

*Waterlin
Stewardship District*

Meeting Agenda

April 1, 2026

AGENDA

Waterlin

Stewardship District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 25, 2026

**Board of Supervisors
Waterlin
Stewardship District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Waterlin Stewardship District** will be held on **Wednesday, April 1, 2026 at 3:00 PM, or shortly thereafter as reasonably possible, at 3850 Canoe Creek Road, Saint Cloud, FL.** Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 4, 2026 Meeting
4. Financing Matters
 - A. Consideration of Supplemental Engineer's Report
 - B. Consideration of Master Assessment Methodology Report for Assessment Area Two
 - C. Consideration of Resolution 2026-09 Declaring Special Assessments
 - D. Consideration of Resolution 2026-10 Setting a Public Hearing for Special Assessments
5. Appointment of Audit Committee and Chairperson
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #2 - #3
7. Other Business
8. Supervisor's Requests
9. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Alyssa Willson, District Counsel
Strickland Smith, Interim District Engineer

Enclosures

BOARD OF SUPERVISORS MEETING

MINUTES

MINUTES OF MEETING
WATERLIN
STEWARDSHIP DISTRICT

The continued meeting of the Board of Supervisors of the Waterlin Stewardship District was held Wednesday, March 4, 2026, at 3:00 p.m. at the Offices of Gentry Land Company, 3850 Canoe Creek Road, St. Cloud, Florida.

Present and constituting a quorum were:

Mike Liquori	Chairman
Chancy Summers	Vice Chairman
David Hulme	Assistant Secretary

Also present were:

George Flint	District Manager
Alyssa Willson <i>by phone</i>	District Counsel
Strickland Smith <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted there were no members of the public present other than Board and staff to provide public comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 3, 2025 Board of Supervisors Meeting and Merger Meeting

Mr. Flint presented the minutes from December 3, 2025 Board of Supervisors meeting and the merger hearing. He asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Minutes of the December 3, 2025 Board of Supervisors Meeting and Merger Hearing, were approved, as presented.

FOURTH ORDER OF BUSINESS**Consideration of Professional Engineering Agreement with Heidt Design**

Mr. Flint stated the Board had previously appointed Heidt as the interim District Engineer, later conducted a Request for Qualifications (RFQ), and then officially selected them as the District Engineer. The agreement is to formalize this selection.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Professional Engineering Agreement with Heidt Design, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-08 Expressing Its Intent to Operate and Maintain Certain Portions of the Surface Water Management System and Wetland Mitigation Areas – Added**

Ms. Willson stated this was prepared in abundance of caution depending on if there were some additional inquiries based on the merger items with the Water Management District.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-08 Expressing Its Intent to Operate and Maintain Certain Portions of the Surface Water Management System and Wetland Mitigation Areas – Added, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Willson stated that the merger petition has been filed with the county, and further updates will be shared as available. Mr. Liquori stated that they will start looking at the next bond issuance. The Engineer's Report is the next report needed so Kessler can move forward.

B. Engineer

Mr. Smith stated he will get the report for Phase 1 and Phase 4.

C. District Manager's Report

Mr. Flint had nothing additional to report.

SEVENTH ORDER OF BUSINESS**Other Business**

Mr. Liquori stated to Ms. Willson that they need to have further discussions regarding whether the District should oversee construction of the roadways linked to the next bond issuance, and to clarify the necessary steps and details for moving forward. Mr. Liquori stated he is working on another CDD reimbursement and was advised that a contractor's attorney advised his client not to sign the release form. He will set up a call with Ms. Willson to discuss how to work through this.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS**Adjournment**

Mr. Flint asked the Board for a motion to adjourn the meeting.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the meeting was adjourned..

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

*This item will be provided under
separate cover*

SECTION B

*This item will be provided under
separate cover*

SECTION C

RESOLUTION 2026-09

[ASSESSMENT AREA TWO]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERLIN STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “Board”) of the Waterlin Stewardship District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Assessment Area Two Engineer’s Report dated 2026*, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2025-238, *Laws of Florida* (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 2025-238, *Laws of Florida*, and Chapters 170 and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report for Assessment Area Two, dated _____, 2026*, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o George Flint, Governmental Management Services, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “District Records Office”); and

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

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

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Improvements is \$ _____ (the "Estimated Cost").

SECTION 5. The Assessments will defray approximately \$ _____, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. With respect to each lien securing a series of bonds, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Osceola County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 1st day of April, 2026.

ATTEST:

WATERLIN STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Assessment Area Two Engineer's Report*, dated _____, 2026

Exhibit B: *Master Special Assessment Methodology Report for Assessment Area Two*, dated _____, 2026

Exhibit A

Assessment Area Two Engineer's Report, dated _____, 2026

Exhibit B

*Master Special Assessment Methodology Report for Assessment Area Two, dated
_____, 2026*

SECTION D

RESOLUTION 2026-10

[ASSESSMENT AREA TWO]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERLIN STEWARDSHIP DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2026, AT ____:____.M., FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WATERLIN STEWARDSHIP DISTRICT IN ACCORDANCE WITH CHAPTER 2025-238, LAWS OF FLORIDA, AND CHAPTERS 170 AND 197, *FLORIDA STATUTES*.

WHEREAS, the Board of Supervisors of the Waterlin Stewardship District (the “Board”) has previously adopted Resolution 2026-09 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERLIN STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2026-09, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801 (the “District Office”).

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERLIN STEWARDSHIP DISTRICT:

SECTION 1. There is hereby declared a public hearing to be held at 3:00 p.m., or starting soon thereafter, on May 6, 2026, at 3850 Canoe Creek Rd St Cloud, FL 34772 for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapter 2025-238, *Laws of Florida*, and Chapters 170 and 197, *Florida Statutes*, and the District Manager

is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Osceola County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 1st day of April, 2026.

ATTEST:

WATERLIN STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION C

SECTION 1

Waterlin
Stewardship District

Unaudited Financial Reporting
February 28, 2026



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7	<u>Long Term Debt Schedule</u>
8	<u>Assessment Receipt Schedule</u>

Waterlin
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Total Governmental Funds</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$ 28,467	\$ 28,467
Due from Developer	-	-
Due from General Fund	-	-
Prepaid Expenditures	-	-
Total Assets	\$ 28,467	\$ 28,467
Liabilities:		
Accounts Payable	\$ 23,642	\$ 23,642
FICA Payable	-	-
Due to Debt Service	-	-
Contracts Payable	-	-
Total Liabilites	\$ 23,642	\$ 23,642
Fund Balance:		
Nonspendable:		
Deposits and Prepaid Items	\$ -	\$ -
Assigned:		
Capital Projects Fund	-	-
Debt Service Fund	-	-
Unassigned	4,825	4,825
Total Fund Balances	\$ 4,825	\$ 4,825
Total Liabilities & Fund Balance	\$ 28,467	\$ 28,467

Waterlin
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Developer Contributions	\$ 126,300	\$ 15,142	\$ 15,142	\$ -
Interest Income	-	-	69	69
Total Revenues	\$ 126,300	\$ 15,142	\$ 15,211	\$ 69
Expenditures:				
General & Administrative:				
Engineering	\$ 15,000	\$ 6,250	-	\$ 6,250
Attorney	25,000	10,417	15,667	(5,250)
Management Fees	41,200	17,167	6,867	10,300
Information Technology	3,090	1,288	618	670
Website/ ADA Compliance	1,750	729	412	317
Dissemination Agent	5,000	2,083	-	2,083
Assessment Administration	5,000	2,083	-	2,083
Annual Audit	1,500	625	-	625
Telephone	300	125	-	125
Postage & Delivery	1,000	417	63	354
Insurance	5,000	2,083	-	2,083
Printing & Binding	1,000	417	16	401
Legal Advertising	15,000	6,250	3,387	2,863
Other Current Charges	5,000	2,083	107	1,976
Office Supplies	625	260	0	260
Travel Per Diem	660	275	-	275
Dues, Licenses & Subscriptions	175	73	-	73
Total Expenditures	\$ 126,300	\$ 52,625	\$ 27,136	\$ 25,489
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (11,925)	
Fund Balance - Beginning	\$ -		\$ 16,750	
Fund Balance - Ending	\$ -		\$ 4,825	

Waterlin
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	\$ 15,142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,142
Interest Income	-	0	0	25	44	-	-	-	-	-	-	-	69
Total Revenues	\$ -	\$ 0	\$ 15,142	\$ 25	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,211
Expenditures:													
<u>General & Administrative:</u>													
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	4,725	6,662	866	3,415	-	-	-	-	-	-	-	-	15,667
Management Fees	-	1,717	1,717	1,717	1,717	-	-	-	-	-	-	-	6,867
Information Technology	-	155	155	155	155	-	-	-	-	-	-	-	618
Website/ ADA Compliance	-	103	103	103	103	-	-	-	-	-	-	-	412
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	-	61	2	-	-	-	-	-	-	-	-	-	63
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	16	-	-	-	-	-	-	-	-	16
Legal Advertising	1,515	1,872	-	-	-	-	-	-	-	-	-	-	3,387
Other Current Charges	-	-	-	115	(8)	-	-	-	-	-	-	-	107
Office Supplies	-	0	-	-	-	-	-	-	-	-	-	-	0
Travel Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	\$ 6,240	\$ 10,569	\$ 2,842	\$ 5,520	\$ 1,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,136
Excess Revenues (Expenditures)	\$ (6,240)	\$ (10,568)	\$ 12,301	\$ (5,494)	\$ (1,923)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (11,925)

SECTION 2

Waterlin
Stewardship District

Funding Request #2
December 22, 2025

Payee		General Fund FY2026	
1	Governmental Management Services		\$ 4,011.19
	Invoice #2 - November Management Fees	\$ 2,035.07	
	Invoice #3 - December Management Fees	\$ 1,976.12	
2	Kutak Rock LLP		\$ 11,131.03
	Invoice #3638119 - General Counsel June-August 2025	\$ 944.50	
	Invoice #3654293 - General Counsel September 2025	\$ 5,032.53	
	Invoice #3654294 - Bond Validation September 2025	\$ 198.00	
	Invoice #3669531 - General Counsel October 2025	\$ 1,671.50	
	Invoice #3669537 - Construction October 2025	\$ 231.00	
	Invoice #3669536 - Bond Validation October 2025	\$ 3,053.50	
			\$ 15,142.22
		Total:	\$ 15,142.22

Please make check payable to:

Waterlin Stewardship District
219 E Livingston Street
Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2
Invoice Date: 11/1/25
Due Date: 11/1/25
Case:
P.O. Number:

Bill To:
Waterline Stewardship District
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		1,716.67	1,716.67
Website Administration		103.00	103.00
Information Technology		154.50	154.50
Office Supplies		0.15	0.15
Postage		5.04	5.04
American Express Statement Closing 10/25/25 - Simply Stamps Seal Stamp		55.71	55.71
Total			\$2,035.07
Payments/Credits			\$0.00
Balance Due			\$2,035.07

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 3
Invoice Date: 12/1/25
Due Date: 12/1/25
Case:
P.O. Number:

Bill To:

Waterline Stewardship District
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		1,716.67	1,716.67
Website Administration		103.00	103.00
Information Technology		154.50	154.50
Copies		1.95	1.95
Total			\$1,976.12
Payments/Credits			\$0.00
Balance Due			\$1,976.12

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 6, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3638119

Client Matter No. 61623-1

Notification Email: efgroup@kutakrock.com

Waterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3638119
61623-1

Re: General Counsel

For Professional Legal Services Rendered

06/27/25	A. Willson	0.80	264.00	Confer with Flint and Liquori regarding organizational items
06/30/25	A. Willson	0.20	66.00	Confer with Flint regarding organizational meeting agenda; work session with Rigoni regarding same
07/09/25	J. Gillis	0.10	18.50	Receive and review codified special act
08/03/25	M. Rigoni	0.10	30.50	Review applicability of worker's compensation statute to supervisors
08/18/25	M. Rigoni	1.10	335.50	Prepare organizational meeting agenda items and confer with Flint and Vanderbilt; prepare various notices
08/18/25	A. Willson	0.20	66.00	Confer with Flint regarding initial landowner election and board meeting
08/19/25	J. Gillis	0.20	37.00	Confer with staff regarding organizational meeting and landowner election and documents needed for same; review published notice regarding same
08/19/25	M. Rigoni	0.20	61.00	Confer with Vanderbilt regarding landowner election and organizational meeting

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Waterlin Stewardship District

October 6, 2025

Client Matter No. 61623-1

Invoice No. 3638119

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08/19/25	A. Willson	0.20	66.00	Confer with Vanderbilt regarding initial landowner meeting
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TOTAL HOURS	3.10
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TOTAL FOR SERVICES RENDERED	\$944.50
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TOTAL CURRENT AMOUNT DUE	<u>\$944.50</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 6, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3654293

Client Matter No. 61623-1

Notification Email: eftgroup@kutakrock.com

Waterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3654293
61623-1

Re: General Counsel

For Professional Legal Services Rendered

09/04/25	M. Rigoni	0.50	152.50	Review draft organizational meeting agenda and confer with Flint
09/04/25	A. Willson	0.20	66.00	Confer with Flint regarding organizational meeting agenda
09/05/25	J. Gillis	5.70	1,054.50	Review organizational meeting agenda; confer with staff regarding organizational meeting documents and begin drafting same; confer with staff regarding website services agreement
09/08/25	J. Gillis	0.70	129.50	Draft website services agreement with ReAlign; confer with staff regarding same; review and revise organizational meeting documents
09/08/25	M. Rigoni	5.30	1,616.50	Finalize organizational meeting documents, various agreements, and notices for public hearings; confer with Flint, Vanderbilt and Willson
09/08/25	A. Willson	0.20	66.00	Prepare organizational meeting items
09/09/25	M. Rigoni	0.80	244.00	Review district management services agreement and confer with Flint

KUTAK ROCK LLP

Waterlin Stewardship District
November 6, 2025
Client Matter No. 61623-1
Invoice No. 3654293
Page 2

09/09/25	A. Willson	0.10	33.00	Confer with Wilhelm regarding organizational meeting; review items for same
09/11/25	A. Willson	3.00	990.00	Prepare for, travel to and attend organizational meeting follow up from same
09/22/25	A. Willson	0.20	66.00	Meeting follow up
09/26/25	A. Willson	0.30	99.00	Confer with Green and Liquori regarding funding options for transportation improvements; review items regarding same
09/30/25	A. Willson	0.70	231.00	Confer with Green and Liquori regarding impact fee items

TOTAL HOURS 17.70

TOTAL FOR SERVICES RENDERED \$4,748.00

DISBURSEMENTS

Meals	17.27
Travel Expenses	267.26

TOTAL DISBURSEMENTS 284.53

TOTAL CURRENT AMOUNT DUE \$5,032.53

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 6, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3654294

Client Matter No. 61623-2

Notification Email: eftgroup@kutakrock.com

Waterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3654294
61623-2

Re: Bond Validation

For Professional Legal Services Rendered

09/11/25	A. Willson	0.20	66.00	Confer with Liquori, Flint and Berlinsky regarding bond validation items
09/26/25	A. Willson	0.40	132.00	Confer with Smith regarding engineer's report; confer with Wilhelm regarding validation structure
TOTAL HOURS		0.60		
TOTAL FOR SERVICES RENDERED				\$198.00
TOTAL CURRENT AMOUNT DUE				<u>\$198.00</u>

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 4, 2025

Check Remit To:Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157**ACH/Wire Transfer Remit To:**ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3669531
Client Matter No. 61623-1
Notification Email: eftgroup@kutakrock.comWaterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801Invoice No. 3669531
61623-1

Re: General Counsel

For Professional Legal Services Rendered

10/02/25	A. Willson	0.40	132.00	Work session with Gillis regarding meeting follow up and agenda items for upcoming meeting
10/03/25	M. Rigoni	0.20	61.00	Perform meeting follow-up
10/06/25	J. Gillis	1.30	240.50	Draft notices of public hearing on adoption of rules of procedure, uniform method and FY 2025 and FY 2026 budgets; draft resolutions adopting same; confer with staff regarding same
10/06/25	M. Rigoni	0.80	244.00	Finalize various public hearing notices and confer with Flint and Vanderbilt
10/08/25	M. Rigoni	0.10	30.50	Follow-up with Flint and Vanderbilt regarding public hearing notices
10/13/25	M. Rigoni	1.40	427.00	Analyze merger requirements and prepare merger documents with GIR East CDD; confer with Vanderbilt and Smith regarding boundary map
10/20/25	M. Rigoni	0.80	244.00	Prepare merger documents
10/20/25	A. Willson	0.20	66.00	Confer with Flint regarding landowner meeting

KUTAK ROCK LLP

Waterlin Stewardship District

December 4, 2025

Client Matter No. 61623-1

Invoice No. 3669531

Page 2

10/24/25	J. Gillis	0.40	74.00	Draft resolution confirming intent to merge with GIR East CDD; review merger checklist; confer with staff regarding same
10/29/25	M. Rigoni	0.30	91.50	Finalize and coordinate agenda items with Flint and Vanderbilt; confer regarding potential merger public hearing
10/30/25	M. Rigoni	0.20	61.00	Review agenda and confer with Vanderbilt and Flint

TOTAL HOURS	6.10
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TOTAL FOR SERVICES RENDERED	\$1,671.50
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TOTAL CURRENT AMOUNT DUE	\$1,671.50
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UNPAID INVOICES:

October 6, 2025	Invoice No. 3638119	944.50
November 6, 2025	Invoice No. 3654293	5,032.53

TOTAL DUE	<u>\$7,648.53</u>
-----------	-------------------

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 4, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3669537

Client Matter No. 61623-3

Notification Email: efgroup@kutakrock.com

Waterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3669537
61623-3

Re: Construction

For Professional Legal Services Rendered

09/11/25	A. Willson	0.30	99.00	Confer with Liquori, Flint and Berlinsky regarding construction procurement items
09/23/25	A. Willson	0.40	132.00	Confer with Liquori regarding mobility fees; review items regarding same

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED \$231.00

TOTAL CURRENT AMOUNT DUE \$231.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 4, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3669536

Client Matter No. 61623-2

Notification Email: eftgroup@kutakrock.com

Waterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3669536
61623-2

Re: Bond Validation

For Professional Legal Services Rendered

10/01/25	M. Rigoni	0.70	213.50	Review sample CIP reports for working group; prepare validation complaint
10/01/25	A. Willson	0.20	66.00	Confer with team regarding validation items; review same
10/03/25	M. Rigoni	0.90	274.50	Review validation pleadings and attend status call; follow-up with working group regarding next steps
10/03/25	A. Willson	0.60	198.00	Confer with Liquori, Strickland, Green, Flint and Wilhelm regarding validation items; follow up from same
10/14/25	M. Rigoni	0.80	244.00	Analyze necessary pleadings and scope
10/17/25	M. Rigoni	0.30	91.50	Prepare pleadings
10/21/25	M. Rigoni	0.20	61.00	Confer with Smith, Flint and Wilhelm regarding validation reports and bond authorization
10/22/25	M. Rigoni	2.90	884.50	Analyze impact fee pledge provisions in bond documents; review bond resolution and form of MTI; confer with Wilhelm

KUTAK ROCK LLP

Waterlin Stewardship District

December 4, 2025

Client Matter No. 61623-2

Invoice No. 3669536

Page 2

10/23/25	J. Gillis	0.90	166.50	Draft complaint for validation and checklist; confer with staff regarding same
10/29/25	M. Rigoni	1.80	549.00	Review draft engineer's validation report
10/30/25	M. Rigoni	0.80	244.00	Review validation engineering report and confer with Smith
10/31/25	M. Rigoni	0.20	61.00	Confer with Flint and Wilhelm; follow-up with Smith

TOTAL HOURS	10.30
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TOTAL FOR SERVICES RENDERED	\$3,053.50
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TOTAL CURRENT AMOUNT DUE	<u>\$3,053.50</u>
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Payee		General Fund FY2026	
1	Governmental Management Services		\$ 5,938.11
	Invoice #4 - January Management Fees	\$ 1,989.77	
	Invoice #5 - February Management Fees	\$ 1,974.17	
	Invoice #6 - March Management Fees	\$ 1,974.17	
2	Kutak Rock LLP		\$ 10,941.96
	Invoice #3675481 - Bond Validation November 2025	\$ 5,572.80	
	Invoice #3675480 - General Counsel November 2025	\$ 1,089.00	
	Invoice #3690440 - Bond Validation December 2025	\$ 382.00	
	Invoice #3690438 - General Counsel December 2025	\$ 483.50	
	Invoice #3704072 - General Counsel January 2026	\$ 233.80	
	Invoice #3704073 - Bond Validation January 2026	\$ 3,180.86	
3	ReAlign Web Design		\$ 1,750.00
	Website Creation		
			\$ 18,630.07
		Total:	\$ 18,630.07

Please make check payable to:

Waterlin Stewardship District
219 E Livingston Street
Orlando, FL 32822

1001 Bradford Way
Kingston, TN 37763

Invoice #: 4
Invoice Date: 1/1/26
Due Date: 1/1/26
Case:
P.O. Number:

Waterline Stewardship District
219 E. Livingston St.
Orlando, FL 32801

[illegible]

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 26, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3675480

Client Matter No. 61623-1

Notification Email: eftgroup@kutakrock.com

Waterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3675480
61623-1

Re: General Counsel

For Professional Legal Services Rendered

11/03/25	M. Rigoni	0.10	30.50	Review revised agenda
11/05/25	J. Gillis	0.10	18.50	Follow up from Board meeting
11/05/25	M. Rigoni	0.30	91.50	Confer with Flint and Liquori regarding meeting; attend board meeting
11/07/25	A. Willson	0.20	66.00	Review items regarding District boundary; confer with Liquori regarding same
11/12/25	J. Gillis	0.10	18.50	Review board members and prepare updates to Capital Conversations e-mail tracking chart
11/12/25	M. Rigoni	0.90	274.50	Prepare for and attend board meeting and perform meeting follow-up
11/24/25	M. Rigoni	0.60	183.00	Review merger items and prepare documents regarding same
11/25/25	M. Rigoni	0.40	122.00	Review merger hearing publication affidavits and confer with Vanderbilt; work session with Willson regarding merger protocol
11/25/25	A. Willson	0.40	132.00	Work session with Rigoni regarding merger items; review same

KUTAK ROCK LLP

Waterlin Stewardship District
December 26, 2025
Client Matter No. 61623-1
Invoice No. 3675480
Page 2

11/26/25	M. Rigoni	0.50	152.50	Prepare agenda items and confer with Vanderbilt
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TOTAL HOURS	3.60
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TOTAL FOR SERVICES RENDERED	\$1,089.00
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TOTAL CURRENT AMOUNT DUE	\$1,089.00
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UNPAID INVOICES:

October 6, 2025	Invoice No. 3638119	944.50
November 6, 2025	Invoice No. 3654293	5,032.53
December 4, 2025	Invoice No. 3669531	1,671.50

TOTAL DUE	<u>\$8,737.53</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 26, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3675481

Client Matter No. 61623-2

Notification Email: eftgroup@kutakrock.com

Waterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3675481

61623-2

Re: Bond Validation

For Professional Legal Services Rendered

11/03/25	M. Rigoni	3.30	1,006.50	Confer with Smith and Flint regarding validation reports; finalize draft validation complaint and confer with Wilhelm
11/04/25	M. Rigoni	0.70	213.50	Review revised validation complaint and engineering validation report; confer with Flint
11/04/25	A. Willson	0.20	66.00	Confer with Flint regarding validation report
11/05/25	M. Rigoni	0.80	244.00	Review revised validation engineering report and confer with Liquori, Flint and Smith
11/07/25	M. Rigoni	1.80	549.00	Review project scope and boundaries; confer with Smith and Liquori; review draft bond sizing validation report and confer with Flint
11/10/25	M. Rigoni	0.60	183.00	Confer with Willson, Smith, and Flint regarding validation items
11/10/25	A. Willson	0.20	66.00	Work session with Rigoni regarding validation structure
11/11/25	M. Rigoni	0.70	213.50	Review revised validation report and confer with Flint

KUTAK ROCK LLP

Waterlin Stewardship District
December 26, 2025
Client Matter No. 61623-2
Invoice No. 3675481
Page 2

11/12/25	M. Rigoni	2.60	793.00	Confer with Sandy regarding merger validation structures; confer with Wilhelm regarding same; review validation bond sizing report and revised engineer's report for validation and confer with Flint and Smith
11/13/25	J. Gillis	0.10	18.50	Receive and review final validation report
11/13/25	M. Rigoni	0.20	61.00	Confer with Flint and review final validation report
11/17/25	M. Rigoni	0.10	30.50	Follow-up with Smith regarding final reports
11/18/25	M. Rigoni	0.20	61.00	Review final bond engineering report and confer with Strickland and Flint
11/19/25	J. Gillis	1.80	333.00	Review and revise bond validation complaint; compile complaint with exhibits; confer with staff regarding same; coordinate filing of same
11/19/25	M. Rigoni	0.80	244.00	Finalize validation complaint package and coordinate filing; confer with ASA Perry
11/20/25	J. Gillis	1.50	277.50	Follow up on filing of complaint and judicial assignment; review Judge Arendas' procedures and availability for hearing; confer with staff regarding same; receive and review State's filed notice of appearance, designation of email addresses and answer; confer with staff regarding acknowledgment of service; draft same
11/20/25	M. Rigoni	0.60	183.00	Confer with staff regarding pleadings next steps; confer with Liquori regarding same; review ASA's filed pleadings
11/21/25	J. Gillis	1.10	203.50	Confer with staff and ASA regarding availability for hearing; review Judge's procedures regarding virtual hearings; confer with staff regarding same; coordinate scheduling of hearing with JA

KUTAK ROCK LLP

Waterlin Stewardship District
December 26, 2025
Client Matter No. 61623-2
Invoice No. 3675481
Page 3

11/21/25	M. Rigoni	0.50	152.50	Confer with Liquori regarding validation and issue timeline; review judge's rules and coordinate hearing date
11/24/25	J. Gillis	0.90	166.50	Review Judge Arendas' availability for hearing; coordinate with staff, ASA and JA regarding scheduling of same
11/24/25	M. Rigoni	0.30	91.50	Coordinate hearing date

TOTAL HOURS 19.00

TOTAL FOR SERVICES RENDERED \$5,157.00

DISBURSEMENTS

Filing and Court Fees 415.80

TOTAL DISBURSEMENTS 415.80

TOTAL CURRENT AMOUNT DUE \$5,572.80

UNPAID INVOICES:

November 6, 2025	Invoice No. 3654294	198.00
December 4, 2025	Invoice No. 3669536	3,053.50

TOTAL DUE \$8,824.30

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3690438

Client Matter No. 61623-1

Notification Email: eftgroup@kutakrock.com

Waterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3690438
61623-1

Re: General Counsel

For Professional Legal Services Rendered

12/03/25	M. Rigoni	0.80	244.00	Prepare for and attend board meeting and merger public hearing
12/05/25	J. Gillis	0.20	37.00	Follow up from Board meeting; confer with staff regarding notice of award for engineering services RFP
12/15/25	J. Gillis	0.60	111.00	Review proposals received for engineering services RFQ; draft notices of intent to award RFQ for engineering services; confer with staff regarding same
12/15/25	M. Rigoni	0.30	91.50	Finalize notice of intent to award engineering RFQ
TOTAL HOURS		1.90		

KUTAK ROCK LLP

Waterlin Stewardship District

January 29, 2026

Client Matter No. 61623-1

Invoice No. 3690438

Page 2

TOTAL FOR SERVICES RENDERED	\$483.50
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TOTAL CURRENT AMOUNT DUE	\$483.50
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UNPAID INVOICES:

October 6, 2025	Invoice No. 3638119	944.50
November 6, 2025	Invoice No. 3654293	5,032.53
December 4, 2025	Invoice No. 3669531	1,671.50
December 26, 2025	Invoice No. 3675480	1,089.00

TOTAL DUE	<u>\$9,221.03</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3690440

Client Matter No. 61623-2

Notification Email: eftgroup@kutakrock.com

Waterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3690440

61623-2

Re: Bond Validation

For Professional Legal Services Rendered

12/11/25	J. Gillis	0.10	18.50	Confer with staff regarding acknowledgment of service
12/16/25	J. Gillis	0.10	18.50	Follow up on status of acknowledgment of service
12/16/25	M. Rigoni	0.10	30.50	Confer with Perry regarding acknowledgment of service
12/17/25	J. Gillis	0.80	148.00	Draft notice and order to show cause and cover letter to Judge Arendas regarding same; confer with staff regarding same; review Judge Arendas' procedures
12/29/25	J. Gillis	0.90	166.50	Draft prehearing memorandum of law; confer with staff regarding same
TOTAL HOURS		2.00		

KUTAK ROCK LLP

Waterlin Stewardship District

January 29, 2026

Client Matter No. 61623-2

Invoice No. 3690440

Page 2

TOTAL FOR SERVICES RENDERED	\$382.00
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TOTAL CURRENT AMOUNT DUE	\$382.00
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UNPAID INVOICES:

November 6, 2025	Invoice No. 3654294	198.00
December 4, 2025	Invoice No. 3669536	3,053.50
December 26, 2025	Invoice No. 3675481	5,572.80

TOTAL DUE	<u>\$9,206.30</u>
-----------	-------------------

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3704072

Client Matter No. 61623-1

Notification Email: eftgroup@kutakrock.com

Waterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3704072
61623-1

Re: General Counsel

For Professional Legal Services Rendered

01/07/26	J. Gillis	0.10	20.00	Prepare tracking chart for FY 2027 budget adoption, audit acceptance and meeting schedule adoption
01/14/26	J. Gillis	0.30	60.00	Coordinate recording of notice of creation and establishment
01/15/26	J. Gillis	0.10	20.00	Follow up on recording of notice of creation and establishment
01/23/26	M. Rigoni	0.10	32.00	Research outstanding district business and confer with Liquori and Flint
TOTAL HOURS		0.60		

KUTAK ROCK LLP

Waterlin Stewardship District

February 27, 2026

Client Matter No. 61623-1

Invoice No. 3704072

Page 2

TOTAL FOR SERVICES RENDERED	\$132.00
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DISBURSEMENTS

Filing and Court Fees	99.80
Reproduction Costs	2.00

TOTAL DISBURSEMENTS	<u>101.80</u>
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TOTAL CURRENT AMOUNT DUE	\$233.80
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UNPAID INVOICES:

October 6, 2025	Invoice No. 3638119	944.50
November 6, 2025	Invoice No. 3654293	5,032.53
December 4, 2025	Invoice No. 3669531	1,671.50
December 26, 2025	Invoice No. 3675480	1,089.00
January 29, 2026	Invoice No. 3690438	483.50

TOTAL DUE	<u>\$9,454.83</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3704073

Client Matter No. 61623-2

Notification Email: eftgroup@kutakrock.com

Waterlin Stewardship District
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3704073
61623-2

Re: Bond Validation

For Professional Legal Services Rendered

01/09/26	J. Gillis	0.20	40.00	Confer with staff regarding notice and order to show cause, prehearing memorandum of law and joint stipulation
01/09/26	M. Rigoni	1.80	576.00	Finalize notice and order to show cause, cover letter regarding same, and prehearing memorandum of law
01/12/26	J. Gillis	0.50	100.00	Confer with staff and review notice and order to show cause; review and revise cover letter to Judge Arendas regarding same; confer with ASA regarding notice and order to show cause and acknowledgment of service
01/12/26	M. Rigoni	0.20	64.00	Correspondence regarding acknowledgment of service and notice and order to show cause

KUTAK ROCK LLP

Waterlin Stewardship District

February 27, 2026

Client Matter No. 61623-2

Invoice No. 3704073

Page 2

01/13/26	J. Gillis	0.80	160.00	Follow up with ASA regarding notice and order to show cause and filing of acknowledgment of service; receive and revise filed acknowledgment of service; coordinate filing of notice and order to show cause and confer with JA regarding same
01/13/26	M. Rigoni	0.20	64.00	Correspondence regarding pleadings
01/14/26	J. Gillis	2.20	440.00	Draft joint stipulation; confer with staff regarding exhibits and certificates for joint stipulation; draft trustee's certificate and confer with trustee regarding same; confer with JA regarding notice and order to show cause; receive and review executed notice and order to show cause; coordinate with Orlando Sentinel regarding publication of same; coordinate booking of court reporter for validation hearing
01/14/26	M. Rigoni	0.40	128.00	Correspondence regarding joint stipulation exhibits and other pleadings
01/14/26	A. Willson	0.20	69.00	Review validation items
01/15/26	J. Gillis	0.10	20.00	Confer with court reporter regarding validation hearing
01/16/26	J. Gillis	0.20	40.00	Confer with Orlando Sentinel and finalize publication of notice and order to show cause
01/28/26	J. Gillis	0.10	20.00	Confer with trustee regarding execution of trustee's certificate
01/29/26	J. Gillis	0.30	60.00	Receive and review executed trustee certificate; continue compiling exhibits for joint stipulation
TOTAL HOURS		7.20		

KUTAK ROCK LLP

Waterlin Stewardship District

February 27, 2026

Client Matter No. 61623-2

Invoice No. 3704073

Page 3

TOTAL FOR SERVICES RENDERED	\$1,781.00
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DISBURSEMENTS

Miscellaneous	1,399.86	VENDOR: TRIBUNE PUBLISHING COMPANY LLC dba ORLAN; INVOICE#: 19408; DATE: 1/16/2026 - Notice and Order to Show Cause
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TOTAL DISBURSEMENTS	<u>1,399.86</u>
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TOTAL CURRENT AMOUNT DUE	\$3,180.86
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UNPAID INVOICES:

November 6, 2025	Invoice No. 3654294	198.00
December 4, 2025	Invoice No. 3669536	3,053.50
December 26, 2025	Invoice No. 3675481	5,572.80
January 29, 2026	Invoice No. 3690440	382.00

TOTAL DUE	<u>\$12,387.16</u>
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ReAlign Web Design
650 North Alafaya Trail,
Suite 101 #780334
Orlando FL, 32828
(321) 262-2823

Invoice

Date	Invoice #
3/10/2026	295

Bill To
Waterlin Stewardship District 219 E. Livingston Street Orlando, Florida 32801 Tel: (407) 841-5524 Fax: (407) 839-1526

Description	Quantity	Rate	Amount
WaterlinSD.com (Waterlin Stewardship District) Website Design	1	1,750.00	1,750.00
Total			\$1,750.00

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

**WATERLIN STEWARDSHIP DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2026
Osceola County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Wednesday, June 3, 2026 at 2:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: George Flint, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Waterlin Stewardship District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Years 2026, 2027, 2028, 2029, 2030. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

WATERLIN STEWARDSHIP DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.*

(20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. *Proposer's Experience.*

(20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.*

(20 Points)

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

4. *Ability to Furnish the Required Services.*

(20 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.

(20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL

(100 Points)

SECTION B

**WATERLIN STEWARDSHIP DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Waterlin Stewardship District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 2025-238, *Laws of Florida*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County, Florida and currently has a general operating fund budget.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: George Flint, District Manager, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside **"Auditing Services – Waterlin Stewardship District."**

Proposals must be received by **2:00 PM on Wednesday, June 3, 2026**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager