



Rizzetta & Company

Waterford Community Development District

**Board of Supervisors'
Regular Meeting
June 11, 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

June 3, 2026

**Board of Supervisors
Waterford Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterford Community Development District will be held on **Thursday, June 11, 2026, at 9:30 a.m.**, at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601. The following is the agenda for the meeting:

BOS MEETING

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Presentation of District Manager Report Tab 1
4. **BUSINESS ITEMS**
 - A. Consideration of First Addendum to Contract for Professional Amenity Services Tab 2
 - B. Presentation of Amenity Staffing Proposed Budget..... Tab 3
 - C. Presentation of FY 2026-2027 Proposed Budget..... Tab 4
 - i. Consideration of Resolution 2026-09; Approving FY 2026-2027 Proposed Budget and Setting Public Hearing..... Tab 5
 - D. Consideration of Resolution 2026-10; Setting Landowners' Meeting and Election Tab 6
 - E. Consideration of Resolution 2026-11; Rescheduling Meeting Dates for June, July and August 2026 Tab 7
 - F. Consideration of Resolution 2026-12; Re-designating Officers of the District..... Tab 8
 - G. Consideration of Proposal for HVAC Maintenance Tab 9
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on May 18, 2026 Tab 10

- B. Ratification of Operation & Maintenance Expenditures
for April 2026 Tab 11
- C. Ratification of Construction Requisitions CR 16 S2025..... Tab 12
- 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 call us at 813-994-1001.

Sincerely,
Sean Craft
Sean Craft
District Manager

Tab 1



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

**District
Manager's
Report**

June 11

2026

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FINANCIAL SUMMARY	<u>4/30/2026</u>
General Fund Cash Balance	\$210,805
Debt Service Fund	\$2,112,937
Capital Project Fund	\$2,815,002
Total Government Fund	\$5,138,744
General Fund Expense Variance: \$38,418	Over Budget

Tab 2

**FIRST ADDENDUM TO THE CONTRACT FOR
PROFESSIONAL AMENITY SERVICES**

This First Addendum to the Contract for Professional Amenity Services (this “**First Addendum**”), is made and entered into as of the 2026 day of June 1st (the “**Effective Date**”), by and between Waterford Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hernando County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated September 1, 2025 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this First Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Waterford
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

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- Exhibit B** – Schedule of Fees
- Exhibit C** – Human Trafficking Affidavit
- Exhibit D** – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:	
Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of June 1, 2026 to September 30, 2026.	
PERSONNEL:	
Clubhouse Attendant Par Time Personnel- 30 hours/week	
Seasonal Clubhouse Attendant Part Time Personnel- 16 hours/week for 15 weeks	
	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 42,434
General Management and Oversight ⁽²⁾	\$ 10,000
Total Services Cost:	\$ 52,434
Seasonal Clubhouse Attendant Part Time Personnel- 16 hours/week for 15 weeks	\$ 5,762

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers’ compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.’s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

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EXHIBIT D

Municipal Advisor Disclaimer

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



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Tab 3



Rizzetta & Company

Waterford Community Development District

Amenity Staffing Proposed Budget

Presented by: Rizzetta & Company, Inc.

**3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
813.514.0400**

rizzetta.com

Current Positions	hr/wk
Clubhouse Attendant - PT	30
Seasonal Clubhouse Attendant – PT (15 weeks)	16
Total Clubhouse Hours	46

Current Contract Cost	
Budgeted Personnel Total	\$ 42,434
General Management and Oversight	\$ 10,000
Total Annual Cost:	\$ 52,434

Proposed Option 1	hr/wk
Clubhouse Manager - FT	40
Seasonal Clubhouse Attendant – PT (15 weeks)	16
Total Clubhouse Hours	56

Proposed Option 1 Contract Increase	
Budgeted Personnel Total	\$ 85,666
General Management and Oversight	\$ 11,000
Total Annual Cost:	\$ 96,666
Total Services Increase Cost:	\$ 44,232

Proposed Option 2	hr/wk
Clubhouse Manager - PT	30
Seasonal Clubhouse Attendant – PT (15 weeks)	16
Total Clubhouse Hours	46

Proposed Option 2 Contract Increase	
Budgeted Personnel Total	\$ 47,219
General Management and Oversight	\$ 11,000
Total Annual Cost:	\$ 58,219
Total Services Increase Cost:	\$ 5,785

Tab 4



Rizzetta & Company

Waterford Community Development District

waterfordcdd.org

Proposed Budget for Fiscal Year 2026-2027

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road, Ste #100
Wesley Chapel, FL 33544
Phone: 813-994-1001**

rizzetta.com

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Waterford Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2023	Series 2024	Series 2025	Budget for 2026/2027
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$266,760.16	\$398,683.05	\$632,475.01	\$1,297,918.22
TOTAL REVENUES	\$266,760.16	\$398,683.05	\$632,475.01	\$1,297,918.22
EXPENDITURES				
Administrative				
Debt Service Obligation	\$266,760.16	\$398,683.05	\$632,475.01	\$1,297,918.22
Administrative Subtotal	\$266,760.16	\$398,683.05	\$632,475.01	\$1,297,918.22
TOTAL EXPENDITURES	\$266,760.16	\$398,683.05	\$632,475.01	\$1,297,918.22
EXCESS OF REVENUES OVER EXPENDITURES				\$0.00

Hernando County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$1,380,764.06

Notes:

Tax Roll County Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$347,198.00	2025/2026 O&M Budget:	\$352,718.00
Collection Costs:	2%	\$7,387.19	2026/2027 O&M Budget:	\$347,198.00
Early Payment Discounts:	4%	\$14,774.38		
2026/2027 Total:		\$369,359.57	Total Difference:	-\$5,520.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
PLATTED					
Phases 1 & 2					
<i>Single Family 50' (PH 1)</i>	Series 2023 Debt Service	\$1,455.32	\$1,455.32	\$0.00	0.00%
	Operations & Maintenance	\$1,158.12	\$900.00	-\$258.12	-22.29%
	Total	\$2,613.44	\$2,355.32	-\$258.12	-9.88%
Phase 3A					
<i>Single Family 40'</i>	Series 2024 Debt Service	\$2,083.51	\$2,083.51	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$720.00	\$720.00	N/A
	Total	\$2,083.51	\$2,803.51	\$720.00	34.56%
Phase 3B					
<i>Single Family 40'</i>	Series 2024 Debt Service	\$1,188.51	\$1,188.51	\$0.00	0.00%
	Operations & Maintenance	\$1,158.12	\$720.00	-\$438.12	-37.83%
	Total	\$2,346.63	\$1,908.51	-\$438.12	-18.67%
<i>Single Family 50'</i>	Series 2024 Debt Service	\$1,485.64	\$1,485.64	\$0.00	0.00%
	Operations & Maintenance	\$1,158.12	\$900.00	-\$258.12	-22.29%
	Total	\$2,643.76	\$2,385.64	-\$258.12	-9.76%
<i>Single Family 60'</i>	Series 2024 Debt Service	\$1,782.77	\$1,782.77	\$0.00	0.00%
	Operations & Maintenance	\$1,158.12	\$1,080.00	-\$78.12	-6.75%
	Total	\$2,940.89	\$2,862.77	-\$78.12	-2.66%
Unplatted					
Phases 4A & 5A					
<i>Single Family 40'</i>	Series 2025 Debt Service ⁽¹⁾	\$1,076.21	\$2,610.46	\$1,534.25	142.56%
	Operations & Maintenance ⁽²⁾	\$0.00	\$0.00	\$0.00	0.00%
	Total	\$1,076.21	\$2,610.46	\$1,534.25	\$1.43
<i>Single Family 50'</i>	Series 2025 Debt Service ⁽¹⁾	\$1,345.26	\$3,263.07	\$1,917.81	142.56%
	Operations & Maintenance ⁽²⁾	\$0.00	\$0.00	\$0.00	0.00%
	Total	\$1,345.26	\$3,263.07	\$1,917.81	142.56%
<i>Single Family 60'</i>	Series 2025 Debt Service ⁽¹⁾	\$1,614.32	\$3,915.69	\$2,301.37	142.56%
	Operations & Maintenance ⁽²⁾	\$0.00	\$0.00	\$0.00	0.00%
	Total	\$1,614.32	\$3,915.69	\$2,301.37	142.56%
Future Phases					
<i>Single Family 40'</i>	Operations & Maintenance ⁽²⁾	\$0.00	\$0.00	\$0.00	0.00%
	Total	\$0.00	\$0.00	\$0.00	0.00%
<i>Single Family 50'</i>	Operations & Maintenance ⁽²⁾	\$0.00	\$0.00	\$0.00	0.00%
	Total	\$0.00	\$0.00	\$0.00	0.00%

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$347,198.00	2025/2026 O&M Budget:	\$352,718.00
Collection Costs:	2%	\$7,387.19	2026/2027 O&M Budget:	\$347,198.00
Early Payment Discounts:	4%	\$14,774.38		
2026/2027 Total:		\$369,359.57	Total Difference:	-\$5,520.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<i>Single Family 60'</i>	Operations & Maintenance ⁽²⁾	\$0.00	\$0.00	\$0.00	0.00%
	Total	\$0.00	\$0.00	\$0.00	0.00%

⁽¹⁾ FY 2025-2026 debt service covered the interest due for November 1, 2026 since the bonds were issued 8/2025 and interest was capitalized through 5/1/2026. Therefore, FY 2026-2027 will be the first year the district levies the full Series 2025 debt service assessment.

⁽²⁾ There will be a developer funding agreement in lieu of assessments for the unplatted land in Fiscal Year 2026-2027.

WATERFORD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$347,198.00
COLLECTION COSTS @	2%	\$7,387.19
EARLY PAYMENT DISCOUNTS @	4%	\$14,774.38
TOTAL O&M ASSESSMENT		\$369,359.57

UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT					
LOT SIZE	O&M	SERIES 2023 DEBT SERVICE ⁽¹⁾	SERIES 2024 DEBT SERVICE ⁽¹⁾	SERIES 2025 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2023 DEBT SERVICE ⁽²⁾	SERIES 2024 DEBT SERVICE ⁽²⁾	SERIES 2025 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾⁽⁴⁾	
PLATTED														
Phases 1 & 2														
Single Family 50'	196	195	0	0	1.00	196.00	47.76%	\$176,399.80	\$900.00	\$1,455.32	\$0.00	\$0.00	\$2,355.32	
Phase 3A														
Single Family 40'	118	0	118	0	0.80	94.40	23.00%	\$84,959.90	\$720.00	\$0.00	\$2,083.51	\$0.00	\$2,803.51	
Phase 3B														
Single Family 40' (Partial)	63	0	63	0	0.80	50.40	12.28%	\$45,359.95	\$720.00	\$0.00	\$1,188.51	\$0.00	\$1,908.51	
Single Family 50' (Partial)	42	0	42	0	1.00	42.00	10.23%	\$37,799.96	\$900.00	\$0.00	\$1,485.64	\$0.00	\$2,385.64	
Single Family 60' (Partial)	23	0	23	0	1.20	27.60	6.73%	\$24,839.97	\$1,080.00	\$0.00	\$1,782.77	\$0.00	\$2,862.77	
UNPLATTED ⁽⁵⁾														
Phases 4A & 5A														
Single Family 40'	67	0	0	67	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$2,610.46	\$2,610.46	
Single Family 50'	122	0	0	119	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$3,263.07	\$3,263.07	
Single Family 60'	28	0	0	28	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$3,915.69	\$3,915.69	
Future Phases														
Single Family 40'	121	0	0	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Single Family 50'	153	0	0	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Single Family 60'	75	0	0	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Community	1008	195	246	214		410.40	100.00%	\$369,359.57						

LESS: Collection Costs (3%) and Early Payment Discounts (4%):

(\$22,161.57)

Net Revenue to be Collected:

\$347,198.00

⁽¹⁾ Reflects the total number of lots with Series 2023 & Series 2024 debt outstanding. Series 2025 unit mix is preliminary and subject to change.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2023, Series 2024 and Series 2025 bond issuances. Annual assessment includes principal, interest, Hernando County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2026 Hernando County property tax bill for Platted Lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early). Unplatted lots will be direct billed and exclude the county collection costs and early payment discounts.

⁽⁴⁾ The Property Appraiser is now being billed separately to the District, therefore it is being incorporated into the general fund budget.

⁽⁵⁾ The Developer will fund a portion of the budget in order to reach target assessment levels for the platted lots. See Developer Contributions on line 12 of the General Fund budget.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

Tab 5

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Waterford Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, August 13, 2026 at 9:30 a.m. at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hernando County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 11, 2026.

Attested By:

Waterford Community Development District

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 6

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District was established on May 16, 2022 by Ordinance No. 2022-12 of the Hernando County Board of County Commissioners, as amended;

WHEREAS, the terms for Board seats **3, 4 and 5** are set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 3 members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect 3 members of the Board, to Board seats **3, 4 and 5**, will be held on Monday, November 9, 2026 at 9:30 a.m. at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601.

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on June 8, 2026.

Attest:

**Waterford Community
Development District**

Print Name: _____
Secretary/ Assistant Secretary

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

Exhibit A

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Waterford Community Development District

Notice is hereby given to the public and all landowners within the Waterford Community Development District (the "**District**"), comprised of approximately 323.97 acres in Hernando County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Monday, November 9, 2026

Time: 9:30 a.m.

Place: The offices of Coastal Engineering Associates, Inc.
966 Candlelight Blvd.
Brooksville, Florida 34601

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 994-1001, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Sean Craft, District Manager

Run Date(s): October 16 and 23, 2026

Exhibit A

Instructions Relating to Landowners' Meeting of the Waterford Community Development District for the Election of Members of the Board of Supervisors

Date: Monday, November 9, 2026
Time: 9:30 a.m.
Location: The offices of Coastal Engineering Associates, Inc.
966 Candlelight Blvd.
Brooksville, Florida 34601

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Waterford Community Development District Landowners' Meeting – November 9, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Waterford Community Development District to be held at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601, on November 9, 2026, at 9:30 a.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner Signature of Legal Owner Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

- 1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.*
- 2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.*
- 3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).*
- 4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.*

Official Ballot for Landowners

Waterford Community Development District Landowners' Meeting – November 9, 2026 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the _____
Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 3	_____	_____
Seat 4	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Waterford Community Development District

Landowners' Meeting – November 9, 2026

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Waterford Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____
Total Number of Un-platted Acreage _____
Total Number of Platted Lots _____
Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 3	_____	_____
Seat 4	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Tab 7

RESOLUTION 2026-04

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

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

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

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

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

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

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

PASSED AND ADOPTED THE 11TH DAY OF JUNE 2026.

ATTEST:

**WATERFORD COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

EXHIBIT A
Notice of Revised Meeting Schedule
Waterford Community Development

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the regular meetings for the months of June, July and August of the Board of Supervisors of the Waterford Community Development District have been re- scheduled to be held at 9:30 a.m. at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601, as follows:

June 11, 2026
July 9, 2026
August 13, 2026

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

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

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

Tab 8

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERFORD COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WIREGRASS COMMUNITY DEVELOPMENT DISTRICT:

- Section 1. Ron Bastyr is appointed Chairman.
- Section 2. Shane O'Neil is appointed Vice Chairman.
- Section 3. Cole Bastyr is appointed Assistant Secretary.
 Lynette Bastyr is appointed Assistant Secretary.
 Cheri O'Neil is appointed Assistant Secretary.
 Wesley Elias is appointed Assistant Secretary.
 Darryl Adams is appointed Assistant Secretary.
 Scott Brizendine is appointed Secretary
 Susan Garcia is appointed Assistant Treasurer.
 Scott Brizendine is appointed Treasurer.
- Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JUNE 2026.

**WATERFORD COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 9

COASTAL MECHANICAL INC.

9720 Princess Palm Ave Ste 149
Tampa, FL 33619 US
(813) 499-5171
Brett.angarola@coastal-mech.net



Estimate

ADDRESS
Waterford CDD
11379 Memorial Dr
Brooksville, FL 34613

ESTIMATE 1500
DATE 05/16/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Quarterly HVAC maintenance of (3) HVAC units			
		Change filters, clean condensate drain lines and pans, check all electrical connections, Grease fittings, Check V-belts if installed, clean coils as needed.			
	Sales	Annually Charge	1	4,320.00	4,320.00T
		Service call for repairs Mon-Fri 7am-3pm \$225.00 Per Hour.			
SUBTOTAL					4,320.00
TAX					302.40
TOTAL					\$4,622.40

Accepted By

Accepted Date

Tab 10

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, May 18, 2026, at 9:41 a.m.** at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, FL 34601.

Present and constituting a quorum:

Ron Bastyr	Board Supervisor, Chairman
Shane O'Neil	Board Supervisor, Vice-Chairman
Cole Bastyr	Board Supervisor, Assistant Secretary

Also present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker (via call)
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 9:41 a.m., confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS **Audience Comments**

A member of the audience commented on cars parked in the streets, palms in the pool area, streetlights and fire ants. Another member commented about a damaged sign at the roundabout and was advised that it is a county issue and that the county was notified.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel
No Report.

50 The Board approved a motion to change the meeting dates from June through
51 August 2026 to the second Thursday of the month starting at 9:30 a.m.

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved changing the meeting dates from June through August 2026 to the second Thursday of the month starting at 9:30 a.m., for the Waterford Community Development District.

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B. District Engineer

Not Present and no report.

C. District Manager Report

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

Mr. Craft also presented the registered voter statistics from Hernando County to the Board stating that as of April 15, 2026, there were 295 registered voters residing in the district.

Mr. Craft reviewed the 1st Quarter Website Compliance Audit Report with the Board noting that there were no negative findings.

FOURTH ORDER OF BUSINESS

**Review of Permit Transfer Letter
From SWFMD**

The Board accepted the permit transfer letter from SWFMD.

On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors accepted the permit transfer letter from SWFMD, for the Waterford Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
April 13, 2026**

On a Motion by Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors Meeting held on April 13, 2026, as presented, for the Waterford Community Development District.

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SIXTH ORDER OF BUSINESS

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

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On a Motion by Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2026 (\$30,241.62), as presented, for the Waterford Community Development District.

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SEVENTH ORDER OF BUSINESS

**Ratification of Construction
Requisition CR12, CR13 and CR14
S2025**

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On a Motion by Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the Construction Requisitions CR12, CR13 and CR14 S2025, as presented, for the Waterford Community Development District.

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EIGHTH ORDER OF BUSINESS

Supervisor Requests

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There were no Supervisor comments or requests at this time.

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NINTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors adjourned the meeting at 10:13 a.m., for the Waterford Community Development District.

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Assistant Secretary

Chairman / Vice-Chairman

Tab 11

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

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

Operation and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,258.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 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	100366	360377	Engineering Services 03/26	\$ 360.00
Coastal Waste & Recycling, Inc.	100377	SW0001666063	Monthly Waste Collection 03/26	\$ 34.50
Cole Michael Bastyr	100371	CB041326	Board of Supervisors Meeting 04/13/26	\$ 200.00
David Stahl Pool Services	100367	19722	Commercial Pool Service 04/26	\$ 1,400.00
Hernando County Utilities	20260403-1	CZ0000100-031326 ACH	Water Services 02/26	\$ 189.77
Lynette Wagner Bastyr	100372	LB041326	Board of Supervisors Meeting 04/13/26	\$ 200.00
Mr. Pressure Washing LLC	100369	INV-001121	Concrete Cleaning 04/26	\$ 955.00
Office Pride	100370	Inv-308502	Janitorial Supplies 03/26	\$ 52.77
Office Pride	100378	Inv-310617	Janitorial Supplies 04/26	\$ 1,558.80
Rizzetta & Company, Inc.	100365	INV0000108092	District Management Fees 04/26	\$ 5,649.34
Rizzetta & Company, Inc.	100364	INV0000108174	Personnel Reimbursement 03/26	\$ 1,412.09
Rizzetta & Company, Inc.	100375	INV0000108205	Office Supplies 03/26	\$ 92.13
Rizzetta & Company, Inc.	100376	INV0000108236	Personnel Reimbursement 04/26	\$ 2,387.60
Ronald Bastyr	100373	RB041326	Board of Supervisors Meeting 04/13/26	\$ 200.00
Shane O'Neil	100374	SO041326	Board of Supervisors Meeting 04/13/26	\$ 200.00
Turner Pest Control, LLC	100368	622012656	Commercial Pest 03/26	\$ 250.00

Waterford Community Development District Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Valley National Bank	20260428-1	CC033126-621 ACH	Credit Card Expenses 03/26	\$ 349.32
Withlacoochee River Electric Cooperative, Inc.	20260414-1	2276514-032426 ACH	7569 Cortez Blvd Entry Lighting 03/26	\$ 376.03
Withlacoochee River Electric Cooperative, Inc.	20260414-1	2276516-032426 ACH	11261 Cortez Blvd - East Irrigation Well Lights 03/26	\$ 628.53
Withlacoochee River Electric Cooperative, Inc.	20260414-1	2276517-032426 ACH	11261 Cortez Blvd - West Irrigation Well 03/26	\$ 1,666.64
Withlacoochee River Electric Cooperative, Inc.	20260414-1	2382076-032326 ACH	11379 Memorial Dr 03/26	<u>\$ 1,095.80</u>
Total				<u>\$ 19,258.32</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 00360377
 Date 03/31/2026

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

Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Project Manager/Construction				
	03/03/2026	1.00	180.00	180.00
<i>CDD pay app #4 review, email</i>				
	03/06/2026	1.00	180.00	180.00
<i>Waterford CDD reimbursement review, email</i>				
	Subtotal	2.00		360.00
	Phase subtotal			360.00
			Invoice total	360.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
PROFESSIONAL SERVICES	0.00	49,767.75	50,127.75	360.00	-50,127.75
Total	0.00	49,767.75	50,127.75	360.00	-50,127.75

TERMS: DUE UPON RECEIPT



www.coastalwasteinc.com

INVOICE

Invoice SW0001666063
Page Page 1 of 1
Date 03/31/2026
Customer 72595
Site 0
PO Number
Due Date 04/30/2026

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				
31 - Mar	MONTHLY - WASTE COLLECTION (Apr 01/26 - Apr 30/26)		\$30.00	1.00	\$30.00
31 - Mar	RECOVERY FEE				\$4.50

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

INVOICE TOTAL	\$34.50
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Payments made by credit card or debit card are subject to a 2.55% service fee

Invoice SW0001666063
Page Page 1 of 1
Date 03/31/2026
Customer 72595
Site 0
PO Number
Due Date 04/30/2026

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

AMOUNT REMITTED

0025756SW0725950000SW000166606300000034508

Waterford CDD

Meeting Date: April 13, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:35
Meeting End Time:	12:28
Total Meeting Time:	:53

Time Over _____ (3) Hours:	
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Total at \$175 per Hour:	\$0.00
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ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

District Manager Signature 

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

Invoice

Date 4/1/2026
Invoice # 19722

Bill To

WATERFORD CDD
PO BOX 32414
CHARLOTTE NC 28232

Ship To

P.O. #
Terms

Ship Date 4/1/2026
Due Date 4/1/2026
Other

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

THANK YOU FOR YOUR BUSINESS

352-684-5882
Fax 352-684-5882

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



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

Statement Date
 Account Number

03/13/26
 CZ00001-00

MAR 16 2026

Current Charges 189.77
 Current Charges Due Date 04/02/20
 Total Due 189.77

7 - 5913

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



CZ0000100 & 000018977 & 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	03/05/2026	02/04/2026	02/12/2026	03/13/2026 29
AVG MONTHLY USAGE		AVG USAGE LAST MONTH	AVG SAME MONTH LAST YEAR		3 YR RESIDENTIAL AVERAGE	
26500		28100	0			
CURRENT READ	PREVIOUS READ	CONSUMPTION	IRR CURRENT READ	IRR PREVIOUS READ	CONSUMPTION - AVG CONSUMPTION	
265000	253500	11500				

1	\$2.14	0 - 25,000	24.61
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 193.95
 PAYMENTS RECEIVED 193.95 CR
BALANCE FORWARD 0.00

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

CURRENT ACTIVITY
 WATER USAGE 24.61
 WATER BASE CHG 26.35
 SEWER USAGE 71.53
 SEWER USAGE - Billed at \$6.22/1,000 gallons
 based on meter units
 SEWER BASE CHG 67.28

TOTAL CURRENT CHARGES 189.77
TOTAL DUE 189.77

FEB	12000	
JAN	9800	
DEC	12800	
NOV	60200	
OCT	151900	
SEP	5900	
AUG	700	
JUL	100	
JUN	100	



INVOICE

INV-001121

Date Issued: Apr 01, 2026
Date Due: Due on Receipt
Type: Total Due
Work Order#: WO-000846
Check Payable To: Mr. Pressure Washing, LLC
Balance Due: \$955.00

FROM:
Mr. Pressure Washing, LLC
EIN # 86-3823543
Email: misterpressurewashing@gmail.com
Phone: (352) 263-0114

TO:
Waterford
Attn: lori crawford
Phone: (352) 410-5547

JOB LOCATION:
water ford hoa

JOB:
Job for Estimate #EST-000425

#	Services	Qty	Price	Discount	Tax	Total
1	Concrete Cleaning as work order stated	1.00	\$955.00	\$0.00	No Tax	\$955.00

Our concrete cleaning service restores the look and longevity of your driveways, sidewalks, and patios. Using professional-grade equipment and eco-friendly solutions, we remove stubborn stains, mold, mildew, and discoloration. Whether it's routine maintenance or preparing for a special occasion, we ensure your concrete surfaces look pristine, safe, and inviting.

Subtotal \$955.00

Grand Total (\$) **\$955.00**

Accepted payment methods

Credit Card, Check, Cash

Message

Thank you for your business.

INVOICE

OFFICE PRIDE

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

Customer Number: C011228
Invoice Number: Inv-308502
Invoice Date: 03-23-2026
Due Date: 04/21/2026

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	04/21/2026	F0214

Quantity	Description	Rate	Amount
1	Rubbermaid Microburst 9000 Aerosol Refill, Fresh Linen, 4/Carton (RCP4012441)	\$52.77	\$52.77
Subtotal			\$52.77
Sales Tax			\$0.00
Total			\$52.77
PAYMENT/CREDIT APPLIED			\$0.00
AMOUNT DUE			\$52.77
Reference Inv-308502 with your payment to ensure prompt and accurate application.			
Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$2,189.88	\$0.00	\$0.00	\$0.00	\$0.00	\$2,189.88

Each Office Pride franchise is independently owned and operated.

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

INVOICE

OFFICE PRIDE
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-310617
Invoice Date: 04-01-2026
Due Date: 05/01/2026

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	05/01/2026	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
Reference Inv-310617 with your payment to ensure prompt and accurate application.			
Autopay Customers: Payment will be drafted on the date due. This invoice is for your records.			

BILLING QUESTIONS: BILLINGSERVICES@OFFICEPRIDE.COM

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$1,611.57	\$0.00	\$0.00	\$0.00	\$0.00	\$1,611.57

Each Office Pride franchise is independently owned and operated.

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

Invoice

Date	Invoice #
4/2/2026	INV0000108092

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,730.42	\$1,730.42
Administrative Services	1.00	\$378.50	\$378.50
Dissemination Services	1.00	\$583.33	\$583.33
Bond Amortization Schedules	1.00	\$600.00	\$600.00
Email Accounts, Admin & Maintenance	2.00	\$20.00	\$40.00
Financial & Revenue Collections Services	1.00	\$324.42	\$324.42
Management Services	1.00	\$1,892.67	\$1,892.67
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$5,649.34
Total			\$5,649.34

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

Invoice

Date	Invoice #
3/27/2026	INV0000108174

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
Personnel Reimbursement	1.00	\$1,412.09	\$1,412.09
Subtotal			\$1,412.09
Total			\$1,412.09

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

Invoice

Date	Invoice #
4/1/2026	INV0000108205

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
Office Supplies	92.13	\$1.00	\$92.13
Subtotal			\$92.13
Total			\$92.13

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

Invoice

Date	Invoice #
4/10/2026	INV0000108236

Bill To:

Waterford CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$1,000.00	\$1,000.00
Personnel Reimbursement	1.00	\$1,387.60	\$1,387.60
Subtotal			\$2,387.60
Total			\$2,387.60



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

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

Service Slip/Invoice

INVOICE: 622012656
DATE: 03/19/2026
ORDER: 622012656

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

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

Work Date	Time	Target Pest	Technician	Time In
03/19/2026	02:27 PM			02:27 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/19/2026		04:26 PM

Service	Description	Price
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CPCM	Commercial Pest Control -	\$250.00
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SUBTOTAL	\$250.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$250.00

AMOUNT DUE \$250.00

TECHNICIAN SIGNATURE

Lori
 CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

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CC033126

0 WATERFORD COMMUNITY 0

ACCOUNT SUMMARY

Credit Limit	\$5,000.00
Credit Available	\$4,650.00
Statement Closing Date	March 31, 2026
Days in Billing Cycle	31
Previous Balance	\$1,213.48
Payments & Credits	\$1,213.48
Purchases & Other Charges	\$349.32
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$349.32

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	\$349.32
Minimum Payment Due	\$349.32
Payment Due Date	April 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				\$1,213.48-
03/25	03/25	F151500F400CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,213.48-
		LORI CRAWFORD		\$349.32
03/25	03/25	5543286F461NFG5BJ	SQ *SQUARE HARDWARE OAKLAND CA	349.32
			MCC: 7379 MERCHANT ZIP: 94612	
		BRENDAN CRAWFORD		\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$349.32 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 04/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

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

Account Number:	
Payment Due Date	April 27, 2026
New Balance	\$349.32
Minimum Payment Due	\$349.32
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

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

REWARDS SUMMARY

Previous Cashback Balance	\$3.82	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.87	\$0-\$500,000 = 0.25%
New Cashback Balance	\$4.69	\$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	31	\$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
Payment Date

March 31, 2026
 April 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		
3/25/2026	Square	POS	349.32	349.32	349.32
	TOTAL		\$ 349.32	\$ 349.32	\$ 349.32
				57200-4619	



Order Invoice

Tax Invoice

We have charged your card ending in 0327 for the following order. The tax invoice is included for your records.

Order number:	US-223208422
Transaction date:	3/25/2026

1 × Square Terminal	\$299.00
The all-in-one credit card terminal for orders, payments, and receipts. Model: 1st Generation, v2 SKU: A-SKU-0584 Unit price: \$299.00	
1 × 57 mm Thermal Receipt Printer Paper (20 rolls)	\$29.00
Compatible with Square Terminal only SKU: PD150R Unit price: \$29.00	

Shipping:	Free
Item total:	\$328.00
Tax total:	\$21.32

Total:	\$349.32
---------------	-----------------

Shipped to:	Lori Crawford Waterford Clubhouse 11379 Memorial Dr Brooksville, FL 34613-1214
-------------	--

Billed to:	Lori Crawford Waterford Clubhouse 11379 Memorial Dr Brooksville, FL 34613-1214
------------	--

TAX INVOICE

BLOCK, INC.
1955 BROADWAY STREET, SUITE 600
OAKLAND, CA 94612
[SQUARE PRIVACY POLICY](#)

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 00360377
 Date 03/31/2026

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

Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Project Manager/Construction				
	03/03/2026	1.00	180.00	180.00
<i>CDD pay app #4 review, email</i>				
	03/06/2026	1.00	180.00	180.00
<i>Waterford CDD reimbursement review, email</i>				
	Subtotal	2.00		360.00
	Phase subtotal			360.00
			Invoice total	360.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
PROFESSIONAL SERVICES	0.00	49,767.75	50,127.75	360.00	-50,127.75
Total	0.00	49,767.75	50,127.75	360.00	-50,127.75

TERMS: DUE UPON RECEIPT



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 **03/24/2026**
Amount Due **376.03**
Current Charges Due **04/20/2026**

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				
02/19	43649	03/19	44147				498

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2026	28	18
Feb 2026	29	38
Mar 2025	29	37

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



2 0 1 5 5 6 1 9

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

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

Previous Balance **444.18**
Payment **444.18CR**
Balance Forward **0.00**

Customer Charge 39.16
Energy Charge 498 KWH @ 0.06090 30.33
Fuel Adjustment 498 KWH @ 0.04200 20.92
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 2.92
State Tax 24.32
Hernando County Tax 1.75

Total Current Charges **376.03**
Total Due **376.03** Please Pay

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: 03/24/2026

District: WH16

Use above space for address change ONLY.

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	04/20/2026
TOTAL CHARGES DUE	376.03
Total Charges Due After Due Date	381.67

000227651400003760300003816708



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 **03/24/2026**
Amount Due **628.53**
Current Charges Due **04/20/2026**

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				
02/19	66809	03/19	67383				574

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	21
Feb 2026	29	41
Mar 2025	29	22

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



2 0 1 5 5 6 1 9

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

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

Previous Balance 697.93
Payment 697.93CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 574 KWH @ 0.06090 34.96
Fuel Adjustment 574 KWH @ 0.04200 24.11
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 3.66
State Tax 40.65
Hernando County Tax 2.92

Total Current Charges 628.53
Total Due Please Pay 628.53

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: 03/24/2026

Use above space for address change ONLY.

District: WH16

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

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

Current Charges Due Date	04/20/2026
TOTAL CHARGES DUE	628.53
Total Charges Due After Due Date	637.96

000227651600006285300006379605



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 **03/24/2026**
Amount Due **1,666.64**
Current Charges Due **04/20/2026**

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				
02/19	90110	03/19	90713				603

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	22
Feb 2026	29	45
Mar 2025	29	21

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

Previous Balance 1,745.34
Payment 1,745.34CR
Balance Forward 0.00



2 0 1 5 5 6 1 9

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*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

Customer Charge 39.16
Energy Charge 603 KWH @ 0.06090 36.72
Fuel Adjustment 603 KWH @ 0.04200 25.33
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 5.47
State Tax 107.79
Hernando County Tax 7.76

Total Current Charges 1,666.64
Total Due Please Pay 1,666.64

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: 03/24/2026

District: WH16

Use above space for address change ONLY.

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	04/20/2026
TOTAL CHARGES DUE	1,666.64
Total Charges Due After Due Date	1,691.64

000227651700016666400016916407



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 **03/23/2026**
 Amount Due **1,095.80**
 Current Charges Due **04/17/2026**

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					
02/17	609	03/16	711	100	0.28	28	10200	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	27	378
Feb 2026	29	490
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 1,484.61
 Payment 1,484.61CR
 Balance Forward 0.00



2 0 1 5 5 6 1 9

Customer Charge 44.16
 Demand Charge 28 KW @ 6.65000 186.20
 Energy Charge 10,200 KWH @ 0.03290 335.58
 Fuel Adjustment 10,200 KWH @ 0.04200 428.40
 FL Gross Receipts Tax 25.48
 State Tax 70.88
 Hernando County Tax 5.10

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 1,095.80
 Total Due Please Pay 1,095.80

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.



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: 03/23/2026

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	04/17/2026
TOTAL CHARGES DUE	1,095.80
Total Charges Due After Due Date	1,112.24

000238207600010958000011122408

Tab 12

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: May 8, 2026

RE: Construction Requisition Approval # CR 16 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) 944-5144. Thank you.

CBS Underground Inc.

\$385,838.20

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

May 8, 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 UPS

REQUISITION NO.	PAYEE	AMOUNT
CR 16	CBS Underground Inc.	\$385,838.20

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
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):

May 8, 2026

(A) Requisition Number: **CR 16**

(B) Name of Payee: **CBS Underground Inc.**
1734 N. Magnolia Avenue
Ocala, FL 34475

(C) Amount Payable: **\$385,838.20**

(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 16 - S2025 WORKSHEET

NO.	VENDOR	DESCRIPTION	AMOUNT	LESS COST FOR LOT IMPROVEMENTS	REIMBURSEMENT AMOUNT
1	CBS Underground Inc.	4A/5A Pay App #1	\$ 385,838.20	\$	\$ 385,838.20

** TOTAL REIMBURSEMENT DUE

\$ 385,838.20

* 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:

[Signature]
 Brian M. Malmberg, P.E., Florida Reg. #59405
 Date: 8/1/2024



Reviewed For Accuracy

[Signature]

Contractor's Application for Payment

Owner: <u>Waterford Community Development Dist</u>	Owner's Project No.: <u>Waterford 4A-5A</u>
Engineer: <u>Coastal Engineering</u>	Engineer's Project No.: <u>Waterford 4A-5A</u>
Contractor: <u>CBS Underground Inc</u>	Contractor's Project No.: <u>Waterford 4A-5A</u>
Project: <u>Waterford Phase 4A-5A</u>	
Contract: _____	

Application No.: 1 Application Date: 4/6/2026
 Application Period: From 3/1/2026 to 4/6/2026

1. Original Contract Price	\$ 1,817,080.99
2. Net change by Change Orders	\$ 66,992.00
3. Current Contract Price (Line 1 + Line 2)	\$ 1,884,072.99
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 428,709.11
5. Retainage	
a. 10% X \$ 428,709.11 Work Completed	\$ 42,870.91
b. _____ X \$ - Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 42,870.91
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 385,838.20
7. Less previous payments (Line 6 from prior application)	\$ -
8. Amount due this application	\$ 385,838.20
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 1,455,363.88

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: 4/6/2026

Recognized by Engineer

Approved by Owner

By: [Signature]

By: [Signature]

Title: _____

Title: Manager

Date: _____

Date: _____

Approved by Funding Agency

By: _____

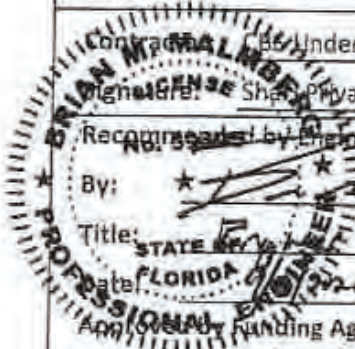
By: _____

Title: _____

Title: _____

Date: _____

Date: _____



Progress Estimate - Unit Price Work

Owner: Waterford Community Development Dist
 Engineer: Coastal Engineering
 Contractor: CBS Underground Inc
 Project: Waterford Phase 4A-5A
 Contract:

Contractor's Application for Payment

Owner's Project No.: Waterford 4A-5A
 Engineer's Project No.: Waterford 4A-5A
 Contractor's Project No.: Waterford 4A-5A

A	B	C	D	E	F	G		H	I	J	K	L	
						From	to						
Application No.: 1		Application Period: From 03/01/26 to 04/06/26		Contract Information		Work Completed		Materials Currently Stored (not in G)		Work Completed and Materials Stored to Date (H + I)		Application Date: 04/06/26	
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (L - J) (\$)		
1	Mobilization	1.00	EA	10,000.00	10,000.00	-	-	-	-	0%	10,000.00		
2	Onsite Sanitary	18.00	EA	5,613.15	101,036.70	12.60	70,725.69	-	70,725.69	70%	30,311.01		
3	Manholes 0'-6"	23.00	EA	5,995.42	137,894.66	16.00	95,926.72	-	95,926.72	70%	41,967.94		
4	Manholes 6'-8"	3.00	EA	7,112.97	21,338.91	2.10	14,937.24	-	14,937.24	70%	6,401.67		
5	Manholes 8'-10"	1.00	EA	7,911.52	7,911.52	0.70	5,538.06	-	5,538.06	70%	2,373.46		
6	Manholes 10'-12"	5.851	LF	39.94	233,698.94	2,600.00	103,844.00	-	103,844.00	44%	129,854.94		
7	8" Sanitary 0'-8" SDR26	329.00	LF	41.94	13,798.26	-	-	-	-	0%	13,798.26		
8	8" Sanitary 8'-10" SDR26	116.00	LF	47.94	5,561.04	-	-	-	-	0%	5,561.04		
9	8" Sanitary 10'-12" SDR25	59.00	EA	1,964.98	115,933.82	30.00	59,949.40	-	59,949.40	31%	56,984.42		
10	Single Services	77.00	EA	2,382.75	183,471.75	32.00	76,248.00	-	76,248.00	42%	107,223.75		
11	Double Services	45.00	EA	116.60	5,247.00	-	-	-	-	0%	5,247.00		
12	Inflow Protectors	2.00	EA	2,540.00	5,080.00	1.00	2,540.00	-	2,540.00	50%	2,540.00		
13	Core Existing Structure	6,295.00	LF	9.12	57,419.52	-	-	-	-	0%	57,419.52		
14	Test, Flush, Video Tape	2.00	EA	6,024.16	12,048.32	-	-	-	-	0%	12,048.32		
15	Onsite Water	1,776.00	LF	77.09	136,905.62	-	-	-	-	0%	136,905.62		
16	Tie into existing 12" W/M	62.00	EA	368.84	22,868.08	-	-	-	-	0%	22,868.08		
17	12" C900 DR18	6.00	EA	5,964.56	35,787.36	-	-	-	-	0%	35,787.36		
18	12" Sigma Bell Restraints	1.00	EA	1,577.15	1,577.15	-	-	-	-	0%	1,577.15		
19	12" Gate Valve	4.00	EA	5,041.14	20,164.56	-	-	-	-	0%	20,164.56		
20	12" Tee	1.00	EA	810.07	810.07	-	-	-	-	0%	810.07		
21	12" x 8" Tee	2.00	EA	1,149.56	2,299.12	-	-	-	-	0%	2,299.12		
22	12" x 8" Reducer	8.00	EA	1,006.05	8,048.40	-	-	-	-	0%	8,048.40		
23	12" MI 90	15.00	EA	937.47	14,062.05	-	-	-	-	0%	14,062.05		
24	12" MI 45	4,476.00	LF	45.77	204,898.45	-	-	-	-	0%	204,898.45		
25	12" MI 11 1/4	85.00	EA	254.54	21,635.90	-	-	-	-	0%	21,635.90		
26	8" C900 DR18	15.00	EA	3,462.80	51,941.95	-	-	-	-	0%	51,941.95		
27	8" Bell Restraints	3.00	EA	740.15	2,220.45	-	-	-	-	0%	2,220.45		
28	8" Gate Valves w/Slab	4.00	EA	617.36	2,469.44	-	-	-	-	0%	2,469.44		
29	8" x 4" MI Tee	3.00	EA	501.39	1,504.17	-	-	-	-	0%	1,504.17		
30	8" x 4" MI Reducer	3.00	EA	550.05	1,650.15	-	-	-	-	0%	1,650.15		
31	8" MI 90	15.00	EA	8,250.75	123,761.25	-	-	-	-	0%	123,761.25		
32	8" MI 45	23.00	EA	569.10	13,089.30	-	-	-	-	0%	13,089.30		
33	8" MI 22 1/2	4.00	EA	528.46	2,113.84	-	-	-	-	0%	2,113.84		
34	8" MI 11 1/4	1,130.00	LF	24.76	27,978.80	-	-	-	-	0%	27,978.80		
35	4" C900 DR18	18.00	EA	140.89	2,536.02	-	-	-	-	0%	2,536.02		
36	4" Bell Restraints	22.00	EA	371.38	8,170.36	-	-	-	-	0%	8,170.36		
37	4" MI 45	1.00	EA	366.30	366.30	-	-	-	-	0%	366.30		
38	4" MI 22 1/2	3.00	EA	3,518.80	10,556.40	-	-	-	-	0%	10,556.40		
39	Perm Blow Off on 4"	11.00	EA	1,405.99	15,465.92	-	-	-	-	0%	15,465.92		
40	Single Short												

Progress Estimate - Unit Price Work

Owner: Waterford Community Development Dist
 Engineer: Coastal Engineering
 Contractor: CBS Underground Inc
 Project: Waterford Phase 4A-5A
 Contract:

Contractor's Application for Payment

Owner's Project No.: Waterford 4A-5A
 Engineer's Project No.: Waterford 4A-5A
 Contractor's Project No.: Waterford 4A-5A

A	B	Contract Information			F	G		I	J	K	L
		C	D	E		H	M				
Application No.:	1	From	03/01/26	to	04/06/26	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E x G)	Materials Currently Stored (M in G)	Work Completed and Materials Stored to Date (H + I)	% of Value of Item (J / F)	Balance to Finish (F - J)
41	Single Short off 12" WM	2.00	EA	1,502.51	3,005.03	-	-	-	-	0%	3,005.03
42	Single Long	7.00	EA	1,604.55	11,231.82	-	-	-	-	0%	11,231.82
43	Single Long off 12" WM	4.00	EA	1,701.07	6,804.26	-	-	-	-	0%	6,804.26
44	Double Short	40.00	EA	1,535.41	61,416.24	-	-	-	-	0%	61,416.24
45	Double Short off 12" WM	8.00	EA	1,631.93	13,055.41	-	-	-	-	0%	13,055.41
46	Double Long	38.00	EA	1,795.90	68,282.17	-	-	-	-	0%	68,282.17
47	Double Long off 12" WM	9.00	EA	1,793.42	16,140.78	-	-	-	-	0%	16,140.78
48	Temp Jumper	1.00	EA	3,029.57	3,029.57	-	-	-	-	0%	3,029.57
49	Hydrant Assembly off 8" WM	9.00	EA	7,535.03	67,815.24	-	-	-	-	0%	67,815.24
50	Hydrant Assembly off 12" WM	4.00	EA	7,848.72	31,394.87	-	-	-	-	0%	31,394.87
51	Sample Point	10.00	EA	541.31	5,413.13	-	-	-	-	0%	5,413.13
52	Pressure Testing	7,382.00	LF	2.50	18,455.00	-	-	-	-	0%	18,455.00
53											
Original Contract Totals					\$ 1,817,080.99		\$ 428,709.11	\$ -	\$ 428,709.11	24%	\$ 1,388,371.88

Unit Price

Progress Estimate - Unit Price Work

Owner: Waterford Community Development Dist
 Engineer: Coastal Engineering
 Contractor: CBS Underground Inc
 Project: Waterford Phase 4A-5A
 Contract:

Contractor's Application for Payment
 Owner's Project No.: Waterford 4A-5A
 Engineer's Project No.: Waterford 4A-5A
 Contractor's Project No.: Waterford 4A-5A

Application No.: 1 Application Period: From 03/01/26 to 04/06/26 Application Date: 04/06/26

Bid Item No.	Description	Item Quantity	Units	Contract Information		Value of Bid Item (E X E)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G)	Materials Currently Stored (not in G)	Work Completed and Materials Stored to Date (H + I)	% of Value of Item (I / F)	Balance to Finish (F - J)
				Unit Price (\$)	Unit Price (\$)							
1	Dewatering Allowance if required	1.00	AL	50,000.00	50,000.00	50,000.00	-	-	-	-	0%	50,000.00
2	Direct Drill under 10" & 12" Raw W/M if Req	120.00	LF	141.60	16,992.00	16,992.00	-	-	-	-	0%	16,992.00
3												
4												
5												
6												
7												
8												
				Change Order Totals \$		66,992.00						
				Original Contract and Change Orders								
				Project Totals \$		1,884,072.99		\$ 428,709.11	\$ -	\$ 428,709.11	23%	\$ 1,455,363.88

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

The undersigned lienor, in consideration of the sum of \$385,838.20 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 04/06/2026 to Oak Hill Land LLC on the job of Waterford Phase 4A -5A to the following described property:

Waterford Phase 4A - 5A
Parcel #:R30 422 18 0000 0020 0060
Brooksville, FL 34613

This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified.

Dated on April 6th 2026

Lienor: CBS Underground Inc
Address: PO Box 930
Ocala, FL. 34478

By: 
Print Name: Spiveyville