



Rizzetta & Company

# **Waterford Community Development District**

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**Board of Supervisors'  
Meeting  
January 8, 2024**

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

**[www.waterfordcdd.org](http://www.waterfordcdd.org)**

# **WATERFORD COMMUNITY DEVELOPMENT DISTRICT**

Offices of Coastal-Engineering Associates, LLC.  
966 Candlelight Blvd., Brooksville, FL 34601  
[www.waterfordcdd.org](http://www.waterfordcdd.org)

<b>Board of Supervisors</b>	Ron Bastyr Shane O'Neil Cole Bastyr Lynette Bastyr Cheri O'Neil	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Jillian Minichino	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley, Robin, Vericker
<b>District Engineer</b>	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 (239) 936-0913. 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

December 27, 2023

Board of Supervisors  
**Waterford Community  
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterford Community Development District will be held on **Monday, January 8, 2023 at 10:00 a.m.** at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Deeds to Move Property Back to the Developer (under separate cover)
  - B. Ratification of Fiscal Year 2023/2024 Insurance Renewal.....Tab 1
  - C. Consideration of Evaluation Criteria for Amenity Center Construction.....Tab 2
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on November 6, 2023.....Tab 3
  - B. Consideration of Minutes of the Board of Supervisors' Special Meeting held on November 20, 2023.....Tab 4
  - C. Consideration of Operation and Maintenance Expenditures for October and November 2023 .....Tab 5
  - D. Consideration of Construction Requisition CR 10 .....Tab 6
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    1. Presentation of District Manager Report.....Tab 8
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

*Jillian Minichino*

District Manager



## **Tab 1**



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Waterford Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

### Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

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

**Term: October 1, 2023 to October 1, 2024**

**Quote Number: 100123886**

## **PROPERTY COVERAGE**

### **SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
<b>Inland Marine</b>	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b><u>Valuation</u></b>	<b><u>Coinsurance</u></b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b><u>Coverage</u></b>	<b><u>Deductibles</u></b>	<b><u>Limit</u></b>
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**Not Included**



**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate





## PREMIUM SUMMARY

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

**Term: October 1, 2023 to October 1, 2024**

**Quote Number: 100123886**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,860
Public Officials and Employment Practices Liability	\$2,340
Deadly Weapon Protection Coverage	Not Included
<b>TOTAL PREMIUM DUE</b>	<b>\$5,200</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



## PARTICIPATION AGREEMENT

### Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Waterford Community Development District

1

\_\_\_\_\_  
(Name of Local Governmental Entity)

By: \_\_\_\_\_

Ron Bastyr  
Signature

RON BASTYR  
Print Name

Witness By: \_\_\_\_\_

Shane O'Neil  
Signature

SHANE O'NEIL  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By: \_\_\_\_\_

Administrator

## **Tab 2**

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT**  
**Request for Proposals – Waterford Amenity Center Construction Project**

**Evaluation Criteria**

1. *Personnel.* (10 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to appropriately staff and manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the respondent with Waterford CDD; past record and experience in similar projects and with other CDD's and units of government; volume of work previously performed by the firm; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (10 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Financial Capability.* (10 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity, necessary to complete the services required.

5. *Price.* (25 Total Points)

Points available for price will be allocated as follows:

15 Points will be awarded to the Proposer submitting the lowest cost proposal , (i.e., the summation of the unit price extensions using quantity estimates provided, the allowances shown, plus the proposal contractor's fee) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid.

10 Points are allocated for the reasonableness of unit prices and balance of bid.

6. *Schedule.* (25 Points)

Points available for schedule will be allocated as follows:

15 Points will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e. the fewest number of days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's timeline and the most expedited construction schedule.

10 Points will be allocated based on the Proposer's ability to credibly complete the project within the Proposer's schedule without a premium cost for accelerated work and demonstrate on-time performance. These points will also take into account the demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates and the delivery approach outlined in the Project Manual.

## **Tab 3**

**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 was held on **Monday, November 6, 2023, at 10:08 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	<b>Board Supervisor, Chairman</b>
Shane O'Neil	<b>Board Supervisor, Vice-Chairman</b>
Lynette Bastyr	<b>Board Supervisor, Assistant Secretary</b>
Cole Bastyr	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jillian Minichino	<b>District Manager, Rizzetta &amp; Company</b>
John Vericker	<b>District Counsel, Straley Robin Vericker (via phone)</b>
	Audience <span style="float: right;">None</span>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Minichino opened the meeting at 10:08 a.m. and noted that there were no audience members in attendance.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

No audience members were present.

**THIRD ORDER OF BUSINESS**

**Ratification of Approval of RFP  
Package for Amenity Center  
Construction**

Discussion was held regarding the timing of approval of the RFP process for construction of the amenity center and the need to move forward outside of a meeting.

On a motion by Mr. Ron Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the approval of RFP Package and notice for Amenity Center Construction, for the Waterford Community Development District.

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT**  
**November 6, 2023 - Minutes of Meeting**  
**Page 2**

**FOURTH ORDER OF BUSINESS**

**Consideration of Consideration of  
Deeds to Move Property Back to the  
Developer**

It was stated that there are two lots that were included on the platt for the district that should not have been, and the Developer has requested that these lots be deeded back to Oakhill Land, LLC. Mr. Vericker will prepare the Special Warranty Deed deeding the land back to Oakhill Land LLC.

On a motion by Mr. Ron Bastyr, and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors authorized District Counsel to prepare the Special Warranty Deed moving the two lots, noted on the legal sketches in the agenda, back to Oakhill Land LLC for the Waterford Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Fiscal Year 2023/2024  
Insurance Renewal**

Ms. Minichino reviewed the coverage included in the proposal, noting that as things come online, they will be added to the coverage. She asked that the Board ratified the approval by the Chairman due to timing constraints.

On a motion by Mr. Ron Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the approval of the 2023/2024 insurance proposal at an annual cost of \$5,200, as discussed, for the Waterford Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Regular Meeting held on September 1,  
2023**

On a Motion by Mr. Ron Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on September 1, 2023, as presented for the Waterford Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Operation &  
Maintenance Expenditures for August  
and September 2023**

On a Motion by Mr. Ron Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for August 2023 (\$4,130.00) and September 2023 (\$15,483.45), for the Waterford Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Not present.

**C. District Manager Report**

Ms. Minichino reminded the Board that the next meeting is scheduled for December 4, 2023, at 10:00 a.m., or immediately following the adjournment of Somerset Bay

Ms. Minichino presented the management report and the 3rd quarter website audit. There were no questions on either report.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Ron Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adjourned the meeting at 10:15 a.m., for the Waterford Community Development District.
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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman / Vice-Chairman



## **Tab 4**

**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 special meeting of the Board of Supervisors of Waterford Community Development District was held on **Monday, November 20, 2023, at 10:01 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	<b>Board Supervisor, Chairman</b>
Cole Bastyr	<b>Board Supervisor, Assistant Secretary</b>
Lynette Bastyr	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jillian Minichino	<b>District Manager, Rizzetta &amp; Company</b>
Scott Brizendine	<b>VP of Operations, Rizzetta &amp; Company</b>
Kathleen Hopkinson	<b>District Counsel, Straley Robin Vericker</b>
Cliff Manuel	<b>District Engineer, Coastal Engineering</b>
Audience	<b>None</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Minichino opened the meeting at 10:01 a.m. and noted that there were no audience members in attendance.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

No audience members were present.

**THIRD ORDER OF BUSINESS**

**Consideration of Construction  
Service Proposals for Amenity Center**

Mr. Brizendine stated that a public bid opening was held last week. He reviewed the one proposal received from Ovida totaling \$3,656,269. Mr. Manuel noted that Ovida meets the qualifications specified in the bid package subject to pricing and final negotiations.

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT**  
**November 20, 2023 - Minutes of Meeting**  
**Page 2**

On a motion by Mr. Ron Bastyr and seconded by Mr. Cole Bastyr, with all in favor, the Board of Supervisors authorized District Counsel to begin the agreement with Ovida for construction of the Amenity Center, for the Waterford Community Development District.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Ron Bastyr asked that the December meeting be canceled and Mr. Cole Bastyr stated that they would let management know of a new date to meet in January.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Ron Bastyr, seconded by Mr. Cole Bastyr with all in favor, the Board of Supervisors adjourned the meeting at 10:08 a.m., for the Waterford Community Development District.

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman / Vice-Chairman

## **Tab 5**

# WATERFORD COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

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

## **Operation and Maintenance Expenditures October 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,973.00**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Waterford Community Development District Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors, LLC	100101	19183	Policy #100122886 10/01/2023-10/01/2024	\$ 5,200.00
Innersync Studio, Ltd	100103	21742	Website Services FY 23/24	\$ 1,537.50
Rizzetta & Company, Inc.	100099	INV0000084078	Assessment Roll Preparation FY 23/24	\$ 5,000.00
Rizzetta & Company, Inc.	100100	INV0000084179	District Management Fees 10/23	\$ 4,340.00
Straley Robin Vericker	100104	23636	General Legal Services 08/23	\$ 777.50
Times Publishing Company	100102	0000301916 09/24/23	Account #323765 Legal Advertising 09/23	<u>\$ 118.00</u>
<b>Report Total</b>				<b><u>\$ 16,973.00</u></b>



# INVOICE

<b>Customer</b>	Waterford Community Development District
<b>Acct #</b>	1184
<b>Date</b>	08/28/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 5,200.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#19183
100123886	

Thank You

Please detach and return with payment



Customer: Waterford Community Development District

Invoice	Effective	Transaction	Description	Amount
19183	10/01/2023	Renew policy	Policy #100123886 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 8/28/2023	5,200.00

**RECEIVED**  
09/21/23

**Total**

\$ 5,200.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

**Remit Payment To: Egis Insurance Advisors**

(321)233-9939

**Date**

P.O. Box 748555  
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

08/28/2023

# INVOICE

**BILL TO**

Waterford CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

**INVOICE #** 21742**DATE** 10/01/2023**DUE DATE** 10/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	600.00
CDD Ongoing PDF Accessibility Compliance Service	937.50
<hr/>	
Annual service - Oct 1st to Sept 30th	BALANCE DUE
	<b>\$1,537.50</b>

**RECEIVED**  
10/02/23



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

## Invoice

Date	Invoice #
10/1/2023	INV0000084078

**Bill To:**

Waterford CDD  
Oak Hill Land, LLC  
18125 Wayne Road  
Odessa FL 33556

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,000.00	\$5,000.00
		<b>Subtotal</b>	\$5,000.00
		<b>Total</b>	\$5,000.00

**RECEIVED**  
09/21/23

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

## Invoice

Date	Invoice #
10/1/2023	INV0000084179

**Bill To:**

Waterford CDD  
Oak Hill Land, LLC  
18125 Wayne Road  
Odessa FL 33556

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,680.00	\$1,680.00
Administrative Services	1.00	\$367.50	\$367.50
Email Accounts, Admin & Maintenance	2.00	\$20.00	\$40.00
Financial & Revenue Collections Services	1.00	\$315.00	\$315.00
Management Services	1.00	\$1,837.50	\$1,837.50
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$4,340.00
		<b>Total</b>	\$4,340.00

**RECEIVED**  
09/21/23

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Waterford Community Development District

3434 Colwell Avenue Suite 200

Tampa, FL 33614

October 04, 2023

Client: 001592

Matter: 000001

Invoice #: 23636

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/25/2023	WAS	REVIEW AND REVISE REQUEST FOR PROPOSALS FOR THE AMENITY CENTER.	0.2	\$65.00
8/31/2023	JMV	REVIEW COMMUNICATION FROM S. BRIZENDINE; REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; REVIEW DRAFT STREET LIGHTING AGREEMENT.	1.2	\$450.00
9/1/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
Total Professional Services			2.1	\$777.50

October 04, 2023  
Client: 001592  
Matter: 000001  
Invoice #: 23636

Page: 2

---

Total Services	\$777.50	
Total Disbursements	\$0.00	
Total Current Charges		\$777.50
Previous Balance		\$4,550.00
Less Payments		(\$4,550.00)
<b>PAY THIS AMOUNT</b>		<b>\$777.50</b>

**RECEIVED**  
10/04/23

***Please Include Invoice Number on all Correspondence***

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

RECEIVED

09/22/2023

Advertising Run Dates		Advertiser Name	
09/24/23		WATERFORD CDD	
Billing Date		Sales Rep	Customer Account
09/24/2023		Deirdre Bonett	323765
Total Amount Due		Ad Number	
\$118.00		0000301916	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/24/23	09/24/23	0000301916	Times	Legals CLS	Meetings Schedule	1	2x58 L	\$114.00
09/24/23	09/24/23	0000301916	Tampabay.com	Legals CLS	Meetings Schedule	1	2x58 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

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### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/24/23		WATERFORD CDD	
Billing Date		Sales Rep	Customer Account
09/24/2023		Deirdre Bonett	323765
Total Amount Due		Ad Number	
\$118.00		0000301916	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

WATERFORD CDD  
C/O RIZZETTA & CO.  
3434 COLWELL AVENUE SUITE 200  
TAMPA, FL 33614

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

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hernando, Citrus

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meetings Schedule** was published in said newspaper by print in the issues of: **9/24/23** or by publication on the newspaper's website, if authorized, on

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

Signature Affiant

Sworn to and subscribed before me this .09/24/2023

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced

**Notice of FY 2023/2024 Meeting Schedule**  
**Waterford Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2023/2024, regular meetings of the Board of Supervisors of the Waterford Community Development District are scheduled to be held at 10:00 a.m. at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, Florida 34601, as follows:

October 2, 2023  
 November 6, 2023  
 December 4, 2023  
 January 1, 2024  
 February 5, 2024  
 March 4, 2024  
 April 1, 2024  
 May 6, 2024  
 June 3, 2024  
 July 1, 2024  
 August 5, 2024  
 September 2, 2024

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.

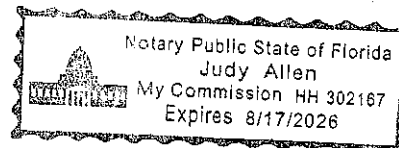
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business 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.

Jillian Minichino  
 District Manager

Run Date: 09/24/23

0000301916



**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hernando, Citrus

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Signature Affiant

Sworn to and subscribed before me this **09/24/2023**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_

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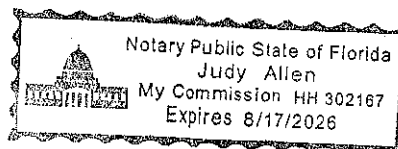
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Jillian Minichino  
 District Manager

Run Date: 09/24/23

0000301916



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# WATERFORD COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

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

## **Operation and Maintenance Expenditures November 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$9,851.65**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Waterford Community Development District Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Coastal Engineering Associates, Inc	100107	00354861	Engineering Services 08/23	\$ 2,470.00
Coastal Engineering Associates, Inc	100107	00355242	Engineering Services 09/23	\$ 855.00
Florida Department of Commerce	100105	89510	Special Fee District FY2023-2024	\$ 175.00
Hernando Property Appraiser	100108	10132023	FY 2023 Non Ad Valorem Roll	\$ 5,561.41
Times Publishing Company	100106	0000312468 10/18/23	Account #323765 Legal Advertising 10/23	\$ 100.90
Withlacoochee River Electric Cooperative, Inc.	20231115-1	2276516 10/23 ACH	11261 Cortez Blvd - East Irrigation Well 10/23	\$ 324.04
Withlacoochee River Electric Cooperative, Inc.	20231115-2	2276514 10/23 ACH	7569 Cortez Blvd Entry Lighting 10/23	\$ 158.00
Withlacoochee River Electric Cooperative, Inc.	20231115-3	2276517 10/23 ACH	11261 Cortez Blvd - West Irrigation Well 10/23	\$ <u>207.30</u>
<b>Report Total</b>				<b>\$ <u>9,851.65</u></b>

**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 00354861  
 Date 08/31/2023  
 Project **22089 Waterford CDD/District Engineering Services**

## Professional Services

### Professional Fees

	Date	Hours	Rate	Billed Amount
Principal Engineer	08/24/2023	1.00	280.00	280.00
<i>Principal Assist</i>				
Project Manager/Construction	08/01/2023	1.00	190.00	190.00
<i>goodwin pay app 12, coor w client</i>	08/14/2023	1.00	190.00	190.00
<i>review invoices req 10 (33)</i>	08/15/2023	5.00	190.00	950.00
<i>req 10</i>	08/21/2023	4.00	190.00	760.00
<i>cr 10</i>	08/28/2023	1.00	190.00	190.00
<i>updated worksheet cr 10</i>	08/31/2023	1.00	190.00	190.00
<i>cr 10 final signed memo</i>				
	Subtotal	13.00		2,470.00
	Phase subtotal			2,750.00
			Invoice total	<b>2,750.00</b>

## Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00354101	04/30/2023	2,360.00					2,360.00
00354454	06/30/2023	2,280.00			2,280.00		
00354643	07/31/2023	285.00		285.00			
00354861	08/31/2023	2,750.00	2,750.00				
	Total	7,675.00	2,750.00	285.00	2,280.00	0.00	2,360.00

*TERMS: DUE UPON RECEIPT*

**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 00355242  
 Date 10/31/2023

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

## Professional Services

### Professional Fees

	Date	Hours	Rate	Billed Amount
Project Manager/Construction				
CR11	09/14/2023	2.00	190.00	380.00
cr11	09/19/2023	1.00	190.00	190.00
cr 11 submittal to district	09/21/2023	1.00	190.00	190.00
cr 11	09/26/2023	0.50	190.00	95.00
	Subtotal	4.50		855.00
	Phase subtotal			855.00
			Invoice total	<b>855.00</b>

## Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00354861	08/31/2023	2,750.00			2,750.00		
00355242	10/31/2023	855.00	855.00				
	Total	3,605.00	855.00	0.00	2,750.00	0.00	0.00

**TERMS: DUE UPON RECEIPT**

# Florida Department of Economic Opportunity, Special District Accountability Program

## Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89510
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

**STEP 1: Review the following profile and make any needed changes.**

### 1. Special District's Name, Registered Agent's Name and Registered Office Address:

001860

**Waterford Community Development District**

Mr. William J. Rizzetta

Rizzetta and Company, Inc.

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

OCT 5 2023



2. Telephone: 813-514-0400 Ext:
3. Fax: 813-514-0401
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: waterfordcdd.org
8. County(ies): Hernando
9. Special Purpose(s): Community Development
10. Boundary Map on File: 05/26/2022
11. Creation Document on File: 05/26/2022
12. Date Established: 05/11/2022
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hernando County
15. Creation Document(s): County Ordinance 2022-12
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

**STEP 2: Sign and date to certify accuracy and completeness.**

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date 11/13/23

**STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.**

**a. Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Florida Department of Economic Opportunity.

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.    This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.    This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:    Denied:    Reason:   

**STEP 4: Make a copy of this document for your records.**

**STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.**

**JOHN C. EMERSON, CFA**  
**HERNANDO COUNTY PROPERTY APPRAISER**  
**PHONE: (352) 754-4190**  
**WEBSITE: [www.hernandocounty.us/pa](http://www.hernandocounty.us/pa)**

OCT 16 2023

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

Fax Numbers:

Administration (352) 754-4198  
Real Property/Tangible (352) 754-4198  
Exemptions/Central GIS (352) 754-4194



*"To Serve & Assess With Fairness"*

◆ **WESTSIDE OFFICE** ◆  
7525 Forest Oaks Blvd.  
Spring Hill, FL 34606-2400  
Fax Numbers:  
Addressing (352) 688-5060  
Exemptions (352) 688-5088

October 13, 2023

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

Re: Waterford Community Development District

This notice serves as a reminder of fees due to the Hernando County Property Appraiser's Office that pertain to an inter-local agreement for the Spring Ridge Community Development District (CDD) Non Ad Valorem Assessment Roll for Fiscal Year 2023-2024:

Total value of the certified Non Ad Valorem Assessment Roll: \$278,070.54

**Amount Due: \$5,561.41**

(Fee: 2% of certified Non Ad Valorem Assessment Roll)

**Going forward, Tax Collector will not be collecting fees.** Checks should be made payable directly to the Hernando County Property Appraiser at 201 Howell Ave., Suite 300, Brooksville, FL 34614-2042.

Sincerely,

John C. Emerson, CFA  
Hernando County Property Appraiser

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

RECEIVED

OCT 23 2023

Advertising Run Dates	Advertiser Name	
10/18/23	WATERFORD CDD	
Billing Date	Sales Rep	Customer Account
10/18/2023	Deirdre Bonett	323765
Total Amount Due		Ad Number
\$100.90		0000312468

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/18/23	10/18/23	0000312468	Times	Legals CLS	RFP Amenity Center	1	2x58 L	\$96.90
10/18/23	10/18/23	0000312468	Tampabay.com	Legals CLS	RFP Amenity Center AffidavitMaterial	1	2x58 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

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10/18/2023	Deirdre Bonett	323765
Total Amount Due		Ad Number
\$100.90		0000312468

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

WATERFORD CDD  
C/O RIZZETTA & CO.  
3434 COLWELL AVENUE SUITE 200  
TAMPA, FL 33614

Times Publishing Company  
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DALLAS, TX 75312-3396



**Tampa Bay Times**  
Published Daily

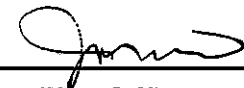
STATE OF FLORIDA  
COUNTY OF Hernando, Citrus

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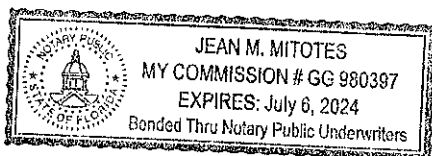
  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **10/18/2023**

  
\_\_\_\_\_  
Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_



**The Waterford Community Development District**  
**Hernando County, FL**

OCT 23 2023

**Request for Proposals (RFP) for Amenity Center Construction Project**

The Waterford Community Development District (the "District") requests proposals for construction of the District's amenity center as more specifically described in the RFP Package. The RFP Package may be obtained by email request to: Ron Bastyr, Contract Administrator for the project, at ronbastyr@yahoo.com. The RFP Package includes, but is not limited to, this Request for Proposals, Instructions to Proposers, the Structural Plans for the Amenity Center Construction Project, Amenity Pool Plans, Evaluation Criteria, a proposed agreement, Official Bid Proposal Form, and required affidavits.

Rankings for each of the proposals will be made on the basis of qualifications according to the Evaluation Criteria contained within the RFP Package. Any proposal received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer must be licensed in the state of Florida and (2) Proposer must have worked on similar projects within the last 2 years. Additional requirements are set forth in the RFP Package. Utilizing the Evaluation Criteria, the District will award the work to the Proposer, who in District's sole discretion, submits the most advantageous proposal to the District. The Board of Supervisors of the District reserves the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate. Any incomplete proposal, per requirements of the RFP Package, may be disqualified.

There will be a mandatory pre-proposal meeting on Thursday, October 26, 2023 at 9:00 A.M. at the offices of Coastal Engineering Associates, Inc., at 966 Candlelight Blvd., Brooksville, Florida 34601. All questions relative to the project must be directed in writing to Ron Bastyr at the mandatory pre-proposal meeting or to the email address shown above. The deadline for submitting questions relative to the project is Friday, November 10, 2023 at 5:00 P.M.

Firms desiring to provide services for the project must hand deliver or send via UPS, FedEx or similar (do not send via USPS) 1 hard copy of the proposal, together with a thumb drive containing an electronic copy of the proposal, in a sealed envelope to: Scott Brizendine, District Manager, at the offices of Rizzetta & Company at 5884 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 by Friday November 17, 2023 at 12:00 P.M. The sealed proposals will be opened the same day at 12:30 P.M. At the Proposal opening, the name of each proposer and price submitted on the Official Bid Proposal Form will be announced.

Scott Brizendine, District Manager 813.933.5571 ext. 9471  
October 18, 2023

0000312468

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

Account Number **2276516** Cycle **16**  
Meter Number **341575181**  
Customer Number **20155619**  
Customer Name **WATERFORD COMMUNITY DEVELOPMENT DIST**

Bill Date **10/24/2023**  
Amount Due **324.04**  
Current Charges Due **11/15/2023**

District Office Serving You  
West Hernando

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/29	36048	10/19	37818				1770

Comparative Usage Information

Period	Days	Average kWh Per Day
Oct. 2023	20	89

**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.



You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **0.00**  
Payment **0.00**  
Balance Forward **0.00**

**RECEIVED  
OCT 30 2023**

Reconnect Fee **40.00**  
Customer Charge **39.16**  
Energy Charge 1,770 KWH @ 0.05017 **88.80**  
Fuel Adjustment 1,770 KWH @ 0.04000 **70.80**  
Install/Remove Light Pole **65.00**  
FL Gross Receipts Tax **5.09**  
State Tax **14.17**  
Hernando County Tax **1.02**

Total Current Charges **324.04**  
Total Due **324.04** Please Pay

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

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **10/24/2023**

Use above space for address change ONLY.

District: WH16

**2276516 WH16**  
WATERFORD COMMUNITY DEVELOPMENT DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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

Current Charges Due Date	<b>11/15/2023</b>
<b>TOTAL CHARGES DUE</b>	<b>324.04</b>
Total Charges Due After Due Date	<b>329.04</b>

000227651600003240400003290401

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

Bill Date **10/24/2023**  
Amount Due **158.00**  
Current Charges Due **11/15/2023**

District Office Serving You  
West Hernando

Service Address **7569 CORTEZ BLVD**  
Service Description **ENTRY LIGHTING**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/29	15504	10/19	15603				99

Comparative Usage Information

Period	Days	Average kWh Per Day
Oct 2023	20	5

**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.



You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **0.00**  
Payment **0.00**  
Balance Forward **0.00**

**RECEIVED  
OCT 30 2023**

Reconnect Fee **40.00**  
Customer Charge **39.16**  
Energy Charge 99 KWH @ 0.05017 **4.97**  
Fuel Adjustment 99 KWH @ 0.04000 **3.96**  
Install/Remove Light Pole **65.00**  
FL Gross Receipts Tax **1.23**  
State Tax **3.43**  
Hernando County Tax **0.25**

Total Current Charges **158.00**  
Total Due **158.00** Please Pay

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

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **10/24/2023**

Use above space for address change ONLY.

District: WH16



2276514 WH16  
WATERFORD COMMUNITY DEVELOPMENT DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



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

Current Charges Due Date	11/15/2023
<b>TOTAL CHARGES DUE</b>	<b>158.00</b>
Total Charges Due After Due Date	163.00

000227651400001580000001630005

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

Account Number **2276517** Cycle **16**  
Meter Number **85107424**  
Customer Number **20155619**  
Customer Name **WATERFORD COMMUNITY DEVELOPMENT DIST**

Bill Date **10/24/2023**  
Amount Due **207.30**  
Current Charges Due **11/15/2023**

District Office Serving You  
West Hernando

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/29	64330	10/19	65529				1199

Period	Days	Per Day
Oct 2023	20	60

**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.



You have 24-hour access to manage your  
account on-line through Smarthub at  
[www.wrec.net](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
844-209-7166. This number is WREC's  
Secure Pay-By-Phone system.

Previous Balance  
Payment  
Balance Forward

**RECEIVED**  
**OCT 30 2023**

0.00  
0.00  
0.00

Reconnect Fee 40.00  
Customer Charge 39.16  
Energy Charge 1,199 KWH @ 0.05017 60.15  
Fuel Adjustment 1,199 KWH @ 0.04000 47.96  
FL Gross Receipts Tax 3.77  
State Tax 10.50  
Hernando County Tax 0.76  
Membership Applied 5.00

Total Current Charges  
Total Due

Please Pay 207.30  
207.30

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

**Bill Date: 10/24/2023**

Use above space for address change ONLY.

District: WH16

**2276517 WH16**  
WATERFORD COMMUNITY DEVELOPMENT DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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

Current Charges Due Date	11/15/2023
<b>TOTAL CHARGES DUE</b>	<b>207.30</b>
Total Charges Due After Due Date	212.30

000227651700002073000002123003

## **Tab 6**

# 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](http://www.waterfordcdd.org)

September 01, 2023

## U.S. BANK NATIONAL ASSOCIATION

Waterford CDD, Construction Account  
Corporate Trust Services  
Attention: Barry Knack  
60 Livingston Avenue  
Saint Paul, MN 55107

RE: Construction Account, Series 2023  
Requisitions for Payment

Dear Barry:

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

### PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA WIRE

REQUISITION NO.	PAYEE	AMOUNT
CR 10	Oak Hill Land, LLC	\$418,564.05 or Balance Available in Account

If you have any questions regarding this request, please do not hesitate to call me at (813) 533-2950. Thank you for your prompt attention to this matter.

Sincerely,  
Waterford Community Development District

Jillian Minichino  
District Manager

# WATERFORD COMMUNITY DEVELOPMENT DISTRICT

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

## MEMORANDUM

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

FROM: Hanna Yi/Kathleen Clark  
**Waterford Community Development District**

DATE: August 28, 2023

RE: Construction Requisition Approval # CR 10

---

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.

[hyi@rizzetta.com](mailto:hyi@rizzetta.com)

If you have any questions, please do not hesitate to call me at (813) 533-2950. Thank you.

**Oak Hill Land, LLC**

**\$418,564.05 or Balance Available in Account**

**WATERFORD COMMUNITY DEVELOPMENT DISTRICT**  
**Series 2023 Project**

**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, as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of January 1, 2023 (collectively, the "Indenture"). All capitalized terms used herein shall have the meaning ascribed to such term in the Indenture.

**August 28, 2023**

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

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

(C) Amount Payable: **\$418,564.05 or Balance Available in Account**

(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): **Acquisition for Invoices paid by developer for Waterford**

(E) Fund, Account or subaccount from which disbursement is to be made:  
**Series 2023 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 2023 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 2023 Project and each represents a Cost of the Series 2023 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 2023 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.

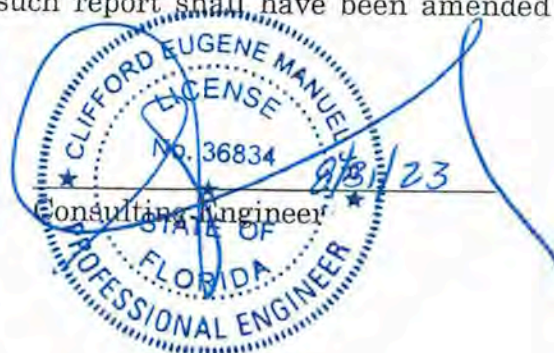
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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 2023 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2023 Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Series 2023 Project with respect to which such disbursement is being made, and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.




WATERFORD CDD REIMBURSEMENT CR 10 WORKSHEET Rev 1

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Goodwin Bros. Mailbox Pad Invoice #16223	\$1,381.80	NA	\$1,381.80
2	Waterford Second Generation Outdoor Creations	\$34,345.00		\$34,345.00
3	Waterford Second Generation Outdoor Creations	\$36,724.00		\$36,724.00
4	Waterford Second Generation Outdoor Creations	\$3,550.00		\$3,550.00
5	Waterford Second Generation Outdoor Creations	\$1,700.00		\$1,700.00
6	Waterford Second Generation Outdoor Creations	\$3,350.00		\$3,350.00
7	Waterford Second Generation Outdoor Creations	\$8,339.00		\$8,339.00
8	Waterford Second Generation Outdoor Creations	\$5,637.50		\$5,637.50
9	Waterford Second Generation Outdoor Creations	\$2,100.00		\$2,100.00
10	Waterford Second Generation Outdoor Creations	\$997.00		\$997.00
11	Waterford Second Generation Outdoor Creations	\$13,725.00		\$13,725.00
12	Waterford Second Generation Outdoor Creations	\$1,322.00		\$1,322.00
13	Waterford Stewarts Tree Service Inv. # 17859	\$20,283.00		\$20,283.00
14	Waterford AJ's Sprinkler & Pump Estimate	\$148,000.00		\$29,600.00 Deposit Paid
15	Waterford AJ's Sprinkler & Pump Invoice	\$118,400.00		\$118,400.00 Remaining Balance 21 Paid
16	Waterford AJ's Sprinkler & Pump Invoice	\$4,880.00		\$4,880.00
17	Waterford AJ's Sprinkler & Pump (4) Invoices	\$21,150.00		\$21,150.00 Total 4 Invoices \$18,350.00; \$420.00; \$420.00; \$1,960.00
18	Waterford All-Tech Water Systems Inv. # 2557	\$18,350.00		\$18,350.00
19	Waterford Modern Day Electric Inv. # 1611	\$2,600.00		\$2,600.00
20	Waterford Goodwin Bros Sod Inv. # 15316	\$9,752.00		\$9,752.00
21	Waterford John Bodziak Architect Amenity Design Invoice	\$3,200.00		\$3,200.00
22	Waterford John Bodziak Architect Amenity Design Invoice	\$4,200.00		\$4,200.00
23	Waterford John Bodziak Architect Amenity Design Invoice	\$16,000.00		\$16,000.00
24	Waterford John Bodziak Architect Amenity Design Invoice	\$2,600.00		\$2,600.00
25	Waterford Rathmanner Masonry, Inc. Invoice	\$64,350.00		\$29,350.00 \$64,350 Less \$35,000 Previously Paid
26	Waterford CBS Underground Pay Application # 4	\$25,027.75		\$25,027.75

TOTAL REIMBURSEMENT DUE \$418,564.05

Reimbursement costs by the Waterford Community Development District certified by:

  
Cliff E. Manuel Jr., P.E.  
Florida Registered Engineer #36834  
Coastal Engineering Associates, Inc.  
1/28/23

## CDD Reimbursable Expenses paid by Oak Hill Land LLC

1. Goodwin Construction - Invoice 16223.  
Check 1268 - check and invoice copies attached - Amount \$1,381.80
2. ~~Waterford Community development District - Funding -  
Check 1134 - check and invoice copies attached - Amount \$15,000.~~
3. ~~Waterford Community development District - Funding -  
Check 1153 - check and invoice copies attached - Amount \$20,000.~~
4. ~~Waterford Community development District - Funding -  
Check 1154 - check and invoice copies attached - Amount \$5,000.~~
5. ~~Waterford Community development District - Funding -  
Check 1168 - check and invoice copies attached - Amount \$20,000.~~
6. ~~Waterford Community development District - Funding -  
Check 1207 - check and invoice copies attached - Amount \$20,000.~~
7. ~~Waterford community Development District - Funding  
Check 1259 - check and invoice copies attached - Amount \$20,000.00~~
8. ~~Waterford Community development District - Funding -  
Check 1283 - check and invoice copies attached - Amount \$20,000.00~~
9. Second Generation Landscape - Landscape main boulevard - Invoice 1  
Check 1113 - check and invoice copies attached - Amount \$34,345.00
10. Second Generation Landscape - Landscape main boulevard - Invoice  
Check 1118 - check and invoice copies attached - Amount \$36,724.00
11. Second Generation Landscape - Landscape main boulevard - Invoice 6-21-2022  
Check 1130 - check and invoice copies attached - Amount \$3,550.00
12. Second Generation Landscape - Landscape main boulevard - Invoice 6-26-2022  
Check 1208 - check and invoice copies attached - Amount \$1,700.00
13. Second Generation Landscape - Landscape main boulevard - Invoice 2-13-2023  
Check 1137 - check and invoice copies attached - Amount \$3,350.00
14. Second Generation Landscape - Landscape main boulevard - Invoice 8-22-2022  
Check 1138 - check and invoice copies attached - Amount \$8,339.00
15. Second Generation Landscape - Landscape main boulevard - Invoice 8-22-2022  
Check 1155 - check and invoice copies attached - Amount \$5,637.50
16. Second Generation Landscape - Landscape main boulevard - Invoice 9-19-2022  
Check 1170 - check and invoice copies attached - Amount \$2,100.00
17. Second Generation Landscape - Boulevard Landscape- Invoice 11-14-2022

Check 1174 - check and invoice copies attached - Amount \$997.00

18 Second Generation Landscape - Landscape main boulevard - Invoice 5-1-2023

Check 1249 - check and invoice copies attached - Amount \$13,725.00

19 Second Generation Landscape - Landscape main boulevard - Invoice 5-17-2023

Check 1251 - check and invoice copies attached - Amount \$1,322.00

20 Stewart Tree Service - Boulevard Trees

Check 1252 - check and invoice copies attached - Amount \$20,283.00

21 AJ Sprinkler and Pump - Waterford Irrigation Deposit

Check 1101 - check and invoice copies attached - Amount \$29,600.00

22 AJ Sprinkler and Pump - Boulevard Irrigation

Check 1120 - check and invoice copies attached - Amount \$118,400.00

23 AJ Sprinkler and Pump - Boulevard irrigation lightning repair

Check 1140 - check and invoice copies attached - Amount \$4,880.00

24 AJ Sprinkler and Pump - East Irrigation Well

Check 1271 - check and invoice copies attached - Amount \$21,150.00

25 All Tech Water Systems - East Irrigation Well for Boulevard

Check 1114 - check and invoice copies attached - Amount \$18,350.00

26 Modern Day Electric - Waterford Common irrigation well electric

Check 1274 - check and invoice copies attached - Amount - \$2,600.00

27 Goodwin Brothers Construction - Waterford common area sod

Check 1254 - check and invoice copies attached - Amount \$9,752.40

28 Jack Bodziak Architect - Waterford Amenity clubhouse design

Check 1149 - check and invoice copies attached - Amount - \$3,200.00

29 Jack Bodziak Architect - Waterford Amenity clubhouse design

Check 1172 - check and invoice copies attached - Amount - \$4,200.00

30 Jack Bodziak Architect - Waterford Amenity clubhouse design

Check 1242 - check and invoice copies attached - Amount - \$16,000.00

31 Jack Bodziak Architect - Waterford Amenity clubhouse design

Check 1262 - check and invoice copies attached - Amount - \$2,600.00

32 Rathmanner Masonry - Waterford Entry Monument

Check 1238 - check and invoice copies attached - Amount \$29,350.00

33 CBS Underground - 2nd Addition pipe work - Pay Request #4

Check 1227 - check and invoice copies attached - Amount 25,027.75





Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

**Check number:** 00000001288

**Post date:** 07/31/2023

**Amount:** -1,381.80

**Type:** Check

**Description:** Check

**Merchant name:** Check

### Merchant information:

**Transaction category:** Cash, Checks & Misc: Checks

OAK HILL LAND LLC 4805 W LAUREL ST STE 100 TAMPA, FL 33607-4540		1288
DATE <u>7-26-2023</u>		12/23/23
PAY TO THE ORDER OF <u>Goodwin Bros Construction</u>	\$ <u>1,381.80</u>	
<u>Thirteen Hundred Eighty One &amp; 89/100</u>		DOLLARS
BANK OF AMERICA		
FOR DEPOSIT ONLY	<u>INV 16223</u>	<u>R. Boston</u>
⑈001288⑈ ⑆0663400277⑆ 896128858682⑈		



Goodwin Bros Construction Inc  
P O Box 1689  
Brooksville FL 34605  
352 796-0149

License:

## Contract Invoice

Invoice#: 16223

Date: 07/19/2023

Billed To:

Project: Misc

Due Date: 08/03/2023

Terms: 15DY

Order#

Description	Amount
Waterford Mailbox Pad 84 SF @ \$16.45/SF	1,381.80

APPROVED  
Dan Dunn, Director  
Coastal Engineering Assoc.  
6/15/23

Thank you for your prompt payment!

Non-Taxable Amount:	1,381.80
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>1,381.80</b>



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001113

Post date: 05/06/2022

Amount: -34,345.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC 4805 W LAUREL ST STE 100 TAMPA, FL 33607-4640		1113 05/06/2022 1113
Pay To The Order Of <u>Second Generation Outdoors Locations</u> \$ <u>34,345.00</u>		
<u>Thirty Four Thousand Three Hundred Forty Five</u> DOLLARS		
BANK OF AMERICA		
ACH R/T 053100277		
For <u>INV #1 Waterford</u> <u>R. Baetyn</u>		
⑆063100277⑆ 898128868682001113		

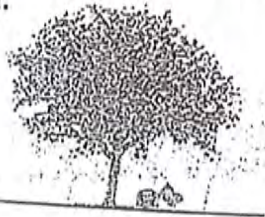
17084 Ponce De Leon Blvd.  
Breckenridge, Fla.

Brooksville, FL 34614

352-279-2307

352-586-4765

secondgenplanter@gmail.com

☒ INVOICE    ☐ ESTIMATE

Tc

Waterford

Date 22 Apr 2023

Ron bastyl@ yahoo.com

Approach

Dr. B. M. Prasad

Coastal synovial Assoc., 129

$$8 \overline{) 25123}$$

Total	\$	34,345	00
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Thank You



OAK HILL LAND LLC  
4805 W LAUREL ST STE 100  
TAMPA, FL 33607-4540

1118

63-27/631 FL  
24357

6-1-22  
Date

Pay To The Order Of Second Generation Creations \$ 36,724 —  
Thirty Six Thousand Seven Hundred Twenty Four Dollars

BANK OF AMERICA 

 Photo  
Safe  
Deposit  
Details on back

ACH R/T 063100277

For \_\_\_\_\_

R. Bastin MP

⑆063100277⑆ 8981288686821118

Harold Clarke

# SECOND GENERATION OUTDOOR CREATIONS

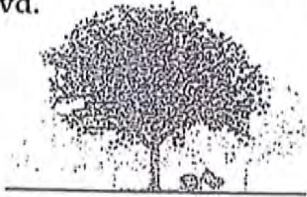
17084 Ponce De Leon Blvd.

Brooksville, FL 34614

352-279-2307

352-586-4765

secondgenplanter@gmail.com



Date  
27 May 2022

To Waterford  
Spring Hill

☒ INVOICE ☐ ESTIMATE

Sales Person		Deposit Due	Salesman	Terms	
Quantity	Description	Unit Price	Total		
543	3gal shrubs	15 <sup>00</sup>	8145	<sup>00</sup>	
122	1gal shrubs	7 <sup>00</sup>	854	<sup>00</sup>	
20	2gal shrubs	50	1000	<sup>00</sup>	
91	30gal tree's Bottlebrush and Crape Myrtles	225 <sup>00</sup>	20475	<sup>00</sup>	
1	DB Magnolia 14'x6'	850 <sup>00</sup>	850	<sup>00</sup>	
625	Bark Pine straw	8 <sup>00</sup>	5000	<sup>00</sup>	
	1st Mow		400	<sup>00</sup>	
		Total	\$ 36724	<sup>00</sup>	
APPROVED Dan Dunn, Director Coastal Ecosystem Assoc., Inc. 8/15/22					

Thank You



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001130

Post date: 06/24/2022

Amount: -3,550.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC 4805 W LAUREL ST STE 100 TAMPA, FL 33607-4540		1130 6-22-2022 Date
Pay To The Order Of <u>Second Generation Outdoor Gestions</u> \$ 3,550.00		
<u>Thirty Five Hundred Fifty &amp; 100/100</u> Dollars		
BANK OF AMERICA		
ACH A/T 083100277		
For <u>188, June 21, 2022</u>		
<u>Ran Bastin</u>		
⑆063100277⑆ 8981288686682⑆ 1130		



☒ INVOICE    ☐ ESTIMATE

21 June 2022

Te

Water level

Attn Ron and Shane

Sales Person	Deposit Due	Salesman	Terms
Quantity	Description	Unit Price	Total
—	5-18-22 Mowed Main Blvd. 1 Man 10 hours	50 <sup>00</sup> per man hr	500 <sup>00</sup>
—	6-5-22 Mowed main Blvd. Edged and weed washed	'	
—	1 Man 5 hours 3 Men 8 hours	\$150 <sup>00</sup> per man hour	1450 <sup>00</sup>
—	20 June 2022 Mowed main Bldg. Mowed Edged and weed washed Sprayed weeds 3 Men 8 hours	50 <sup>00</sup> per man hour	1200 <sup>00</sup>
50	Bails Pine straw for Blvd. Copes	8 <sup>00</sup>	400 <sup>00</sup>
			)
		Total \$	3550 <sup>00</sup>
APPROVED  Bill Darr, Director Coastal Seaweed Assoc., Inc. 8/8/22			

Thank You



Online Banking

**Business Adv Relationship - 8682: Account Activity Transaction Details****Check number:** 00000001208**Post date:** 03/09/2023**Amount:** -1,700.00**Type:** Check**Description:** Check**Merchant name:** Check**Merchant  
information:****Transaction  
category:** Cash, Checks & Misc: Checks

OAK HILL LAND LLC 3805 W LAUREL ST STE 100 TAMPA, FL 33607-4540		1208
DATE 3-4-2023		03/09/23 11:23
PAY TO THE ORDER OF	Second Generation Outdoor	\$ 1,700-
Seventeen Hundred & No/100		DOLLARS
BANK OF AMERICA		
FOR DEPOSIT ONLY	13 Feb 2023	D B Burt
⑈001208⑈ ⑈053100277⑈ 898128858582⑈		



☒ INVOICE    ☐ ESTIMATE

13 Feb. 2023

To Waterford  
Spring Hill

Sales Person		Deposit Due	Salesman	Terms	
Quantity	Description	Unit Price		Total	
5	Removed and Replaced Robolink with Walters Vibramm	100	00	500	00
	Trimmed Grape Myrtles and things that got frosted			800	00
5	Bag fertilizer	80	00	400	00
				}	
		Total	\$	1700	00
<p>Approved  <i>[Signature]</i>, President            Coastal Engineering LLC, Inc.            8/15/23</p>					

Thank You



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001137

Post date: 08/02/2022

Amount: -3,350.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:

Transaction category: Cash, Checks &amp; Misc: Checks

OAK HILL LAND LLC 4807 W LAUREL ST STE 100 TAMPA, FL 33607-4510		1137
DATE 7-26-2022		8311511111000
PAY TO THE ORDER OF	Second Generation Outdoor Creations	\$3,350-
Thirty Three Hundred Fifty & No/100		DOLLARS
BANK OF AMERICA		
FOR DEPOSIT ONLY	Date 27 June 2022	Don Britton
Lawn care		
⑈001137⑈ ⑈0663100277⑈ 898128858582⑈		



# SECOND GENERATION OUTDOOR CREATIONS

17084 Ponce De Leon Blvd.

Brooksville, FL 34614

352-279-2307

352-586-4765

secondgenplanter@gmail.com



Date  
27 June 2022

To Walter Ford

☒ INVOICE ☐ ESTIMATE

Sales Person	Deposit Due	Salesman	Terms
Quantity	Description	Unit Price	Total
27 June 2022			
2 men 6 hours	Mowing	50. per man hr	600
4 July 2022			
4 Men 5 hours	Mowing,	50 per man hr	1000
	Edged, weed wacked		
	Sprayed weeds		
11 July 2022			
3 Men 6 hours	Mowing	50 per	900
	Weed wacked and reseed		
13 July 2022			
1 Man	Moved Retaining ponds	5	250
5 hours			
18 July 2022			
2 Men	Mowing 6 hours	50 per	600
		Total	\$ 3350
Approvals			
COASTAL ENGINEER-2 ASSOC., INC.			
8/15/22			

Thank You





Online Banking

**Business Adv Relationship - 8682: Account Activity Transaction Details****Check number:** 00000001138**Post date:** 08/02/2022**Amount:** -8,339.00**Type:** Check**Description:** Check**Merchant name:** Check**Merchant  
information:****Transaction  
category:** Cash, Checks & Misc: Checks

OAK HILL LAND LLC 4825 1 <sup>st</sup> LAUREL ST STE 100 TAMPA, FL 33607-4510		1138
DATE 7-26-2022		11/01/23
PAY TO THE ORDER OF	Second Generation Outdoor Creations	\$8,339.00
Eighty Three Hundred Thirty Nine & No/100		DOLLARS
BANK OF AMERICA		
FOR DEPOSIT ONLY		
Waterford Round-About Landscape Dan Burdette		
⑈001138⑈ ⑈063100277⑈ 898128868682⑈		

☒ INVOICE    ☐ ESTIMATE

20 July 2020

To Waterford

Round About

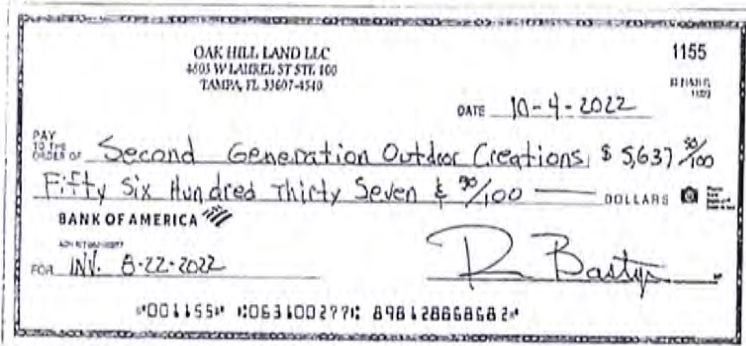
[illegible]

Thank You





Online Banking

**Business Adv Relationship - 8682: Account Activity Transaction Details****Check number:** 00000001155**Post date:** 10/05/2022**Amount:** -5,637.50**Type:** Check**Description:** Check**Merchant name:** Check**Merchant information:****Transaction category:** Cash, Checks & Misc; Checks

# SECOND GENERATION OUTDOOR CREATIONS

17084 Ponce De Leon Blvd.  
Brooksville, FL 34614

352-279-2307

352-586-4765

secondgenplanter@gmail.com



Date 22 Aug. 2022

To Walter Ford  
Mowing Maint.

☒ INVOICE ☐ ESTIMATE

Sales Person	Deposit Due	Salesman	Terms			
Quantity	Description		Unit Price		Total	
	22 Aug. 2022					
5 hrs	3 men Mowed Edged		150	°	825	°
	Weed Wacked Sprayed					
	Weeds					
	29 Aug. 2022					
4 hrs	4 men Mowed weedwacked		200	°	800	°
	Sprayed weeds					
325	Bair's Pine straw		8	50	2762	50
	Sept. 5 2022					
5 hrs	2 men Mowed		100	°	500	°
	12 Sept 2022					
3 hrs	3 men Mowed Edged		150	°	750	°
	Weed wacked Sprayed					
	Weeds					
	Approsan					
	Bair's, Pine straw		Total		\$ 5632	50
	Coastal Landscaping Assoc, Inc.					
	8/15/22					

Thank You



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001170

Post date: 11/08/2022

Amount: -2,100.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC 4505 W LAUREL ST STE 100 TAMPA, FL 33607-4540		1170
DATE 10-31-2022		
PAY TO THE ORDER OF	Second Generation Outdoor Creations	\$ 2,100.00
Twenty One Hundred & No/100		DOLLARS
BANK OF AMERICA		
FOR Sept. 19, 22 Invoice - Moving		R. B. Burt
⑆001170⑆ ⑆063100277⑆ 898128866582⑆		







Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001174

Post date: 11/18/2022

Amount: -997.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC 4805 W LAUREL ST STE 100 TAMPA, FL 33607-3510		1174
DATE 11-15-2022		11/15/22
PAY TO THE ORDER OF	Second Generation Outdoor Creations	\$ 997 -
Nine Hundred Ninety Seven		DOLLARS
BANK OF AMERICA		
FOR DEPOSIT ONLY	11-14-2022	R. Barty
⑆00⑆1174⑆ ⑆063⑆00277⑆ 898128868682⑆		



# SECOND GENERATION OUTDOOR CREATIONS

17084 Ponce De Leon Blvd.

Brooksville, FL 34614

352-279-2307

352-586-4765

secondgenplanter@gmail.com



Paid 11/15/22  
record in invoice  
summary

Date 11-14-2022

To Waterford  
Subdivision

☒ INVOICE ☐ ESTIMATE

Sales Person		Deposits Due	Salesman	Terms	
Tim					
Quantity	Description	Unit Price	Total		
41	3gal Silverthorn	17	-	697	-
30	bales of pine straw	10	-	300	-
Total				\$ 997	00
APPROVED					
BIBB, President					
Coastal Savannah Assoc., Inc.					
8/15/23					

Thank You





Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001249

Post date: 05/12/2023

Amount: -13,725.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC 4805 W LAUREL ST STE 100 TAMPA, FL 33607-4140		1249
DATE 5-10-2023		AMOUNT IN THIS CHECK
PAY TO THE ORDER OF	Second Generation Outdoor Creations	\$ 13,725-
Thirteen Thousand Seven Hundred Twenty Five		DOLLARS
BANK OF AMERICA		
FOR DEPOSIT ONLY	5-1-2023	R. Burt
⑆001249⑆ ⑆053100277⑆ 898128868682⑆		

Date 1 May 2023

Sales Person	Deposit Due	Salesman	Terms
Quantity	Description	Unit Price	Total
	Transplanted 28 Large Myrtles	175 <sup>00</sup>	4900 <sup>00</sup>
	Installed 28 BB. live Oak <del>Tree</del> Trees		
100	15 gal Pine trees	50 <sup>00</sup>	5000 <sup>00</sup>
450	Bales Pine straw	8 <sup>50</sup>	3825 <sup>00</sup>
<p>APPROVED</p> <p><i>[Signature]</i> Director</p> <p>Central Engineering Assoc., Inc.</p> <p>8/5/23</p>			13725 <sup>00</sup>

Thank You




### Business Adv Relationship - 8682: Account Activity Transaction Details

**Merchant name:** Check

**Merchant information:**

**Transaction category:** Cash, Checks & Misc: Checks

PAID TO THE ORDER OF Second Generation Outdoor Creations \$ 1,322 -  
Thirteen Hundred Twenty Two & No/100 — DOLLARS   
BANK OF AMERICA  
ACH NPY DEPOSIT  
FOR INV 5-18-2023 R. Baston  
⑆001256⑆ ⑆063100277⑆ 6961288686820⑆



17084 Ponce De Leon Blvd.

352-279-2307

352-586-4765

secondgenplanter@gmail.com



Date \_\_\_\_\_

136 / 1423

To

Washed for  
Alfred Ron.

☒ INVOICE    ☐ ESTIMATE

Thank You



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001252

Post date: 05/19/2023

Amount: -20,283.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC  
4603 WILHELM ST STE 100  
TAMPA, FL 33607-4540

1252

DATE 5-19-2023

PAY TO THE ORDER OF Stewart's Tree Service \$20,283.00

Twenty Thousand Two Hundred Eighty Three DOLLARS

BANK OF AMERICA

FOR INV 17859

R B Barty

⑆001252⑆ ⑆0663100277⑆ 898128866682⑆

Stewart's Tree Service, Inc.  
24225 Croom Rd.  
Brooksville, FL 34601

Voice: (352) 796-3426  
Fax: (352) 799-6438

# INVOICE

Invoice Number: 17859  
Invoice Date: Apr 27, 2023  
Page: 1  
Duplicate

**Bill To:**

Oak Hill Land  
18125 Wayne Rd.  
Odessa, FL 33556

**Ship to:**

SPRING HILL

Customer PO	Customer PO	Payment Terms
Oak Hill Land		Net 30 Days
Sales Rep ID	Shipping Method	Ship Date
	Stewart	4/27/23
		Due Date
		5/27/23

Quantity	Item	Description	Unit Price	Amount
28.00		5" LIVE OAKS	650.00	18,200.00
2.00		FREIGH CHARGES	450.00	900.00

APPROVED  
D. D. D. D.  
Capital Services Assoc, Inc.  
8/15/23

Check/Credit Memo No:

Subtotal	19,100.00
Sales Tax	1,183.00
Freight	
Total Invoice Amount	20,283.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>20,283.00</b>





Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001101

Post date: 02/25/2022

Amount: -29,600.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:

Transaction category: Cash, Checks &amp; Misc: Checks

OAK HILL LAND LLC 4505 W LAUREL ST STE 100 TAMPA, FL 33607-4540		1101 02/25/2022 24357
Pay To The Order Of <u>AJ's Sprinkler &amp; Pump</u>		
<u>Twenty Nine Thousand Six Hundred &amp; NO/100 Dollars</u>		
BANK OF AMERICA		
ACH R/T 063100272		
For <u>Waterford Irrigation Deposit</u>		
10063100272: 89812886868201101		

Deposit amount Paid.

## ESTIMATE

### AJ's Sprinkler & Pump Service, Inc.

When you call us, you get US!

DATE: FEBRUARY 17, 2022

15430 Cortez Blvd., Building C  
Brooksville, FL 34613  
352-585-8752 | 727-279-0016  
[ajsprinkler@hotmail.com](mailto:ajsprinkler@hotmail.com) | [ajspumpandwell.com](http://ajspumpandwell.com)

TO Oak Hill Land LLC  
Cortez Blvd.  
Brooksville

ATTENTION: Ron Bastyr (Developer)  
813-205-2794

EMAIL: [ronbastyr@yahoo.com](mailto:ronbastyr@yahoo.com)

SALESPERSON	JOB	PAYMENT TERMS
Joe	Estimate to install irrigation on common grounds	<b>**20% Deposit Required**</b> Balance Due upon completion of job

DESCRIPTION
Estimate to install irrigation from Frontage Rd North to roundabout and from the east of roundabout to common grounds.
Water source for system: 4" well with a 5 HP submersible pump, pump start system, up to 90 GPM
All material will be commercial grade Rain Bird material
System will consist of 22 total zones:
7 Rotor zones - each zone releasing 90 GPM (210 5004 PC 3.0 rotors)
15 spray zones - each zone releasing 78 GPM (584 - 1806 Rain Bird Pop-Ups and 584 - Rain Bird nozzles)
22 - 2" Control valves (PGA)
1 - Control timer that can handle 48 zones (ESPLXME - F)
22 - 12" valve boxes
1 - wireless Rain Sensor
There will be 2,887 total FT of 2" mainline
2 stub outs for future use (mainline and control wire)
All valves will have pea gravel in valve boxes
All PVC pipe will be class 200
All PVC fittings will be SCH 40
All sprinkler heads will be on 1/2" flex pipe (6 to 8 inches)
All control wire will be direct burial 18-gauge wire
All common wire will be direct burial 14-gauge wire
PVC pipe will be: 2", 1 1/2", 1 1/4", 1", 3/4", 1/2"



Glue is regular PVC bonding

There will be 2 road bores in two different locations

All machine use and labor included in total price

1 Hernando County commercial irrigation permit

1 year warranty on all new parts and workmanship\*\*

20 days on adjustments

\*\*\*Total for this job:

One hundred forty-eight thousand dollars & 00/100

TOTAL: \$148,000.00

Please initial here to confirm total amount of job:

\*\*\*Payment Terms:

20% deposit required before beginning job (\$29,600.00)

Balance of \$118,400.00 due upon completion of job

Please initial here to accept payment terms:

Paid Deposit \$29,600

Approved  
D. B. [Signature], Director

**\*\*PLEASE NOTE:** Warranties stated above do not include lightning or freeze damage; or damage caused by vehicles, lawn equipment, or construction.

Coastal Sprinkler & Pump Service, Inc.  
815123

To accept this estimate and agree to the terms above, please provide authorized signature(s) and date below. Signatures must be notarized. Please return the signed estimate to ajsirrigation@hotmail.com. Thank you!

Authorized Signature

Date Approved

Sworn to (or affirmed) and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_ by \_\_\_\_\_, who is ( ) personally known to me or  
who ( ) has produced \_\_\_\_\_ as identification.

(Seal)

Signature of Notary Public

Authorized Signature

Date Approved

Sworn to (or affirmed) and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_ by \_\_\_\_\_, who is ( ) personally known to me or  
who ( ) has produced \_\_\_\_\_ as identification.

(Seal)

Signature of Notary Public

THANK YOU FOR THE OPPORTUNITY!

Please make checks payable to AJ's Sprinkler & Pump Service, Inc.



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001120

Post date: 06/03/2022

Amount: -118,400.00

Type: Check

Description: Check

Merchant name: 2UU

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC		1120
4805 W LAUREL ST STE 100		\$221,811.71
TAMPA, FL 33607-4560		21017
Date		6-1-22
Pay To The Order Of	AJ's Sprinkler & Pump \$118,400-	
One Hundred Eighteen Thousand Four Hundred		Dollars
BANK OF AMERICA		
ACH REF 657100771		
For	Waterford Irrigation	
1063 1002771 898 12886888 28 1120		

Paid remaining balance



# INVOICE

## AJ's Sprinkler & Pump Service, Inc.

When you call us, you get US!

DATE: MAY 20, 2022

15430 Cortez Blvd., Building C  
Brooksville, FL 34613  
352-585-8752 | 727-279-0016  
[ajsirrigation@hotmail.com](mailto:ajsirrigation@hotmail.com) | [ajspumpandwell.com](http://ajspumpandwell.com)

TO Oak Hill Land LLC  
Cortez Blvd.  
Brooksville

ATTENTION: Ron Bastyr (Developer)  
813-205-2794

EMAIL: [ronbastyr@yahoo.com](mailto:ronbastyr@yahoo.com)

SALESPERSON	JOB	PAYMENT TERMS
Install	Install irrigation on common grounds	**20% Deposit Required** Balance Due upon completion of job

DESCRIPTION
Installed irrigation from Frontage Rd North to roundabout and from the east of roundabout to common grounds.
Water source for system: 4" well with a 5 HP submersible pump, pump start system, up to 90 GPM
All material is commercial grade Rain Bird material
System consists of 22 total zones:
7 Rotor zones - each zone releasing 90 GPM (210 5004 PC 3.0 rotors)
15 spray zones - each zone releasing 78 GPM (584 - 1806 Rain Bird Pop-Ups and 584 - Rain Bird nozzles)
22 - 2" Control valves (PGA)
1 - Control timer that can handle 48 zones (ESPLXME - F)
22 - 12" valve boxes
1 - wireless Rain Sensor
There will be 2,887 total FT of 2" mainline
2 stub outs for future use (mainline and control wire)
All valves will have pea gravel in valve boxes
All PVC pipe is class 200
All PVC fittings are SCH 40
All sprinkler heads are on 1/2" flex pipe (6 to 8 inches)
All control wire is direct burial 18-gauge wire
All common wire is direct burial 14-gauge wire
2", 1 1/2", 1 1/4", 1", 3/4", 1/2" PVC pipe

Glue is regular PVC bonding
2 road bores in two different locations
All machine use and labor included in total price
1 Hernando County commercial irrigation permit
1 year warranty on all new parts and workmanship**
20 days on adjustments

**\*\*\*Total for this job:**

One hundred forty-eight thousand dollars & 00/100

**TOTAL: \$118,400.00**

**\*\*\*Payment Terms:**

20% deposit required before beginning job (\$29,600.00)

Balance of \$118,400.00 due upon completion of job

**\*\*PLEASE NOTE:** Warranties stated above do not include lightning or freeze damage; or damage caused by vehicles, lawn equipment, or construction.

*Signature of Notary Public*

**THANK YOU FOR YOUR BUSINESS!**

*Please make checks payable to AJ's Sprinkler & Pump Service, Inc.*



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001140

Post date: 08/05/2022

Amount: -4,880.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC 4505 W LAUREL ST ST. 100 TAMPA, FL 33607-4540		1140
DATE 7-29-2022		112 (N) / 6 1127
PAY TO THE ORDER OF	AJ's Sprinkler & Pump	\$ 4,880.00
Fifty Eight Hundred Eighty & No/100 — DOLLARS		
BANK OF AMERICA		
FOR DEPOSIT ONLY	Waterford Lightning Repair	R. Bastin
⑈001140⑈ ⑆063100277⑆ 898128868682⑈		



# INVOICE

## AJ's Sprinkler & Pump Service, Inc.

When you call us, you get US!

DATE: JULY 28, 2022

15430 Cortez Blvd., Building C  
Brooksville, FL 34613  
352-585-8752 | 727-279-0016  
[ajsirrigation@hotmail.com](mailto:ajsirrigation@hotmail.com) | [ajspumpandwell.com](http://ajspumpandwell.com)

TO Oak Hill Land LLC  
Cortez Blvd.  
Brooksville

ATTENTION: Ron Bastyr (Developer)  
813-205-2794

EMAIL: [ronbastyr@yahoo.com](mailto:ronbastyr@yahoo.com)

SALESPERSON	JOB	PAYMENT TERMS	STATUS
Service	Irrigation repairs caused by lightning strike	Due upon completion	Invoiced

DESCRIPTION
System was damaged by lightning strike
Replaced -
5 HP control box
5 HP pump start relay
Rain Bird ESPLXME2 control timer
2 - Rain Bird 12 station modules
Rain Bird wireless rain sensor
16 - Rain Bird 2" solenoids
3 different wire strands were hit by lightning
Repaired -
2" mainline PVC
Multiple dead wires in field - rewired splice boxes
Hours: 16 hours, 1 man
3 hours, 2 men
1 year warranty on all new parts and workmanship**
20 days on adjustments

APPROVED  
Bastyr, Developer  
Coastal Sprinkler & Pump Service, Inc.  
8/15/22

**TOTAL: \$4,880.00**

**\*\*PLEASE NOTE:** Warranties stated above do not include lightning or freeze damage; or damage caused by vehicles, lawn equipment, or construction.

THANK YOU FOR YOUR BUSINESS!



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001271

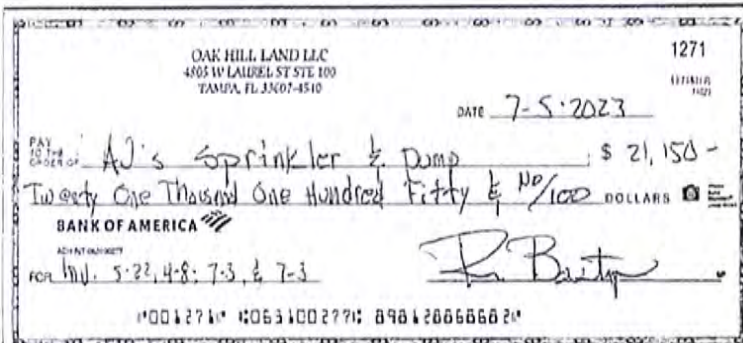
Post date: 07/07/2023

Amount: -21,150.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

Includes the following  
4 A's invoices

\$18,350  
420  
420  
1,960  
\$21,150.00



# INVOICE

## AJ's Sprinkler & Pump Service, Inc.

When you call us, you get US!

DATE: JULY 3, 2023

13160 Ponce De Leon Blvd.,  
Brooksville, FL 34601  
352-585-8752 | 727-279-0016  
ajsirrigation@hotmail.com | ajspumpandwell.com

TO Oak Hill Land LLC  
Cortez Blvd.  
Brooksville

ATTENTION: Ron Bastyr (Developer)  
813-205-2794

EMAIL: ronbastyr@yahoo.com

SALESPERSON	JOB	PAYMENT TERMS	STATUS
	200 FT Well Package, Includes: 5 HP Submersible Pump (Franklin Electric)	Due upon completion	Invoiced

DESCRIPTION
Invoice for 200 FT well package, includes:
1 - 5 HP submersible pump motor (Franklin Electric)
1 - 90 series liquid end
Up to 200 FT of 4" galvanized casing
126 FT of 2" galvanized drop pipe
4" x 2" well seal and drive shoe
126 FT of 10 GA pump wire
1 - 5 HP pump start relay with 4x4x8 concrete post
1 - 5 HP deluxe control box
**Any additional drilling after 200 FT will be \$35 per foot
AJ's is not responsible for obtaining electrical to new water well construction
Completed on 05/27/2023
1 year warranty on all new parts and workmanship**

**TOTAL: \$18,350.00**

**\*\*PLEASE NOTE:** Warranties stated above do not include lightning or freeze damage; or damage caused by vehicles, lawn equipment, or construction.

THANK YOU FOR YOUR BUSINESS!

Please make checks payable to AJ's Sprinkler & Pump Service, Inc.

APPROVED  
Ron Bastyr, Director  
Central Engineering & Surveying  
8/15/23



# INVOICE

## AJ's Sprinkler & Pump Service, Inc.

When you call us, you get US!

DATE: JULY 3, 2023

13160 Ponce De Leon Blvd.,  
Brooksville, FL 34601  
352-585-8752 | 727-279-0016  
ajsirrigation@hotmail.com | ajspumpandwell.com

TO Oak Hill Land LLC  
Cortez Blvd.  
Brooksville

ATTENTION: Ron Bastyr (Developer)  
813-205-2794

EMAIL: ronbastyr@yahoo.com

SALESPERSON	JOB	PAYMENT TERMS	STATUS
	Repairs to irrigation due to underground utilities	Upon receipt	Invoiced

DESCRIPTION
Repaired damaged irrigation due to underground utilities company
Completed on 07/03/2023
1 year warranty on all new parts and workmanship**
20 days on adjustments
<b>TOTAL: \$420.00</b>

THANK YOU FOR YOUR BUSINESS!

Please make checks payable to AJ's Sprinkler & Pump Service, Inc.

Approved  
B. Bastyr, Director  
Coastal Farming & Ranching  
8/6/23

# INVOICE

## AJ's Sprinkler & Pump Service, Inc.

When you call us, you get US!

DATE: APRIL 8, 2023

13160 Ponce De Leon Blvd.,  
Brooksville, FL 34601  
352-585-8752 | 727-279-0016  
ajsirrigation@hotmail.com | ajspumpandwell.com

TO Oak Hill Land LLC  
Cortez Blvd.  
Brooksville

ATTENTION: Ron Bastyr (Developer)  
813-205-2794

EMAIL: ronbastyr@yahoo.com

SALESPERSON	JOB	PAYMENT TERMS	STATUS
Install	Damages to irrigation due to silt fence	Upon receipt	Invoiced

DESCRIPTION
Damages to irrigation system (silt fence)
Zone #25 -
Reinstalled 60 FT of 3/4" PVC pipe
Reinstalled 40 FT of 1/2" PVC pipe
Re-flushed zone nozzles clogged with dirt
Zone #30 -
Repaired 9 leaks
Repaired 5 broken tees
Re-flushed zone nozzles clogged with dirt
Marked completed on 04/07/2023
1 year warranty on all new parts and workmanship**
20 days on adjustments

TOTAL: \$420.00

THANK YOU FOR YOUR BUSINESS!

Please make checks payable to AJ's Sprinkler & Pump Service, Inc.

Approved  
Ron Bastyr, President  
Capital Sprinkler & Pump Service, Inc.  
4/15/23



# INVOICE

## AJ's Sprinkler & Pump Service, Inc.

When you call us, you get US!

DATE: MAY 22, 2023

13160 Ponce De Leon Blvd.,  
Brooksville, FL 34601  
352-585-8752 | 727-279-0016  
ajsirrigation@hotmail.com | ajspumpandwell.com

TO Oak Hill Land LLC  
Cortez Blvd.  
Brooksville

ATTENTION: Ron Bastyr (Developer)  
813-205-2794

EMAIL: ronbastyr@yahoo.com

SALESPERSON	JOB	PAYMENT TERMS	STATUS
Install	New Bubblers from Frontage Rd to roundabout	Upon receipt	Invoiced

DESCRIPTION
Installed 28 new bubblers for new Oak Trees
Completed on 05/08/2023
1 year warranty on all new parts and workmanship**
20 days on adjustments

TOTAL: \$1,960.00

THANK YOU FOR YOUR BUSINESS!

Please make checks payable to AJ's Sprinkler & Pump Service, Inc.

APPROVED  
Ron Bastyr, Director  
Capital Signature in blue ink  
8/15/23



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001114

Post date: 05/06/2022

Amount: -18,350.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC 4805 W LAUREL ST STE 100 TAMPA, FL 33607-4540		1114 5321531 FL 14257
5-1-2022 Date		
Pay To The Order Of <u>All-Tech Water Systems</u> \$ 18,350 - <u>Eighteen Thousand Three Hundred Fifty</u> - Dollars		
BANK OF AMERICA		
ACN 10/1 06210277		
For <u>INV 2557</u> <u>D. Barto</u>		
⑆0631002??⑆ 898128868682⑆1114		

**ALL-TECH WATER SYSTEMS, LLC**

Well Drilling, Pump Repair and Sprinkler Service  
4068 Lamson Avenue  
Spring Hill, FL 34608  
(352)-666-3812 (727) 848-6900 (813) 221-5100

**Invoice**

Number 2557

Date 1/21/2022

**Bill To**

Oak Hill Land LLC  
Weeki Wachee, FL, 34613

Description	Amount
200 foot well package includes: 1) 5 horse power submersible pump motor (Franklin Electric product)	\$18,350.00
1) 90 series liquid end.	
Up to 200 feet of 4 inch galvanized casing.	
126 feet of 2 inch galvanized drop pipe.	
4 inch x 2 inch well seal and drive shoe	
126 feet of 10 GA pump wire	
1) 5 horse power pump start relay with 4x4x8 concrete post.	
1) 5 horse power deluxe control box	
Any additional drilling after 200 feet will be \$ 35.00 per foot	
1 year warranty on all labor and material	
All-Tech Water Systems will not be responsible for obtaining electrical to new water well construction.	
State permit included. <small>Customer is responsible for any damage to landscaping, driveway, landscape cutting or natural catastrophes.</small>	
Total depth 200 feet, casing 105 feet, pump set at 84 feet water table 15 feet	

Signature \_\_\_\_\_

APPROVED  
Barbara D. Gault  
Capital Engineering Assoc., Inc.  
8/15/23

**ALL-TECH WATER SYSTEMS, LLC**

Well Drilling, Pump Repair and Sprinkler Service

4068 Lamson Avenue

Spring Hill, FL 34608

(352)-666-3812 (727) 848-6900 (813) 221-5100

*Invoice*

Number 2557

Date 1/21/2022

**Bill To**

Oak Hill Land LLC

Weeki Wachee, FL 34613

Description

Amount

Amount Paid

\$0.00

Amount Due

\$18,350.00

All-Tech water System will not be responsible for any damage to landscaping, driveway, landscape curbing or natural catastrophes.

Sub Total

\$18,350.00

Total

\$18,350.00

Signature \_\_\_\_\_





Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001274

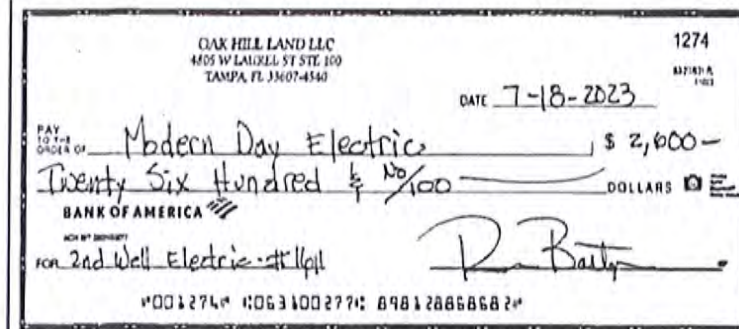
Post date: 07/24/2023

Amount: -2,600.00

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

Modern Day Electrical Solutions LLC  
12290 Jaybird Road  
Brooksville, FL 34614 US  
+1 3524581690  
moderndaygb@gmail.com

## Invoice

**BILL TO**  
Shane O'Neil

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1611	07/05/2023	\$2,600.00	08/04/2023	Net 30	

**P.O. NUMBER**  
11261 CORTEZ - 2ND WELL

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	16+ Electrical & Lighting	SUPPLY/INSTALL TEMP POLE FOR 2ND WELL LOCATION. CONNECT 30AMP WELL. INCLUDE 120VOLT GENERAL USE OUTLET. WIRE TO TRANSFORMER. GROUNDING PER CODE.	1	2,600.00	2,600.00

BALANCE DUE

**\$2,600.00**



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001254

Post date: 06/02/2023

Amount: -9,752.40

Type: Check

Description: Check

Merchant name: Check

Merchant  
information:Transaction  
category: Cash, Checks & Misc: Checks

OAK HILL LAND LLC 4806 W LAUREL ST STE 100 TAMPA, FL 33607-1540		1254 06/02/23 1102
DATE 5-23-2023		
PAY TO THE ORDER OF	Goodwin Bros Construction	\$9,752.40
Ninety Seven Hundred Fifty Two & 40/100		DOLLARS
BANK OF AMERICA		
FOR DEPOSIT ONLY	Waterford IV 15316-Sod	R. Barty
#001254# 1063100277# 898128668662#		



Goodwin Bros Construction Inc  
P O Box 1689  
Brooksville FL 34605  
352 796-0149

License:

## Contract Invoice

Invoice#: 15316

Date: 10/24/2022

Billed To:

Project: Misc

Due Date: 11/08/2022

Terms: 15DY

Order#

Description	Amount
Sod & Mowing @ Waterford	
Sod & Mowing- 3,612 SY @ \$2.70/SY	9,752.40

APPROVED  
D. J. B. - Director  
Coastal Services, Inc.  
6/15/23

Thank you for your prompt payment!

Non-Taxable Amount:	9,752.40
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>9,752.40</b>



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001149

Post date: 08/16/2022

Amount: -3,200.00

Type: Check

Description: Check

Merchant name: JOHN A BODZIAK ARCHITECT AIA PA

Merchant  
information:

Transaction category: Business Expenses: Business Miscellaneous

OAK HILL LAND LLC 4805 W LAUREL ST STE 100 TAMPA, FL 33607-4540		1149
DATE: 8-14-2022		8/16/2022
PAY TO THE ORDER OF John Bodziak Architect		\$3,200~
Thirty Two Hundred & 10/100		DOLLARS
BANK OF AMERICA		
FOR Waterford Entry Monument		R. Barton
⑆001149⑆ ⑆063100277⑆ 898128868682⑆		



**JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.**

July 7, 2022

Ron Bastyr  
Shane O'Neil  
150 2nd Avenue North, Suite 425  
St. Petersburg, FL 33701

RE:                      - Entry Gate  
23446 Links Dr.  
Brooksville, FL 34601  
21-039

**INVOICE**

Ron/Shane,

Attached is the construction drawings and Renderings for the entry gate structure at the Somerset residential project and your original plan.

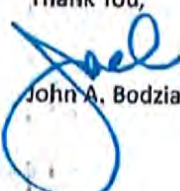
I know there was some additional modification to the brick pattern however I did not recall the specifics.

We are working on the clubhouse revisions and will have those shortly at which time we will invoice it separately.

Gate Plan Construction Drawings ..... \$ 1,400.00  
Gate Plan Renderings ..... \$ 1,800.00

**AMOUNT DUE THIS REQUEST: \$ 3,200.00**

Thank You,

  
John A. Bodziak, Architect, AIA

APPROVED - Director  
Cynthia S. ... Assoc.  
9/18/23

743 49<sup>TH</sup> STREET NORTH • ST. PETERSBURG, FL • 33710  
PHONE: (727) 327-1966 • FAX: 1 (727) 826-0968  
FLA REG. #AR0005065





Online Banking

**Business Adv Relationship - 8682: Account Activity Transaction Details****Check number:** 00000001172**Post date:** 11/17/2022**Amount:** -4,200.00**Type:** Check**Description:** Check**Merchant name:** JOHN A BODZIAK ARCHITECT AIA PA**Merchant  
information:****Transaction  
category:** Business Expenses: Business Miscellaneous

OAK HILL LAND LLC 4605 W LAUREL ST STE 100 TAMPA, FL 33607-4340		1172
DATE 11-14-2022		0121811A 11/22
PAY TO THE ORDER OF John Bodziak Architect	\$4,200 -	
Forty Two Hundred & No/100	DOLLARS	
BANK OF AMERICA		
FOR 11/17/2022 Waterford Nail	R Bantip	
⑆001172⑆ ⑆063100277⑆ 898128858882⑆		

**JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.**

*Record in invoice summary*

November 4, 2022

Ron Bastyr  
Shane O'Neil  
150 2nd Avenue North, Suite 425  
St. Petersburg, FL 33701

*Paid  
11/15/22*

RE: 21-039 - Mail Center  
23446 Links Dr. Brooksville, FL 34601  
Construction Drawings

**INVOICE**

Ron/Shane,

This is my Invoice for the Mail Center. I forwarded the further detailed Plans to you, yesterday.

I have also forwarded the updated Clubhouse Plan with a Revised Building Floor Plan and Revised Elevation, which is not a part of this Invoice.

Please touch base with any thoughts on the Clubhouse Plan

**MAIL CENTER ONLY - AMOUNT DUE THIS REQUEST: \$ 4,200.00**

Thank You,

*[Signature]*  
John A. Bodziak, Architect, AIA

*APPROVED  
D. J. [Signature] Partner  
Capital Construction Assoc, Inc  
8/15/22*

743 49TH STREET NORTH • ST. PETERSBURG, FL • 33710  
PHONE: (727) 327-1966 • FAX: 1 (727) 826-0968  
FLA REG. #AR0005065



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001242

Post date: 05/05/2023

Amount: -16,000.00

Type: Check

Description: Check

Merchant name: JOHN A BODZIAK ARCHITECT AIA PA

Merchant  
information:Transaction  
category: Business Expenses: Business Miscellaneous

OAK HILL LAND LLC 4805 W LAUREL ST STE 100 TAMPA, FL 33607-4549		1242
DATE 5-4-2023		ESTIMATED 11/23
PAY TO THE ORDER OF	Jack Bodziak Architecture	\$ 16,000.00
Sixteen Thousand & 00/100		DOLLARS
BANK OF AMERICA		
ACH NTA 100277		
FOR		
R Bodziak		
⑆001242⑆ ⑆063100277⑆ 898128868682⑆		



**JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.**

April 28, 2023

O'Neill Commercial Advisors  
150 2nd Avenue North, Suite 425  
St. Petersburg, FL 33701

ATTN: Shane P. O'Neil  
Ron Bastyr

RE: Waterford  
23446 Links Dr.  
Brooksville, FL 34601

*Paid*

**INVOICE**

Ron/Shane,

I enjoy working with you guys and look forward to our upcoming collaborations. As you know the Waterford community center has gone through a minor and then complete modification to the new building elevations including the revised floor plans, electrical, mechanical, and plumbing.

We have also done new sets of varied color building renderings and miscellaneous drawings. I am only recapping this to ensure we are on the same page as our hours are extensive beyond completion and the changes continue to come in.

I am here-in requesting the following cost reimbursements for revisions and extra drawings as follows:

1) Balance on Original Contract	\$ 2,000.
2) First Community Center Revision	N/C
3) Second Community Center Revision	\$ 11,000.
Including new construction drawings, site plans, structural, mechanical, plumbing, electrical, and building color options	
4) Several Additional Revisions to Color Drawing Package	\$ 1,500.
5) Lighting and Electrical Revisions to Entry Wall	\$ 1,500.
6) 1 <sup>ST</sup> Wall affidavit inspection	N/C
7) 2 <sup>ND</sup> Wall Affidavit Inspection	N/C
8) Additional Revisions to Color plans as to content	N/C
Total Amount Due	\$ 16,000.

I trust you understand the extent of the revisions and work performed and look forward to our continued working relationship.

**AMOUNT DUE THIS REQUEST: \$ 16,000.00**

Thank You,

*[Signature]*  
John A. Bodziak, Architect, AIA

743 49TH STREET NORTH • ST. PETERSBURG, FL • 33710

PHONE: (727) 327-1966 • FAX: 1 (727) 826-0968

FLA REG. #AR0005065

*APPROVED*  
*[Signature]*  
Coastal Engineering Assoc., Inc.  
8/15/23



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

**Check number:** 00000001262**Post date:** 06/21/2023**Amount:** -2,600.00**Type:** Check**Description:** Check**Merchant name:** JOHN A BODZIAK ARCHITECT AIA PA**Merchant information:****Transaction category:** Business Expenses: Business Miscellaneous

OAK HILL LAND LLC 4865 W LAUREL ST STE 100 TAMPA, FL 33607-4540		1262
DATE <u>6-20-2023</u>		ATTEMPT 1/100
PAY TO THE ORDER OF <u>Jack Bodziak Architect</u>	\$ <u>2,600-</u>	
<u>Twenty six hundred &amp; no/100</u>	DOLLARS	
BANK OF AMERICA		
FOR <u>Waterford clubhouse</u>	<u>R. Bantz</u>	
⑆001262⑆ ⑆063100277⑆ 898128868682⑆		

**JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.**

June 15, 2023

O'Neil Commercial Advisors  
150 2nd Avenue North, Suite 425  
St. Petersburg, FL 33701

ATTN: Shane P. O'Neil  
Ron Bastyr

RE: Waterford  
23446 Links Dr. Brooksville, FL 34601

*Paid*

**INVOICE**

Shane/Ron,

We have implemented the five most recent revisions received and the items discussed in the last meeting. I am here-in requesting the following amount due including revision printing and consultation.

**AMOUNT DUE THIS REQUEST: \$2,600.00**

Thank you,

  
Jack A. Bodziak, Architect

*Approved*  
*B. Bodziak, P. Architect*  
*Capital Construction Assoc. Inc.*  
*8/15/23*

743 49<sup>TH</sup> STREET N • ST. PETERSBURG, FL • 33710  
PHONE: (727) 327-1966 • FAX: 1 (727) 826-0968  
FLA REG. #AR0005065





Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001238

Post date: 04/13/2023

Amount: -29,350.00

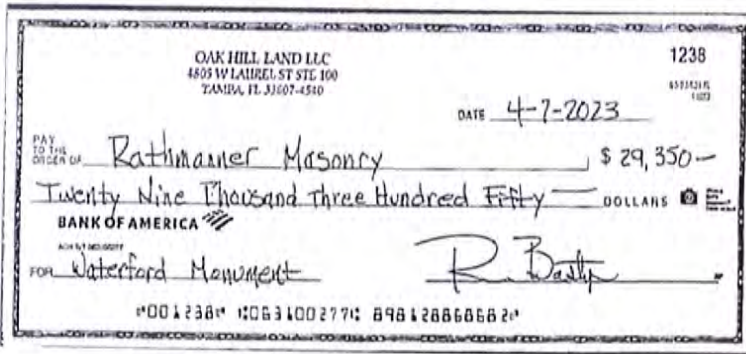
Type: Check

Description: Check

Merchant name: Check

Merchant  
information:

Transaction category: Cash, Checks &amp; Misc: Checks



**INVOICE****JEFF RATHMANNER**

22290 169th Street - Big Lake, MN 55309

Cell: 612-718-2012

[jeff@rathmannermasonry.com](mailto:jeff@rathmannermasonry.com)Job Number: Date:  04/01/23

NAME: Oak Hill Land LLC	JOB LOCATION:
STREET: 4805 W Laurel St. Suite 100	
CITY: Tampa STATE: FL	7569 Cortez Oaks Blvd.
ZIP: 33607 PHONE: 813-205-2794	High Point, FL.
EMAIL: <a href="mailto:ronbastyr@yahoo.com">ronbastyr@yahoo.com</a>	

**FOR THE COMPLETION OF:**

Breakdown for billing monument:

Materials including: Stone dental toothing, sill stone, and other material bought during construction (stucco mud, mortar, caulking...)	\$7,134.53
Lodging: To and from along with the house.	\$8,120.12
Fuel:	\$1,395.35
Truck, Tractor, and Equipment:	\$1,585.00
Food: just groceries for the crew at the house (breakfast, packed lunches, and dinners) any restaurants were paid out of pocket.	\$794.14
Labor:	\$45,321.00
Total: \$64,350 less \$35,000 paid = \$29,350.00	

**ADDITIONS AND ALTERATIONS:**

APPROVED BY *[Signature]* Director  
COASTAL CRUISE ASSOCIATION  
4/15/23

DATE: 

THE WORK TO BE COMPLETED IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF:

WITH PAYMENT TO BE MADE AS FOLLOWS:

50% to start and 50% upon completion

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be excused only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner or general contractor to carry builders risk insurance. Our workers to be fully covered with liability and workers compensation insurance.

AUTHORIZED SIGNATURE



Online Banking

## Business Adv Relationship - 8682: Account Activity Transaction Details

Check number: 00000001227

Post date: 04/05/2023

Amount: -25,027.75

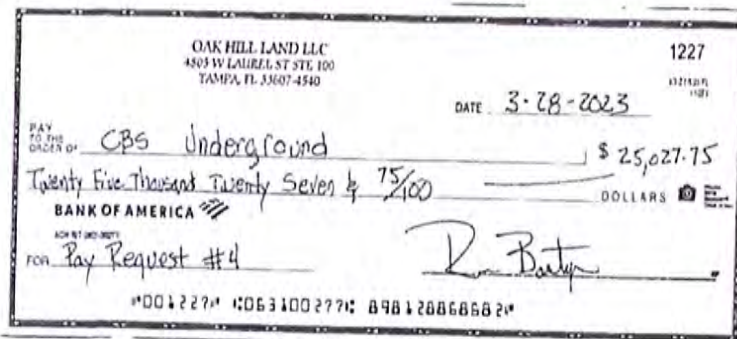
Type: Check

Description: Check

Merchant name: CA TECHNOLOGIES

Merchant  
information:

Transaction category: Cash, Checks &amp; Misc: Checks





Oak Hill Land LLC							
Job: Waterford Phase 2A							
				PROJECT NO./NAME:		Waterfo	
				SUBCONTRACT/P.O. NO.:			
FROM: CBS Underground Inc.				PAYMENT REQUEST NO:			
P O Box 930				PERIOD FROM:			
Ocala, Fl. 34478				TO:			
CONTACT:	Shari Privalle			PROJECT MANAGER:		Chu	
PHONE:	352-351-4605						
DESCRIPTION OF WORK:		Water Sewer					
STATEMENT OF CONTRACT							
PM	ORIGINAL CONTRACT/PO						
APPROVAL	APPROVED CHANGE ORDER						
	TOTAL CONTRACT/P.O. TO DATE						
	ADDITIONAL CHANGE ORDERS (ADD TO SCHEDULE ON BACK)						
	REVISED CONTRACT/P.O. TO DATE						
PM	STATEMENT OF REQUISITION						
APPROVAL		% COMP	WORK IN	RETAINAGE			
			PLACE	10%			
	ORIGINAL CONTRACT	95%	\$ 811,686.00	\$81,168.60			
	CHANGE ORDERS	95%	\$ 36,454.46	\$3,645.45			
ACCT	STORED MATERIALS		\$ -				
APPROVAL							
	TOTAL EARNED TO DATE		\$ 848,140.47	\$84,814.05			
	LESS PREVIOUS PAYMENTS AT		\$ 820,331.85	\$82,033.19			
	CURRENT AMOUNT DUE		\$ 27,808.62	\$2,780.86			
SUBCONTRACT/P.O. DATE							
BOND REQUIRED	DATE						
INSURANCE EXPIRATION DATE							
STORED MAT'L EXPIRATION DATE							
		SUBMITTED BY:		charles stokes			
		TITLE:		Mgr			
FOR OFFICE USE ONLY		VENDOR AMT.		CHECK NO:			
OUR AMT:		VENDOR AMT:		CHECK NO:			
		SUB AMT:		CHECK NO:			
		SUB AMT:		CHECK NO:			

APPROVED  
 Dan B... Director  
 Coastal Services Assoc, Inc.  
 8/15/23

[illegible]

### 3rd Phase 2A

4

2/1/23

3/17/23

## Black Stokes

\$ 857,997.01

\$ 38,373.12

\$ 896,370.13

\$ 896,370.13

NET

**\$730,517.40**

**\$32,809.02**

**\$0.00**

**\$763,326.42**

\$738,298.67

**\$25,027.75**

০১৫



## **Tab 7**



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

✓ **Next Regular Meeting:** February 5, 2024 at 10:00 a.m.

**District  
Manager's  
Report**

January 8

**2024**

W  
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**FINANCIAL SUMMARY**

**11/30/2023**

General Fund Cash Balance	(\$4,324)
General Fund Annual Budget	\$ 257,413
YTD Budget	\$51,173
YTD Actual	\$ 36,831

**General Fund Expense Variance: \$14,341**

**Under  
Budget**