsite Water										
19	Tie Into existing 12" WM	1.00	EA	6,034.16	6,034.16	0.30	1,810.25	1,810.25	30%	4,223.91	
20	12" C900 DR18	724.00	LF	77.09	55,810.63	724.00	55,810.63	55,810.63	100%		
21	12" Sigma Bell Restraints	36.00	EA	368.84	13,278.24	36.00	13,278.24	13,278.24	100%		
22	12" Gate Valve	3.00	EA	5,964.56	17,893.67	3.00	17,893.67	17,893.67	100%		
23	12" Cross		EA	2,194.87							
24	12" x 8" Tee	2.00	EA	1,260.29	2,520.57	2.00	2,520.57	2,520.57	100%		
25	12" MJ 45	8.00	EA	1,006.05	8,048.40	8.00	8,048.40	8,048.40	100%		
26	12" MJ 11 1/4	2.00	EA	937.47	1,874.94	2.00	1,874.94	1,874.94	100%		
27	8" C900 DR18	2,287.00	LF	45.77	104,687.20	2,287.00	104,687.20	104,687.20	100%		
28	8" Bell Restraints	46.00	EA	254.54	11,708.84	46.00	11,708.84	11,708.84	100%		
29	8" Gate Valves w/slab	6.00	EA	3,462.80	20,776.78	6.00	20,776.78	20,776.78	100%		
30	8" MJ 45	24.00	EA	550.05	13,201.20	24.00	13,201.20	13,201.20	100%		
31	Single Short	9.00	EA	1,405.99	12,653.94	9.00	12,653.94	12,653.94	100%		
32	Single Short off 12" WM	1.00	EA	1,502.51	1,502.51	1.00	1,502.51	1,502.51	100%		
33	Single Long	2.00	EA	1,604.55	3,209.09	2.00	3,209.09	3,209.09	100%		
34	Single Long off 12" WM	3.00	EA	1,701.07	5,103.20	3.00	5,103.20	5,103.20	100%		
35	Double Short	18.00	EA	1,535.41	27,637.31	18.00	27,637.31	27,637.31	100%		
36	Double Short off 12" WM	7.00	EA	1,631.93	11,423.48	7.00	11,423.48	11,423.48	100%		
37	Double Long	27.00	EA	1,796.90	48,516.28	27.00	48,516.28	48,516.28	100%		
38	Temp Jumper	1.00	EA	3,029.57	3,029.57	1.00	3,029.57	3,029.57	100%		
39	12" Temp B/O	2.00	EA	1,005.93	2,011.86	2.00	2,011.86	2,011.86	100%		
40	8" Temp B/O	1.00	EA	994.50	994.50	1.00	994.50	994.50	100%		

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	Waterford Community Development Dist	Owner's Project No.:	Waterford 3A
Engineer:	Coastal Engineering	Engineer's Project No.:	Waterford 3A
Contractor:	CBS Underground Inc	Contractor's Project No.:	Waterford 3A
Project:	Waterford Phase 3A		
Contract:			

Application No.: 4 Application Period: From 09/05/25 to 11/26/25 Application Date: 11/26/25

A Bid Item No.	B Description	C Contract Information				D Work Completed				I Materials Currently Stored (not in G) (\$)	J Work Completed and Materials Stored to Date (H+I) (\$)	K % of Value of Item (I/F) (%)	L Balance to Finish (F-I) (\$)
		C Item Quantity	D Units	E Unit Price (\$)	F Value of Bid Item (C x E) (\$)	G Estimated Quantity Incorporated in the Work	H Value of Work Completed to Date (E x G) (\$)						
41	Hydrant Assembly off 8" WM	5.00	EA	7,535.03	37,675.13	5.00	37,675.13			37,675.13	100%	-	
42	Hydrant Assembly off 12" WM	1.00	EA	7,848.72	7,848.72	1.00	7,848.72			7,848.72	100%	-	
43	Sample Point	4.00	EA	541.31	2,165.25						0%	2,165.25	
44	Pressure Testing	3,011.00	LF	2.50	7,527.50	3,011.00	7,527.50			7,527.50	100%	-	
45	Offsite Sanitary Sewer												
46	Man Holes 0'-6"	1.00	EA	5,613.15	5,613.15	1.00	5,613.15			5,613.15	100%	-	
47	Man Holes 10'-12"	1.00	EA	7,896.51	7,896.51	1.00	7,896.51			7,896.51	100%	-	
48	Manhole 12'/14' IET	1.00	EA	16,634.06	16,634.06	1.00	16,634.06			16,634.06	100%	-	
49	8" Sanitary 0'-8" SDR26	58.00	LF	39.94	2,316.62	58.00	2,316.62			2,316.62	100%	-	
50	8" Sanitary 10'-12" SDR26	27.00	LF	47.94	1,294.43	27.00	1,294.43			1,294.43	100%	-	
51	8" Sanitary 12'-14" SDR26	75.00	LF	49.94	3,745.64	75.00	3,745.64			3,745.64	100%	-	
52	Inflow Protectors	6.00	EA	116.60	699.60	3.00	349.80			349.80	50%	349.80	
53	Test, Flush, Video Tape	160.00	LF	9.12	1,459.20	160.00	1,459.20			1,459.20	100%	-	
54	Offsite Water Main												
55	Direct Drill under 10" & 12" Raw WM	120.00	LF	141.60	16,992.00						0%	16,992.00	
56	12" C900 DR18	2,000.00	LF	77.09	154,173.00	2,000.00	154,173.00			154,173.00	100%	-	
57	12" Sigma Bell Restraints	44.00	EA	368.84	16,228.96	44.00	16,228.96			16,228.96	100%	-	
58	12" Gate Valve	7.00	EA	5,964.56	41,751.91	7.00	41,751.91			41,751.91	100%	-	
59	12" Cross	1.00	EA	2,194.87	2,194.87	1.00	2,194.87			2,194.87	100%	-	
60	12" x 8" Tee	1.00	EA	1,260.29	1,260.29	1.00	1,260.29			1,260.29	100%	-	
61	12" MJ 45	20.00	EA	1,006.05	20,121.00	20.00	20,121.00			20,121.00	100%	-	
62	12" MJ 11 1/4	18.00	EA	937.47	16,874.46	18.00	16,874.46			16,874.46	100%	-	
63	12" Temp B/O	2.00	EA	1,005.93	2,011.86	2.00	2,011.86			2,011.86	100%	-	
64	8" C900 DR18	100.00	LF	45.77	4,577.49	100.00	4,577.49			4,577.49	100%	-	
65	8" Bell Restraints	4.00	EA	254.54	1,018.16	4.00	1,018.16			1,018.16	100%	-	
66	8" Gate Valves w/slab	1.00	EA	3,462.80	3,462.80	1.00	3,462.80			3,462.80	100%	-	
67	Single Short	1.00	EA	1,405.99	1,405.99	1.00	1,405.99			1,405.99	100%	-	
68	Single Long	1.00	EA	1,604.55	1,604.55	1.00	1,604.55			1,604.55	100%	-	
69	Hydrant Assembly off 12" WM	4.00	EA	7,848.72	31,394.87	4.00	31,394.87			31,394.87	100%	-	
70	Sample Point	4.00	EA	541.31	2,165.25						0%	2,165.25	
71	Pressure Testing	2,100.00	LF	2.50	5,250.00	2,100.00	5,250.00			5,250.00	100%	-	
72	Offsite Force Main												
73	4" Drop into manhole IET Coating	1.00	LF	7,282.50	7,282.50	1.00	7,282.50			7,282.50	100%	-	
74	Direct Drill under 10" & 12" Raw WM	120.00	LF	83.50	10,020.00						0%	10,020.00	
75	4" C900 DR18	1,442.00	LF	24.76	35,708.25	1,442.00	35,708.25			35,708.25	100%	-	
76	4" Bell Restraints	11.00	LF	140.89	1,549.76	11.00	1,549.76			1,549.76	100%	-	
77	4" Gate Valves w/slab	2.00	LF	2,582.42	5,164.84	2.00	5,164.84			5,164.84	100%	-	
78	4" MJ 45	8.00	LF	594.02	4,752.19	8.00	4,752.19			4,752.19	100%	-	
79	4" MJ 11's	12.00	LF	583.53	7,002.40	12.00	7,002.40			7,002.40	100%	-	
80	Temp Blowoffs	1.00	LF	1,131.00	1,131.00	1.00	1,131.00			1,131.00	100%	-	
81	Testing	1,442.00	LF	2.50	3,605.00	1,442.00	3,605.00			3,605.00	100%	-	

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	Waterford Community Development Dist	Owner's Project No.:	Waterford 3A
Engineer:	Coastal Engineering	Engineer's Project No.:	Waterford 3A
Contractor:	CBS Underground Inc	Contractor's Project No.:	Waterford 3A
Project:	Waterford Phase 3A		
Contract:			

Application No.: 4 Application Period: From 09/05/25 to 11/26/25 Application Date: 11/26/25

A Bid Item No.	B Description	C Contract Information				D Work Completed			K % of Value of Item (I / F) (%)	L Balance to Finish (F - I) (\$)
		E Item Quantity	F Units	G Unit Price (\$)	H Value of Bid Item (C X E) (\$)	I Estimated Quantity Incorporated in the Work	J Value of Work Completed to Date (E X G) (\$)	M Materials Currently Stored (not in G) (\$)		
82	Offsite Lift Station									
83	6' Diameter Concrete Wet Well	1.00	EA	75,299.64	75,299.64	1.00	75,299.64		75,299.64	100%
84	Lift Station 2-5hp Pumps w/Hdwr	1.00	EA	87,726.30	87,726.30	1.00	87,726.30		87,726.30	100%
85	Valve Box	1.00	EA	14,895.84	14,895.84	1.00	14,895.84		14,895.84	100%
86	Lift Station Piping	1.00	EA	60,640.00	60,640.00	1.00	60,640.00		60,640.00	100%
87	Data Flow System	1.00	EA	25,794.00	25,794.00	1.00	25,794.00		25,794.00	100%
88	Electric 150amp 50'	1.00	EA	35,200.00	35,200.00	1.00	35,200.00		35,200.00	100%
89	Lift Station Water Service	1.00	EA	2,408.43	2,408.43	0.50	1,204.22		1,204.22	50%
90	Inside Drop	1.00	EA	3,905.00	3,905.00	-	-		-	0%
91	Alternate - Allowances - Options									
92	Dewatering Allowance	1.00	AL	150,000.00	150,000.00	0.33	49,500.00		49,500.00	33%
93	Generator 35KW - ATS - Pad	1.00	AL	101,050.00	101,050.00	0.60	60,630.00		60,630.00	60%
94	Fence 186lf - Single Slide Gate	1.00	LS	16,500.00	16,500.00	-	-		-	0%
95	Odor Control	1.00	EA	5,064.00	5,064.00	-	-		-	0%

