



Rizzetta & Company

# **Waterset Central Community Development District**

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## **Board of Supervisors' Regular Meeting August 13, 2025**

**District Office:  
2700 S. Falkenburg Road Suite 2745  
Riverview, Florida 33578  
813.533.2950**

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

# **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

Waterset Club, 7281 Paradiso Drive, Apollo Beach, Florida 33572

<b>District Board of Supervisors</b>	Deneen Klenke Pete Williams Thomas McNutt Lynda McMorro Jean Ocampo	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Ruben Durand	Rizzetta & Company, Inc.
<b>District Counsel</b>	Erin McCormick	Erin McCormick Law, PA
<b>District Engineer</b>	Stephen Brletic	BDI Engineering

**All cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. 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.

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 2700 S. FALKENBURG RD, STE 2745. • RIVERVIEW, FL 33578**

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**Board of Supervisors**  
**Waterset Central Community**  
**Development District**

**August 12, 2025**

**REVISED AGENDA**

Dear Board Members:

The special meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Wednesday, August 13, 2025, at 5:30 p.m.** at the **Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572.**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. Aquatic Report..... Tab 1
  - B. Landscape & Irrigation
    - i. Presentation of Landscape Inspection Report..... USC
    - ii. **Landscape Contractor Update..... Tab 2**
    - iii. Irrigation Contractor Update ..... Tab 3
  - C. District Counsel
  - D. District Engineer
  - E. Clubhouse Manager
    - i. Presentation of Management Report..... USC
  - F. District Manager
    - i. Presentation of District Manager Report ..... Tab 4
- 4. BUSINESS ITEMS**
  - A. Public Hearing on Fiscal Year 2025-2026 Final Budget
    - i. **Consideration of Resolution 2025-08; Adopting Fiscal Year 2025-2026 Final Budget ..... Tab 5**
  - B. Public Hearing on Fiscal Year 2025-2026 Assessments
    - i. Consideration of Resolution 2025-09; Levying O&M Assessments for Fiscal Year 2025-2026..... USC
  - C. Consideration of Resolution 2025-10; Setting the Meeting Schedule for Fiscal Year 2025-2026..... Tab 6
  - D. Consideration of 2024-2025 Goals & Objectives Report ..... USC
  - E. **Consideration of Candidates for Board of Supervisors Open Seat..... Tab 7**
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Meeting held on July 10, 2025..... Tab 8
  - B. Consideration of Operations & Maintenance Expenditures for June 2025..... Tab 9
- 6. SUPERVISOR REQUESTS**

**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) 533-2950.

Sincerely,

*Ruben Durand*

Ruben Durand  
District Manager



## **Tab 1**



# MONTHLY REPORT

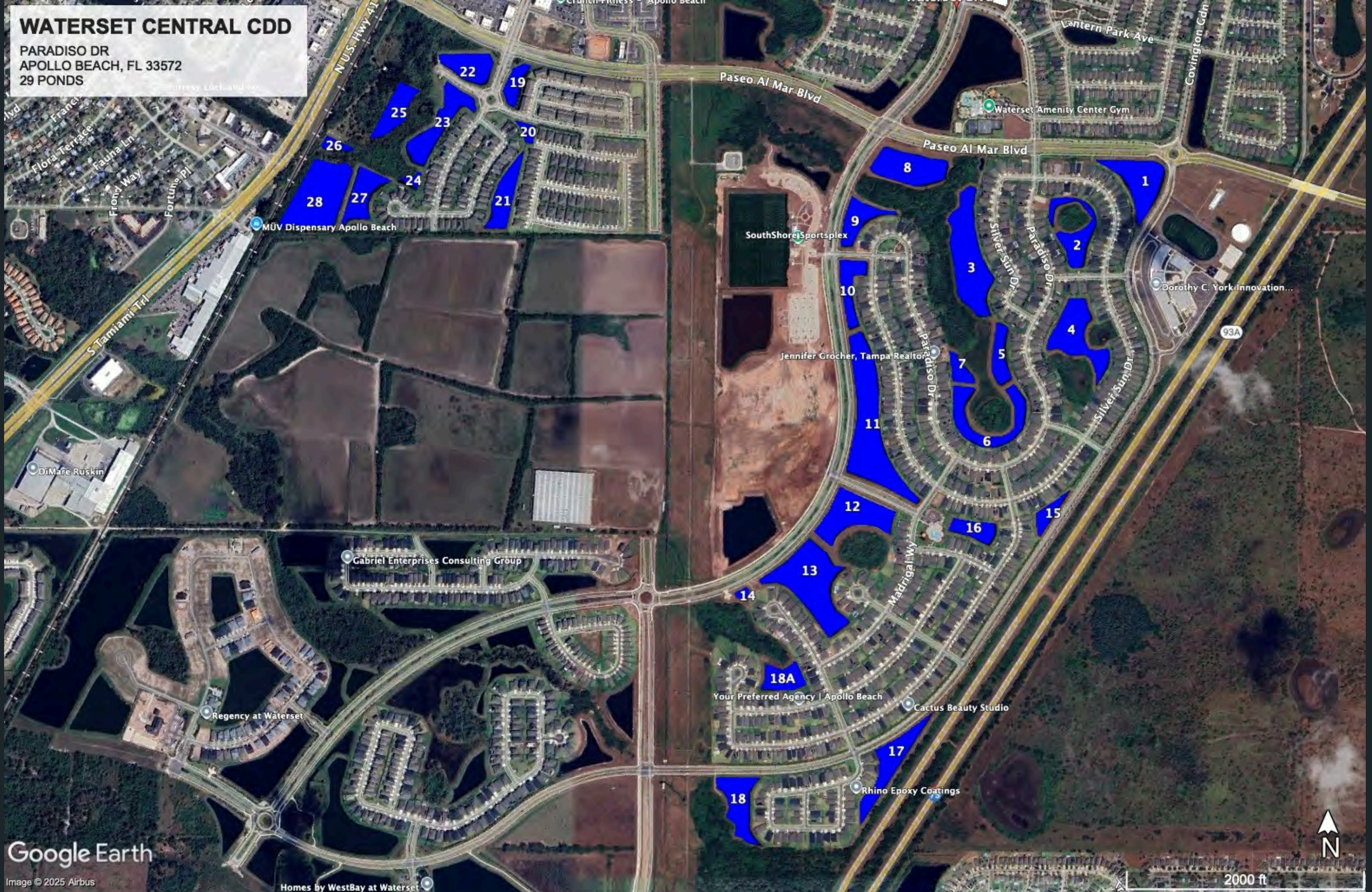
AUGUST, 2025





# WATERSET CENTRAL CDD

PARADISO DR  
APOLLO BEACH, FL 33572  
29 PONDS



Google Earth

Image © 2025 Airbus

Homes by WestBay at Waterset



Prepared for: Runen Durand  
Prepared By: Devon Craig

## SUMMARY:

The air temperatures and periodic rain falls are definitely taking its toll through out Florida right now. Sweltering heats and high water temps are causing blooms. This is temporary and are expected. Storm water retention ponds are catching all the runoff from the rainfall by design and prevent maintenance is tough to maintain during this time. Between dilution and overflow it is tough to keep in the ponds. Technicians are on-site a lot more this time of year and are reactive to these blooms.



Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.





Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #18A Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.





Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Pond weed and Shoreline Vegetation.





Pond #23 Treated for Algae and Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.





Pond #26 Treated for Shoreline Vegetation.



Pond #27 Treated for Algae and Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.



- 1: Shoreline vegetation has been treated.
- 2: Shoreline vegetation and Algae has been treated.
- 3: Shoreline vegetation has been treated.
- 4: Shoreline vegetation and Algae has been treated.
- 5: Shoreline vegetation has been treated.
- 6: Shoreline vegetation and Algae has been treated.
- 7: Shoreline vegetation and Algae has been treated.
- 8: Shoreline vegetation and Algae has been treated.
- 9: Shoreline vegetation and Algae has been treated.
- 10: Shoreline vegetation and Algae has been treated.
- 11: Shoreline vegetation and Algae has been treated.
- 12: Shoreline vegetation and Algae has been treated.
- 13: Shoreline vegetation has been treated.

- 14: Shoreline vegetation has been treated.
- 15: Shoreline vegetation and Algae has been treated.
- 16: Shoreline vegetation and algae has been treated.
- 17: Shoreline vegetation and Algae has been treated.
- 18: Shoreline vegetation and Algae has been treated.
- 19: Shoreline vegetation and Algae has been treated.
- 20: Shoreline vegetation and Algae has been treated.
- 21: Shoreline vegetation has been treated.
- 22: Shoreline vegetation and Algae has been treated.
- 23: Shoreline vegetation and Algae has been treated.
- 24: Shoreline vegetation and Algae has been treated.
- 25: Shoreline vegetation has been treated.
- 26: Shoreline vegetation has been treated.

27: Shoreline vegetation and Algae has been treated.

28: Shoreline vegetation has been treated.

## **Tab 2**



*The New Standard in Landscape Maintenance*

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5532 Auld Lane, Holiday FL 34690

## **MONTHLY LANDSCAPE INSPECTION Report Response**

<b>Property Name:</b>	<b>WATERSET CENTRAL CDD</b>
<b>Date of Initial Report:</b>	<b>JUNE 17, 2025</b>
<b>Date of Response:</b>	July 17, 2025
<b>Client Distribution List:</b>	John Toborg: <a href="mailto:jtoborg@rizzetta.com">jtoborg@rizzetta.com</a> Kataria Perodi: <a href="mailto:kparodi@castlegroup.com">kparodi@castlegroup.com</a> Ruben Durand: <a href="mailto:rdurand@rizzetta.com">rdurand@rizzetta.com</a> Derrick Evans: <a href="mailto:devans@rizzetta.com">devans@rizzetta.com</a>
<b>RedTree Distribution List:</b>	Peter Lucadano: <a href="mailto:peteluke@redtreelandscape.com">peteluke@redtreelandscape.com</a> David Lucadano: <a href="mailto:daveluke@redtreelandscape.com">daveluke@redtreelandscape.com</a> Brian Christensen: <a href="mailto:bchristensen@redtreelandscape.com">bchristensen@redtreelandscape.com</a> Rafael Rosario: <a href="mailto:rosario@redtreelandscape.com">rosario@redtreelandscape.com</a> Karen Lucadano: <a href="mailto:service@redtreelandscape.com">service@redtreelandscape.com</a>

### **Responses To Item Numbers**

- 1) Mentioned turf areas were inspected and were found to be old areas of chinch bug damage combined with compaction of turf. Recommendation for core aeration and resodding.
- 2) COMPLETED.
- 3) COMPLETED.
- 4) COMPLETED.
- 5) COMPLETED.
- 6) COMPLETED.
- 7) COMPLETED.
- 8) Corrected – no more herbicide on edges of volleyball court will be used and area has grown back successfully.
- 9) COMPLETED.



- 10) COMPLETED.
- 11) COMPLETED.
- 12) Pending completion.
- 13) COMPLETED.
- 14) COMPLETED.
- 15) COMPLETED.
- 16) COMPLETED.
- 17) Pending completion.
- 18) COMPLETED.
- 19) COMPLETED.
- 20) Proposal for replacement being repaired.
- 21) These areas have been fertilized.
- 22) This appears to be old chinch bug damage. This area has been treated with insecticide and fertilized.
- 23) COMPLETED.
- 24) While herbicide was not sprayed on the jasmine, it is possible that hard rains received shortly after applying herbicide in the same planter bed caused the herbicide to leach. The jasmine seems to be growing out well. Grassy weeds have been pulled from bougainvillea and Fusilade herbicide has been applied to this area.
- 25) COMPLETED.
- 26) This area has been treated with insecticide, and it has been fertilized.
- 27) This viburnum has been fertilized.
- 28) This area has been treated with insecticide, and it has been fertilized. The replacement of the turf in this area will be quoted in the sod assessment replacement proposal.
- 29) COMPLETED.
- 30) COMPLETED.
- 31) COMPLETED.
- 32) COMPLETED.

- 33) COMPLETED.
- 34) Pending completion.
- 35) Pending completion.
- 36) Pending completion.
- 37) These fakahatchee grasses have been treated for spider mites. Reduction pruning pending completion.
- 38) COMPLETED.
- 39) COMPLETED.
- 40) Pending completion.
- 41) COMPLETED.
- 42) COMPLETED.
- 43) COMPLETED.
- 44) Pending completion.
- 45) COMPLETED.
- 46) This area is now being mowed with an alternate mowing pattern to place the tires of the mowers on the top of the "hills." Please keep in mind that this problem was created by the previous contractor performing the same mowing pattern for a significant period of time, and it will take time for the compacted root system in the "valleys" to grow out and provide an even appearance.
- 47) Pending completion.
- 48) Pending completion.
- 49) Pending completion.
- 50) Turf has been treated for dollar weed. Detailing issues pending completion.
- 51) Pending completion.
- 52) Dollar weed has been treated – COMPLETED.
- 53) Pending completion.
- 54) COMPLETED.
- 55) COMPLETED.
- 56) This turf has been treated for selective weed control and fertilized – COMPLETED.

- 57) Pending completion.
- 58) Pending completion – Tissue samples have been submitted for analysis.
- 59) COMPLETED.
- 60) Pending completion.
- 61) COMPLETED.
- 62) We believe that applied herbicide leached from a hard rainfall shortly after applying herbicide in this area. Bougainvillea will be monitored and replaced if needed.
- 63) Pending completion.
- 64) Specialty fertilizers have been applied to the ixora – COMPLETED.
- 65) Turf herbicide completed, water shoot removal pending completion.
- 66) PROPOSAL SUBMITTED.
- 67) PROPOSAL SUBMITTED.
- 68) COMPLETED.
- 69) COMPLETED.
- 70) COMPLETED.
- 71) Blue daze has been fertilized – COMPLETED.
- 72) COMPLETED.
- 73) Old turf damage has been treated with insecticide and fertilized. This area should be quoted for replacement in the sod assessment program.
- 74) Pending completion.
- 75) COMPLETED.
- 76) COMPLETED.

**REQUESTED PROPOSALS SUBMITTED WITH THIS REPORT.**



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5532 Auld Lane, Holiday FL 34690

**July 9, 2025**

**Sod proposal for pond south of Betel Palm**

**For**

**Waterset Central**

**Attn: John Toborg**

**johntoborg@rizzetta.com**

- Implement 5yards of Top Soil and hand grand pond bank
- Install 2,000 sq ft Quality Bahia Sod
- Includes all materials, labor, hauling and dump fees

**Total: \$4,750.00**

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**Authorized By:**

**Date:**

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.systems](mailto:ksmith@redtreelandscape.systems) / Cell phone: (727) 426.3679



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5532 Auld Lane, Holiday FL 34690

**July 15, 2025**

**Sabal Palm Replacement Proposal**

**For**

**Waterset Central**

**NE corner of Reservoir and WSBld**

**Attn: John Toborg**

**JToborg@rizzetta.com**

- Remove dead Sabal Palm by root extraction and haul away debris
- Install 1 Sabal Palm 12' CT with boots
- Includes all materials, labor, hauling and dump fees

**Total: \$1,325.00**

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Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.com](mailto:ksmith@redtreelandscape.com) / Cell phone: (727) 426.3679



*The New Standard in Landscape Maintenance*

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**July 15, 2025**

**Sabal Palm Replacement Proposal**

**For**

**Waterset Central**

**WSBlvd median across from Sports Complex**

**Attn: John Toborg**

**JToborg@rizzetta.com**

- Remove dead Sabal Palm by root extraction and haul away debris
- Install 1 Sabal Palm 14' CT with boots
- Includes all materials, labor, hauling and dump fees

**Total: \$1,325.00**

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Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.systems](mailto:ksmith@redtreelandscape.systems) / Cell phone: (727) 426.3679



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5532 Auld Lane, Holiday FL 34690

**July 15, 2025**

**Sweetgum Replacement at Saguara/Silver Sun Pocket Park**

**For**

**Waterset Central**

**Attn: John Toborg**

**[jtoborg@rizzetta.com](mailto:jtoborg@rizzetta.com)**

- Remove dead Maple by root extraction
- Install 1 Sweetgum Liquidambar styraciflua "rotundiloba" 3"cal
- Includes construction of earthen water saucer 8"-10" high with 30gal Gator Bag
- Includes all materials, labor, hauling and dump fees

**Total: \$1,650.00**

---

**Authorized By:**

**Date:**

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.systems](mailto:ksmith@redtreelandscape.systems) / Cell phone: (727) 426.3679





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**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**July 15, 2025**

**Nitida Palm Replacement NE Corner Waterset Club Parking Lot**

**For**

**Waterset Central**

**Attn: John Toborg**

**[jtoborg@rizzetta.com](mailto:jtoborg@rizzetta.com)**

- Remove declining Nitida Palm and haul away debris
- Install 1 Nitida Palm 14' ct Field Grown Florida #1 w/ diamond cut trunk
- Includes construction of earthen water saucer 8"-10" high
- Includes all materials, labor, hauling and dump fees

**Total: \$3,750.00**

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**Authorized By:**

**Date:**

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.com](mailto:ksmith@redtreelandscape.com) / Cell phone: (727) 426.3679



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**July 9, 2025**

**Feijoa Replacement on Paradiso**

**For**

**Waterset Central**

**Attn: John Toborg**

**jtoborg@rizzetta.com**

- Install 1 Feijoa 7gal to hedge on Paradiso
- Includes all materials, labor, hauling and dump fees

**Total: \$75.00**

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Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscapesystems.com](mailto:ksmith@redtreelandscapesystems.com) / Cell phone: (727) 426.3679



*The New Standard in Landscape Maintenance*

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**July 9, 2025**

**Bald Cypress Removal pond south of Betel Palm**

**For**

**Waterset Central**

**Attn: John Toborg**

**[jtoborg@rizzetta.com](mailto:jtoborg@rizzetta.com)**

- Flush cut dead Bald Cypress and haul away debris
- Includes all labor, hauling and dump fees

**Total: \$450.00**

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Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.systems](mailto:ksmith@redtreelandscape.systems) / Cell phone: (727) 426.3679

## **Tab 3**



*Enhancing landscape with water-conscious techniques*

**August 5, 2025**

**Waterset Central CDD – July Irrigation Maintenance Report**

Routine Maintenance was conducted throughout the month and all alarms were addressed as quickly as possible.

**Responses to Waterset Central CDD Landscape Inspection Report dated July, 2025:**

Landscape report not received at time of this report generated

**In addition to routine maintenance, the following issues were proposed and addressed:**

#407 Covington Garden Drive and Betel Palm - Leak under sidewalk complete  
#417 Controller 5B Drip zone #4 - valve replacement complete

Summer rain is in full swing with daily afternoon showers, and we will continue to adjust the irrigation as necessary. ET and solar sync sensors have been checked and are working properly.

If you have any questions or concerns, please feel free to contact us at your earliest convenience.

Sincerely,

*Brian Brown*

Brian Brown

## Tab 4

## Waterset Central CDD Summary & Actionable Items - 07/10/2025

<u>Entity or Person(s) Responsible</u>	<u>Notes &amp; Actionable Items</u>
Board of Supervisors	1. Securitas agreement terminated. 2. Allied Universal to start in 30 days. DC to draft contract. 2. Tom brought print out of solar lights for mail kiosk. 3. Asked DM to let board know if quorum has been established at least 48 hours before the meeting.
Deneen	
District Counsel	1. Prior pool vendor has terminated contract. Board made a motion to allow Chair to negotiate contract with new vendor outside of the meeting and collaborate with DC who will draft contract
District Engineer	1. Provide email update on erosion behind homes on Silver Sun Dr
Aquatics - Sitex	
Clubhouse Manager - Castle	
Landscaper - Redtree	1. Trim plants around shower
Irrigation - Ballenger	
District Management	





# Quarterly Compliance Audit Report

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## Waterset Central

**Date:** July 2025 - 2nd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

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

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



# Florida F.S. 189.069 Requirements

Result: **PASSED**

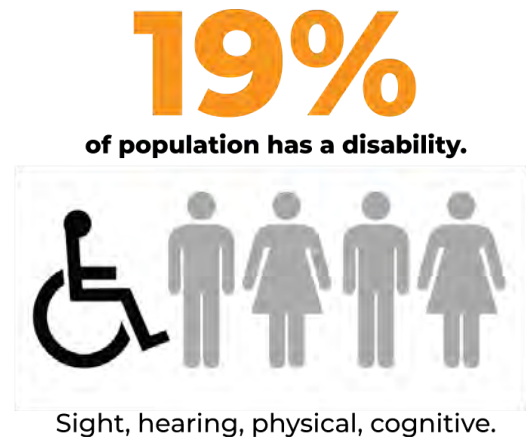
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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



# ADA Compliance Categories

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



## Contrast and colors

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

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



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

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





## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

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



## Easy to navigate and find information

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

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



## Properly formatting tables

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

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



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

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

### ***Timers***

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

### ***Fly-out menus***

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

### ***No pop-ups***

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

# Web Accessibility Glossary

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

## **Tab 5**

## **RESOLUTION 2025-08**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.**

**WHEREAS**, the Waterset Central Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and .

**WHEREAS**, the District Manager has, on or before the 11th day of June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Waterset Central Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 13, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Hillsborough County for posting on its website; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget:, as amended by the Board, attached hereto as Exhibit "A", is hereby adopted in accordance with the provisions of 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024-2025 and/or revised projections for Fiscal Year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Waterset Central Community Development District for the Fiscal Year Ending September 30, 2026, as adopted by the Board of Supervisors on August 14, 2025.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Hillsborough County for posting on its website.

**SECTION 2. Appropriations**

There is hereby appropriated out of the revenues of the Waterset Central Community

Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2025, the sum of \$                      to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ 1,974,559.00
RESERVE FUND	\$ <u>100,000.00</u>
DEBT SERVICE FUND	\$ <u>1,118,835.06</u>
TOTAL ALL FUNDS	\$ <u>3,193,394.00*</u>

\*Not inclusive of collection costs or early payment discounts

### **SECTION 3. Supplemental Appropriations**

The Board may authorize, by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of an appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of many funds.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000.00) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000.00 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Other transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish



administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 13th day of August 2025.

ATTEST:

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

**WATERSET CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

By:\_\_\_\_\_  
Chairman/Vice Chairman

Exhibit A:     Budget Fiscal Year 2025-2026

**EXHIBIT A**  
Budget Fiscal Year 2025-2026



Rizzetta & Company

# **Waterset Central Community Development District**

[www.watersetcentralcdd.org](http://www.watersetcentralcdd.org)

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## **Final Budget Draft for Fiscal Year 2025/2026**

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Proposed Budget Waterset Central Community Development District General Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025		
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 1,844,931	\$ 1,844,931	\$ 1,825,821	\$ 19,110	\$ 1,900,559	\$ 74,738	
6								
7	Assessment Revenue Subtotal	\$ 1,844,931	\$ 1,844,931	\$ 1,825,821	\$ 19,110	\$ 1,900,559	\$ 74,738	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 2,099	\$ 2,799	\$ -	\$ 2,799	\$ -	\$ -	
13	Other Miscellaneous Revenues							
14	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15	Clubhouse Rentals	\$ 24,513	\$ 32,684	\$ -	\$ 32,684	\$ -	\$ -	
16								
17	Other Revenue Subtotal	\$ 26,612	\$ 35,483	\$ -	\$ 35,483	\$ -	\$ -	
18								
19	TOTAL REVENUES	\$ 1,871,543	\$ 1,880,414	\$ 1,825,821	\$ 54,593	\$ 1,900,559	\$ 74,738	
20	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
21								
22	EXPENDITURES - ADMINISTRATIVE							
23								
24	Legislative							
25	Supervisor Fees	\$ 4,000	\$ 5,333	\$ 9,600	\$ 4,267	\$ 14,400	\$ 4,800	\$200 per meeting, 12 meetings 4 board members
26	Financial & Administrative							
27	Accounting Services	\$ 15,269	\$ 20,359	\$ 20,358	\$ (1)	\$ 21,376	\$ 1,018	
28	Administrative Services	\$ 3,796	\$ 5,061	\$ 5,061	\$ (0)	\$ 5,314	\$ 253	
29	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 450	\$ 450	\$ 450	\$ -	
30	Assessment Roll	\$ 5,624	\$ 5,624	\$ 5,624	\$ -	\$ 5,905	\$ 281	
31	Auditing Services	\$ 4,400	\$ 4,400	\$ 6,000	\$ 1,600	\$ 3,400	\$ (2,600)	Increase if considering RFP
32	Bank Fees	\$ 1,347	\$ 1,796	\$ 2,500	\$ 704	\$ 2,500	\$ -	
33	Disclosure Report	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
34	District Engineer	\$ 9,519	\$ 12,692	\$ 3,000	\$ (9,692)	\$ 12,000	\$ 9,000	
35	District Management	\$ 17,321	\$ 23,095	\$ 23,095	\$ 0	\$ 24,250	\$ 1,155	
36	Dues, Licenses & Fees	\$ 175	\$ 233	\$ 700	\$ 467	\$ 700	\$ -	
37	Financial & Revenue Collections	\$ 3,796	\$ 5,061	\$ 5,061	\$ (0)	\$ 5,314	\$ 253	
38	Legal Advertising	\$ 1,948	\$ 2,597	\$ 3,000	\$ 403	\$ 3,000	\$ -	
39	Public Officials Liability Insurance	\$ 3,027	\$ 3,027	\$ 3,200	\$ 173	\$ 3,500	\$ 300	EGIS increase
40	Trustees Fees	\$ 2,694	\$ 2,694	\$ 5,000	\$ 2,306	\$ 5,000	\$ -	
41	Utility Bond	\$ 197	\$ 263	\$ 500	\$ 237	\$ 500	\$ -	
42	Website Hosting, Maintenance, Backup & Email	\$ 2,953	\$ 3,937	\$ 4,000	\$ 63	\$ 4,000	\$ -	
43	Legal Counsel							
44	District Counsel	\$ 47,379	\$ 63,172	\$ 55,000	\$ (8,172)	\$ 65,000	\$ 10,000	
45								
46	Administrative Subtotal	\$ 127,195	\$ 164,345	\$ 157,149	\$ (7,196)	\$ 181,609	\$ 24,460	
47								
48	EXPENDITURES - FIELD OPERATIONS							

Proposed Budget Waterset Central Community Development District General Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
49								
50	<b>Security Operations</b>							
51	Employee - Workers Comp	\$ 808	\$ 1,077	\$ -	\$ (1,077)	\$ -	\$ -	
52	Security Services and Patrols	\$ 45,218	\$ 60,291	\$ 65,000	\$ 4,709	\$ 65,000	\$ -	Securitas Agreement is for \$61.1k.
53	<b>Electric Utility Services</b>							
54	Utility - Recreation Facilities	\$ 12,455	\$ 16,607	\$ 20,000	\$ 3,393	\$ 20,000	\$ -	
55	Utility - Street Lights	\$ 9,130	\$ 12,173	\$ 100,000	\$ 87,827	\$ -	\$ (100,000)	
56	Utility Services	\$ 14,652	\$ 19,536	\$ 35,000	\$ 15,464	\$ 35,000	\$ -	
57	<b>Gas Utility Services</b>							
58	Utility - Recreation Facilities	\$ 42,025	\$ 56,033	\$ 20,000	\$ (36,033)	\$ 25,000	\$ 5,000	
59	<b>Garbage/Solid Waste Control Services</b>		\$ -					
60	Garbage - Recreation Facility	\$ 8,412	\$ 11,216	\$ 16,000	\$ 4,784	\$ 12,000	\$ (4,000)	
61	<b>Water-Sewer Combination Services</b>							
62	Utility - Reclaimed	\$ 16,060	\$ 21,413	\$ 15,000	\$ (6,413)	\$ 18,000	\$ 3,000	
63	Utility Services	\$ 12,886	\$ 17,181	\$ 20,000	\$ 2,819	\$ 20,000	\$ -	
64	<b>Stormwater Control</b>		\$ -					
65	Aquatic Maintenance	\$ 32,400	\$ 43,200	\$ 43,200	\$ -	\$ 43,200	\$ -	Sitex contract
66	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 10,000	\$ 7,500	
67	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
68	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
69	<b>Other Physical Environment</b>							
70	Fire Ant Treatment	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 7,500	\$ 5,000	
71	General Liability Insurance	\$ 3,700	\$ 3,700	\$ 4,500	\$ 800	\$ 4,500	\$ -	EGIS increase
72	Holiday Decorations	\$ 8,112	\$ 10,816	\$ 9,000	\$ (1,816)	\$ 9,000	\$ -	
73	Irrigation Maintenance	\$ 52,677	\$ 70,236	\$ 70,000	\$ (236)	\$ 70,000	\$ -	contract \$69,972 with waterline station
74	Irrigation Repairs	\$ 11,567	\$ 15,423	\$ 10,000	\$ (5,423)	\$ 20,000	\$ 10,000	Based on current trend
75	Landscape - Mulch	\$ 3,746	\$ 4,995	\$ 100,000	\$ 95,005	\$ 103,000	\$ 3,000	
76	Landscape Inspection Services	\$ 8,100	\$ 10,800	\$ 10,800	\$ -	\$ 12,000	\$ 1,200	
77	Landscape Maintenance	\$ 240,831	\$ 321,108	\$ 400,000	\$ 78,892	\$ 440,000	\$ 40,000	
78	Landscape Replacement Plants, Shrubs, Trees	\$ 897	\$ 1,196	\$ 50,000	\$ 48,804	\$ 50,000	\$ -	FY23 spent \$56k
79	Property Insurance	\$ 46,558	\$ 46,558	\$ 45,922	\$ (636)	\$ 50,000	\$ 4,078	EGIS increase
80	<b>Road &amp; Street Facilities</b>							
81	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
82	Street Sign Repair & Replacement	\$ 13,658	\$ 18,211	\$ 10,000	\$ (8,211)	\$ 10,000	\$ -	
83	<b>Parks &amp; Recreation</b>							
84	Access Control Maintenance & Repair	\$ 5,737	\$ 7,649	\$ 15,000	\$ 7,351	\$ 15,000	\$ -	
85	Athletic/Park Court/Field Repairs	\$ 743	\$ 991	\$ 500	\$ (491)	\$ 500	\$ -	
86	Basketball Court Maintenance & Supplies	\$ 52	\$ 69	\$ 5,500	\$ 5,431	\$ 5,500	\$ -	
87	Clubhouse - Facility Janitorial Supplies	\$ 6,948	\$ 9,264	\$ 30,000	\$ 20,736	\$ 10,000	\$ (20,000)	
88	Clubhouse Janitorial Services	\$ 16,057	\$ 21,409	\$ -	\$ (21,409)	\$ 26,000	\$ 26,000	
89	Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 750	\$ 750	\$ 750	\$ -	
90	Facility A/C & Heating Maintenance & Repair	\$ 4,398	\$ 5,864	\$ 10,000	\$ 4,136	\$ 10,000	\$ -	
91	Facility Supplies	\$ 5,074	\$ 6,765	\$ 8,000	\$ 1,235	\$ 8,000	\$ -	FY23 \$10,583
92	Fitness Equipment Maintenance & Repairs	\$ 9,127	\$ 12,169	\$ 10,500	\$ (1,669)	\$ 15,000	\$ 4,500	
93	Maintenance & Repairs	\$ 2,439	\$ 3,252	\$ 35,000	\$ 31,748	\$ 35,000	\$ -	FY22 \$21,134 and FY23 \$33,849
94	Management Contract	\$ 141,475	\$ 188,633	\$ 290,000	\$ 101,367	\$ 290,000	\$ -	
95	Office Supplies	\$ 982	\$ 1,309	\$ 2,000	\$ 691	\$ 2,000	\$ -	
96	Pest Control	\$ 4,816	\$ 6,421	\$ 8,000	\$ 1,579	\$ 8,000	\$ -	FY 23 \$7,849
97	Playground Equipment and Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 8,500	\$ 7,000	
98	Playground Mulch	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	

Proposed Budget								Comments
Waterset Central Community Development District								
General Fund								
Fiscal Year 2025/2026								
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
99	Pool Permits	\$ 826	\$ 826	\$ 1,500	\$ 674	\$ 1,500	\$ -	
100	Pool Repairs	\$ 1,651	\$ 2,201	\$ 25,000	\$ 22,799	\$ 25,000	\$ -	FY23 \$18,203
101	Pool Service Contract	\$ 32,670	\$ 43,560	\$ 63,000	\$ 19,440	\$ 63,000	\$ -	3 pools
102	Security System Monitoring & Maintenance	\$ 4,839	\$ 6,452	\$ 10,000	\$ 3,548	\$ 10,000	\$ -	
103	Telephone Fax, Internet	\$ 6,907	\$ 9,209	\$ 10,000	\$ 791	\$ 10,000	\$ -	Frontier - \$557.85/month
104	Tennis Court Maintenance & Supplies	\$ 328	\$ 437	\$ 3,000	\$ 2,563	\$ 3,000	\$ -	
105	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
106	Vehicle Maintenance	\$ 5,947	\$ 7,929	\$ 3,000	\$ (4,929)	\$ 9,000	\$ 6,000	
107	Contingency							
108	Miscellaneous Contingency	\$ 144,721	\$ 192,961	\$ 75,000	\$ (117,961)	\$ 75,000	\$ -	vehicle purchase \$30k included here
109	Storm Cleanup	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000	
110								
111	Field Operations Subtotal	\$ 979,629	\$ 1,289,144	\$ 1,668,672	\$ 379,528	\$ 1,718,950	\$ 50,278	
112								
113	TOTAL EXPENDITURES	\$ 1,106,824	\$ 1,453,489	\$ 1,825,821	\$ 372,332	\$ 1,900,559	\$ 74,738	
114								
115	EXCESS OF REVENUES OVER EXPENDITURES	\$ 764,719	\$ 426,925	\$ -	\$ 426,925	\$ -	\$ -	
116								



Proposed Budget Waterset Central Community Development District Reserve Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2023/2024	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ -	\$ -	\$ 100,000	\$ (100,000)	\$ 100,000	\$ -	
6								
7	Assessment Revenue Subtotal	\$ -	\$ -	\$ 100,000	\$ (100,000)	\$ 100,000	\$ -	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ -	\$ -	\$ 100,000	\$ (100,000)	\$ 100,000	\$ -	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
18								
19	EXPENDITURES							
20								
21	Contingency							
22	Capital Reserves	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	
23								
24	TOTAL EXPENDITURES	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	
25								
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
27								

Waterset Central Community Development District  
 Debt Service  
 Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2018	Budget for 2025/2026
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$1,118,835.06	\$1,118,835.06
<b>TOTAL REVENUES</b>	<b>\$1,118,835.06</b>	<b>\$1,118,835.06</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$1,118,835.06	\$1,118,835.06
<b>Administrative Subtotal</b>	<b>\$1,118,835.06</b>	<b>\$1,118,835.06</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,118,835.06</b>	<b>\$1,118,835.06</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection and Discount % applicable to the county:
 6.0%

<b>GROSS ASSESSMENTS</b>	<b>\$1,189,237.95</b>
--------------------------	-----------------------

**Notes:**

Tax Roll Collection Costs and Early Payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$1,974,559.00	2024/2025 O&M Budget:	\$1,925,821.00
Hillsborough County Collection Costs:	2%	\$42,011.89	2025/2026 O&M Budget:	\$1,974,559.00
Early Payment Discounts:	4%	\$84,023.79		
2025/2026 Total:		<b>\$2,100,594.68</b>	Total Difference:	<b>\$48,738.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhomes	Series 2018 Debt Service	\$504.17	\$504.17	\$0.00	0.00%
	Operations/Maintenance	\$1,829.52	\$1,928.53	\$99.01	5.41%
	<b>Total</b>	<b>\$2,333.69</b>	<b>\$2,432.70</b>	<b>\$99.01</b>	<b>4.24%</b>
Villas	Series 2018 Debt Service	\$916.67	\$916.67	\$0.00	0.00%
	Operations/Maintenance	\$1,887.58	\$1,954.27	\$66.69	3.53%
	<b>Total</b>	<b>\$2,804.25</b>	<b>\$2,870.94</b>	<b>\$66.69</b>	<b>2.38%</b>
Single Family 40'	Series 2018 Debt Service	\$916.67	\$916.67	\$0.00	0.00%
	Operations/Maintenance	\$1,890.99	\$1,955.78	\$64.79	3.43%
	<b>Total</b>	<b>\$2,807.66</b>	<b>\$2,872.45</b>	<b>\$64.79</b>	<b>2.31%</b>
Single Family 50'	Series 2018 Debt Service	\$1,145.83	\$1,145.83	\$0.00	0.00%
	Operations/Maintenance	\$1,925.14	\$1,970.93	\$45.79	2.38%
	<b>Total</b>	<b>\$3,070.97</b>	<b>\$3,116.76</b>	<b>\$45.79</b>	<b>1.49%</b>
Single Family 60'	Series 2018 Debt Service	\$1,375.00	\$1,375.00	\$0.00	0.00%
	Operations/Maintenance	\$1,959.29	\$1,986.07	\$26.78	1.37%
	<b>Total</b>	<b>\$3,334.29</b>	<b>\$3,361.07</b>	<b>\$26.78</b>	<b>0.80%</b>
Single Family 70'	Series 2018 Debt Service	\$1,604.17	\$1,604.17	\$0.00	0.00%
	Operations/Maintenance	\$1,993.44	\$2,001.21	\$7.77	0.39%
	<b>Total</b>	<b>\$3,597.61</b>	<b>\$3,605.38</b>	<b>\$7.77</b>	<b>0.22%</b>

<p style="text-align: center;">WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT</p> <p style="text-align: center;">FISCAL YEAR 2025/2026 O&amp;M &amp; DEBT SERVICE ASSESSMENT SCHEDULE</p>									
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TOTAL EQUALIZED BUDGET		\$1,900,859.00	TOTAL STRATIFIED O&M BUDGET		\$73,700.00
COLLECTION COSTS @	2%	\$40,443.81	COLLECTION COSTS @	2%	\$1,568.09
EARLY PAYMENT DISCOUNT @	4%	\$80,887.62	EARLY PAYMENT DISCOUNT @	4%	\$3,136.17
TOTAL EQUALIZED O&M ASSESSMENT		\$2,022,190.43	TOTAL STRATIFIED O&M ASSESSMENT		\$78,404.26

UNITS ASSESSED			ALLOCATION OF EQUALIZED EXPENSES					ALLOCATION OF STRATIFIED EXPENSES					PER LOT ANNUAL ASSESSMENT		
SERIES 2018			EAU	TOTAL	% TOTAL	TOTAL EQUALIZED	EQUALIZED	EAU	TOTAL	% TOTAL	TOTAL STRATIFIED	STRATIFIED	SERIES 2018		
LOT SIZE	O&M	DEBT SERVICE <sup>(1)</sup>	FACTOR	EAU's	EAU's	O&M BUDGET	PER LOT	FACTOR	EAU's	EAU's	O&M BUDGET	PER LOT	O&M	DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
Single Family 40'	150	150	1.00	150.00	14.06%	\$284,281.69	\$1,895.21	0.80	120.00	11.59%	\$9,086.13	\$60.57	\$1,955.78	\$916.67	\$2,872.45
Single Family 50'	331	331	1.00	331.00	31.02%	\$627,314.93	\$1,895.21	1.00	331.00	31.97%	\$25,062.59	\$75.72	\$1,970.93	\$1,145.83	\$3,116.76
Single Family 60'	270	270	1.00	270.00	25.30%	\$511,707.04	\$1,895.21	1.20	324.00	31.29%	\$24,532.56	\$90.86	\$1,986.07	\$1,375.00	\$3,361.07
Single Family 70'	84	84	1.00	84.00	7.87%	\$159,197.75	\$1,895.21	1.40	117.60	11.36%	\$8,904.41	\$106.00	\$2,001.21	\$1,604.17	\$3,605.38
Townhome	112	112	1.00	112.00	10.50%	\$212,263.66	\$1,895.21	0.44	49.28	4.76%	\$3,731.37	\$33.32	\$1,928.53	\$504.17	\$2,432.70
Villa	120	120	1.00	120.00	11.25%	\$227,425.35	\$1,895.21	0.78	93.60	9.04%	\$7,087.18	\$59.06	\$1,954.27	\$916.67	\$2,870.94
TOTAL	1067	1067		1067.00	100%	\$2,022,190.43			1035.48	100%	\$78,404.26				

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

(\$121,331.43)

(\$4,704.26)

**Net Revenue to be Collected**

**\$1,900,859.00**

**\$73,700.00**

(1) Reflects the number of total lots with Series 2018 debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, County collection costs and early payment discounts.

<sup>(3)</sup> Annual assessment that will appear on the November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

## **GENERAL FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

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

### **REVENUES:**

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

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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### **EXPENDITURES – ADMINISTRATIVE:**

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

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

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

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

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

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

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the property after the full collection of bond debt levied on particular properties.

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

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

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

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

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

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

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

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

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

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

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## **EXPENDITURES - FIELD OPERATIONS:**

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

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

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **RESERVE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

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

## **REVENUES:**

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

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

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

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

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## EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

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

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

## REVENUES:

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

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## EXPENDITURES – ADMINISTRATIVE:

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

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

## Tab 6

## **RESOLUTION 2025-10**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS [REDACTED] DAY OF [REDACTED], 2025.**

**WATERSET CENTRAL  
COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2025 – 2026 Annual Meeting Schedule

**EXHIBIT “A”**  
**BOARD OF SUPERVISORS MEETING DATES**  
**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**  
**FOR REMAINDER OF FISCAL YEAR 2025/2026**

October 8, 2025 or \_\_\_\_\_  
November 12, 2025 or \_\_\_\_\_  
December 10, 2025 or \_\_\_\_\_  
January 14, 2026 or \_\_\_\_\_  
February 11, 2026 or \_\_\_\_\_  
March 11, 2026 or \_\_\_\_\_  
BUDGET WS March 25<sup>th</sup>, 2026 or \_\_\_\_\_  
April 8, 2026 or \_\_\_\_\_  
May 13, 2026 or \_\_\_\_\_  
June 10, 2026 or \_\_\_\_\_  
July 8, 2026 or \_\_\_\_\_  
August 12, 2026 or \_\_\_\_\_  
September 9, 2026 or \_\_\_\_\_

All meetings will convene at \_\_\_\_\_  
at \_\_\_\_\_

## **Tab 7**



**BRANDON S. BENTLEY**  
**5622 Wayfarer Ave**  
**Apollo Beach Fl**  
**(571) 437-5612**

**COST**

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**PROFESSIONAL OBJECTIVE:** To obtain a position at the Directorate level of a nationally recognized health information technology company that specializes in the integration, development and innovation of healthcare technology to promote interoperable information exchange throughout the industry

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**Areas OF EXPERTISE**

FINANCIAL OPERATIONS	FINANCIAL EFFICIENCY	BUDGET FORMULATION
BUDGET EXECUTION	COST REDUCTION EFFICIENCY	DATA ANALYTIC
FINANCIAL MANAGEMENT SYSTEMS	FEDERAL ACQUISITION	REVENUE COLLECTIONS

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Country of Citizenship: United States of America  
Highest Federal Civilian Grade held on Permanent Basis: GS-14/10  
Date of Birth: 04/14/1960

**WORK EXPERIENCE**

**Veterans' Health Administration, VAMC, West Palm Beach**  
**7305 North Military Trail West Palm Beach, FL**  
**(January 2017 – Present); 40 hours/week**  
**Chief Financial Officer, GS-14, Step 10**  
**Supervisor: Ms. Maria Nguyen, 561 422-8405**  
**(May contact Supervisor)**

Responsibilities: Served as the Chief Financial Officer (CFO) for the WPB VAMC, a complex 1C facility serving 64,920 Veterans across a 7-county market in Southeast Florida with an annual budget of approximately \$450 million in 2015. Resources include one owned flagship hospital, 6 leases, and 6 contracted CBOCs. The WPB VAMC is a complex, affiliated medical/surgical, psychiatric and long-term care facility that has 88 acute medical/surgical beds, 18 ICU/step-down beds, 25 acute mental health beds, 26 emergency medicine beds, and 120 long-term care beds. The WPB VA Medical Center also operates a 15-bed Blind Rehabilitation Center which is the referral center for blind and visually impaired Veterans from throughout the state of Florida. Comprehensive outpatient healthcare is provided through primary and specialty services in the areas of medicine, surgery, mental health, geriatrics, extended care, neurology, radiation oncology, pharmacy, rehabilitation, dentistry, and nutrition. I have managerial oversight of three appropriations, the complexity/size of the annual operating budget (approximately \$450m in FY 2017), academic affiliation funding from OAA valued at \$4,346,607, and special purpose dollars valued at \$20,000,000 (4.7% of total budget) to provide clinical care for mental health, homelessness, OEF/OIF, rural access, and telehealth.

**Accomplishments:**

- I developed and implemented a comprehensive formulation, review, and execution of financial plans for the operation of the medical center.
- I establish and administer an integrated system of financial staff services, which contribute to efficient and effective management controls over the facility's operations and require complex analysis of essential statistical data that facilitates decision making by executive leadership. These services include budget management, general ledger management, funds management (agent cashier) payment management, receipt/collection management (MCCF, Non MCCF, and Donated General Post Fund), payroll management, VERA, travel program, and audit oversight.
- I developed a multi-disciplinary team charted to improve, remove barriers as they relate to revenue. This was accomplished by establishing workgroups and assigning roles and responsibilities that addressed concerns in the following areas: Clinical Documentation and Compliance reduce high volumes of Actions required and establish a Release of Information Pilot for third party billing for the four sensitive conditions.

**Supervisor, Systems and Procedures Analyst**

**May 2005 – January 2017**  
**Department of Veterans Affairs**  
**810 Vermont AVE NW**  
**Washington, DC 20420**

**139,000 per annum/40 hour per week**

Supervisor: Stephanie Mardon (202) 382 -2502

(May Contact Supervisor)

Responsibilities: Served as the Acting Director of Financial Management and Accounting Policy/ Supervisor, Systems and Procedures Analyst. I had managerial oversight and assumed responsibility for the payroll, cash/debt management, accounting and financial policy development. Advisory and directional authority over VAMC facilities additionally, I developed a close working relationship with facility managers and analysis and/or coordination of administrative, clinical.

*Accomplishments:*

- While detailed to the West Palm Beach VA medical center, as the Chief Financial Officer, I quickly developed a complex integrated system of financial staff services which contributed to the effective managerial control over facility operations and an annual budget that exceeded 439 million dollars.
- Oversees the daily operation of the section, ensures that agency policies and priorities are being followed; develops performance standards; and evaluates work performance of subordinates
- Manages and distributes workload among employees in accordance with established work flow or job specialization and assures timely accomplishment of the assigned workload
- Formulate, review, recommend, execute and evaluate plans, policies, regulations, systems and procedures relating to the accounting and financial management operations of the Veterans Health Administration (VHA) programs.
- Ensure internal controls of operations are consistent with OMB, GAO and VA guidelines. Developed a system of reviews and evaluations of financial records, ensuring that professional accounting practices are followed. Conduct reviews and analysis of accounting policy and procedures relating to field activities to ensure that all necessary financial management policies and operating systems and programs are current.
- Developed and implemented the VHA Travel Card/EFT program. The program now has over 48,000 cardholders.

**Veterans Health Administration, VAMC, Washington DC**

**50 Irving Street NW, Washington, DC**  
**(August 2003 – May 2005); 40 hours/week**  
**Chief Fiscal Service, GS-14, Step 6**

**Supervisor: David West, (607) 664-4722**

**(May contact Supervisor)**

- Responsibilities: Served as the Chief Financial Officer (CFO) for the Washington DC VAMC I had managerial oversight of all Accounting and Finance functions of the VAMC Medical Center. This responsibility included: Medical Care, Medical administration and Medical facilities appropriations under the Veterans Health Administration, Quantico National Cemetery, National Media Development Center, Central Dental Laboratory, Armed Forces Institute of Pathology, Eastern Pacemaker Center, and three Outreach Centers.

*Accomplishments:*

- Flawless executed the medical centers annual budget.
- Provided direction and solutions to manager on proposed staffing and operation estimates; developing and preparing operation estimates
- Developed and maintained the Fiscal Quality Assurance System as well as all audit activities both within and outside of fiscal Service.
- Initiated and maintain effective relationships with internal and external groups and individuals.

**Veterans Health Administration, Office of Financial Management & Budget;**  
**810 Vermont Avenue, Washington, DC**  
**(February 2003 – August 2003); 40 hours/week,**

**Senior Budget Analyst, GS-13, Step 10**

Supervisor: Thomas Barnes, (202) 461-6617

(May contact Supervisor)

Responsibilities: Served as a Senior Budget Analyst responsible for providing information to management officials during budget calls and other budget formulation or execution processes.

*Accomplishments:*

- Reviewed historical data of how funds were used within administered programs.
- Performed analysis and estimates of annual funding needs for future budget years.
- Performed comparative analysis of a variety of historical data in comparison to current spending information and trends for consolidated estimates for complex and diverse program administered within the network of sites.

**Celtic Technologies, Inc.**

**8901 Wisconsin Avenue, Bethesda, MD 20889**

**(December 2002 – February, 2003); 40 hours/week, Salary**

**Senior Financial Analyst/ Database Administrator**

Supervisor: Christopher T. Eubanks, (301) 319-1101

(May contact Supervisor)

Responsibilities: Served as the Project Manager for the Department of the Navy's Third-Party Outpatient Collections System, Next Generation (TPOCS\_NG).

Directly responsible for identifying, processing accounting, and collecting third party payments for health care received throughout the military treatment facility network.

*Accomplishments:*

- Initiated new and innovative solutions to problems by challenging assumptions and looking beyond the status quo
- Served as the functional expert, improved the TPOCS process by creating a more user-friendly environment whereby multiple contacts were no longer required for users to obtain problem resolution.
- Initiated a re-engineering of the process to support processing of standard claims HCFA-1500 and UB-92.

**National Naval Dental Center, Bethesda, MD;**

**8901 Wisconsin Ave., Bethesda, MD 20889**

**(August, 2001 – December, 2002); 40+ hours/week, Salary**

**Director for Resources/Chief Financial Officer, O-3**

Supervisor: RDML C. I. Turner, (301) 295-1126

(May contact Supervisor)

Responsibilities: Served as the Director for Resources/Chief Financial Officer responsible for planning and coordinating the development, preparation and management of the annual budget. Served as the principal staff advisor to the CEO/Commanding Officer for all resource management planning and policy issues.

*Accomplishments:*

- Through the use of multiple financial systems, e.g. STARS/FL, SMART, and FASTDATA, directed all aspects of resource management, to include procurement of supplies and payment to vendors, with an annual budget in excess of \$67.2 million
- Demonstrated extensive knowledge of the complexities of DOD health care and various delivery models. .
- Developed, implemented, directed and managed financial programs and operations within a complex financial organization; established priorities and meet deadlines for a full range of activities to include: financial reporting and analysis, performance evaluation, and determining which projects/operations need to be initiated, expanded, curtailed or eliminated
- Interacted on behalf of the Commanding Officer with all levels within the Bureau Of Medicine and Surgery and other agencies on issues of budget development, presentation and execution.

- Developed comprehensive financial management techniques such as Present Value Analysis and Internal Rate Analysis to determine the cost implementing various investment opportunities.

**U.S. Naval Hospital, Okinawa, Japan;**

**PSC 482 Box 2871, FPO AP 96362**

**(April 1998 – May 2001); 40+ hours per week Salary**

**Assistant Comptroller / Head, Financial Resources Department, O-3**

Supervisor: LCDR P. A. Aiyelawo, (703) 681-8910 x1012

(May contact supervisor)

Responsibilities: Served as the Assistant Comptroller / Head, Financial Resources Department, responsible for the formulated and execution of an annual budget in excess of \$50.2 million.

*Accomplishments:*

- Developed and administered a comprehensive financial system for the U.S. Naval Hospital and its component activities.
- Managed the implementation of the following new systems: TPOCS, SPMS, and EASIV. Also managed a Japanese Master Labor Contract personnel payroll in excess of \$6.5 million.
- Developed comprehensive knowledge on authoritative interpretation of all federal rules and regulations, Federal Travel Regulation (FTR), federal financial management and accounting standards, principles, policies, techniques and regulations, and laws impacting conference program technologies.

**3<sup>rd</sup> Fleet Services Support Group, 3<sup>rd</sup> Supply Battalion, Medical Logistics Company, Okinawa, Japan; FPO AP 96604**

**(March 1995 - April 1998); 40+ hours per week, Salary**

**Executive Officer, O-2/Chief Operating Officer**

Supervisor: LCDR R. Edgar (deceased)

Responsibilities: Served as Executive Officer, /Chief Operating Officer responsible for a staff of staff of 250 personnel and the acquisition, storage and distribution of all medical assets supporting marine operations in the Pacific Theater

*Accomplishments:*

- Through the use of the SABRES system, managed \$14 million in Prepositional War Reserve Medical Assets and an annual budget of over \$1.4 million.
- Directed a staff of 250 personnel. Developed a comprehensive plan that implemented management controls to improve inventory accuracy of medical bulk storage from 18% to 98.3%, modularized storage from 87% to 99.9%, and dental bulk storage from 28% to 100%.
- Restructured the Narcotics Program, and led the organization to two consecutive "No Findings" inspections by the Field Supply Maintenance Analysis Office.

**EDUCATION**

Program Management 525, Defense Acquisition University, September 2002

Professional Military Comptroller Course, Ira C. Eaker College for Professional Development, Maxwell Air Force Base; July 2001

Department of the Navy, Financial and Materials Management training; March 1998

**MS-** Management, Troy State University, April 1997

**BA-** Business Administration, Saint Leo College, October 1991

**U.S. MILITARY  
EXPERIENCE**

Retired from the U.S. Navy 1 February 2003 after 26.5 years of service. Service period September 1977 – February 2003. Retirement under honorable conditions.

**CLEARANCE**

**Top Secret**

**REFERENCES AVAILABLE UPON REQUEST**

## ***Income Strategist | Retirement Planner | Small Business Advocate***

**Chris Brumlow, MBA** *Managing Partner | The BAB Group, LLC*

Investment Advisor Representative

Wealth Management Specialist

Chris is a seasoned financial professional and Managing Partner at **The BAB Group, LLC**, a proactive virtual accounting and wealth management firm with clients across the southeast and offices in **Alpharetta, Georgia** and **Brandon, Florida**. As a Partner in **the BAB Group LLC** along with his cousin **Hugh C. Bishop, Jr , CPA**, Chris focuses on wealth management and retirement planning, Chris helps individuals, families, and small business owners create holistic, tax-centric financial plans designed to protect and grow wealth, and to confidently guide them into and through retirement.

Chris brings a powerful blend of corporate, entrepreneurial, and advisory experience shaped by a career spanning Fortune 50 companies, financial institutions, and small business ventures. Prior to founding The BAB Group, he was Managing Partner of Brumlow and Company, P.C., a certified public accounting firm, and co-owner of Tax Problem Solvers, Inc., a tax resolution firm specializing in IRS representation and relief services.

Earlier in his career, Chris held senior roles at **Eastman Kodak Company** in sales, marketing, and new business development, and served as a Regional Sales Manager with **Best Buy for Business and Ricoh**, leading growth across the Southeastern U.S. As an entrepreneur, he launched multiple businesses, including a lifestyle apparel brand and a virtual outsourced accounting platform—and began his financial career as a Credit Manager at **C&S Bank**, gaining early insight into lending and financial operations.

Known for his strategic thinking and ability to simplify complex issues, Chris financial professional and is a **Wealth Management Specialist** and trusted advisor who brings clarity and direction to clients' financial decisions. He is an **Investment Advisor Representative** and holds insurance licenses in Georgia, North Carolina, Alabama and Florida.

Chris earned his MBA from the McColl School of Business at Queens University of Charlotte with a concentration in Leadership and holds a BA in Economics and Business Administration from Rhodes College in Memphis.

Originally a Georgia native, Chris and his wife Shelia—his partner in business and in life—have been married for over 38 years and have two adult sons. They spent over 30 years raising their family in The Lake Norman area outside of Charlotte, NC. Today they reside in Apollo Beach Florida. Spending time in their Georgia and Florida offices. Deeply rooted in family values, Chris brings a personal and relational approach to his work, treating every client like family and helping them plan for a financially secure and purpose-driven future through education and a tax centric holistic approach to retirement.

## Contact

5362 Silver Sun Dr.  
Apollo Beach FL 33572  
7046510266 (Mobile)  
cbrumlow@gmail.com

[www.linkedin.com/in/chrisbrumlow](http://www.linkedin.com/in/chrisbrumlow)  
(LinkedIn)

## Top Skills

Change Management  
Management Consulting  
Business Acumen

## Languages

English

## Certifications

Wealth Management Specialist

## Patents

A Method for Providing Image Goods  
and/or Services to a customer

# Chris Brumlow

Helping small businesses and their owners start, grow and transition  
their greatest wealth creating asset through proactive advisory and  
back office services

Apollo Beach, Florida, United States

## Summary

Through my career I have had leadership experience in Sales, Marketing, Business Development and Operations in start ups, emerging companies and fortune 50 companies. My roles have included driving go to market strategy, business, channel and partner development, sales management and leadership both domestically as well as internationally. As an entrepreneur, my passion is to help small businesses grow. I excell in the ability to sort through clutter, see the big picture, then simplify complexity. I ask why, and why not to see the possible and create change

My skill set includes: Strategic sales planning, marketing, general management, product development, markets development, sales management, international business, technology leverage, software project development, solution selling, business development, financial acumen, coaching and leadership.

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## Experience

### BaB Group, LLC

Financial Professional and Managing Partner

January 2020 - Present (5 years 8 months)

United States

The BaB Group LLC is a proactive accounting firm focused on small businesses and their owners. We believe that having accurate, up to date financials and the advisory of our experienced team will help you make better decisions in all aspects of your business and financial life. We offer scalable, affordable accounting packages to help you start, grow or transform you business.

We are a full-service firm offering Bookkeeping, Tax , Payroll, CFO and Business Advisory services. Our proactive approach means you have the

latest numbers to know the story they tell and the KPI's to spot trends and help in making informed decisions on all aspects of the business.

#### internet Accountant

##### Chief Executive Officer

October 2022 - January 2024 (1 year 4 months)

Tampa, Florida, United States

internet Accountant is part of SGP USA and its corporate affiliates, which includes the BJM Group, a network of local CPAs. The BJM Group provides tax, accounting, audit and advisory support to busy individuals and professionals and have been doing so for over 50 years.

internet Accountant are your badass bookkeepers we are the next, newest revolution in accounting services. We provide bookkeeping, payroll, and tax support for small businesses, from start-ups to aggressively growing entities. Your internet Accountant team will help you bring your new business vision to life or provide the proactive accounting and reporting you need to grow and succeed in today's fast-paced environment.

Our proactive accounting approach means that you have access to your financial information on demand with up to date and accurate information. We provide monthly financial and KPI Reports so you can stay on top of your business and track the information that matters in real time.

#### BJM Group

##### Sales Director

August 2021 - October 2022 (1 year 3 months)

United States

BJM Group is a network of local accounting and CPA firms with deep client relationships and stellar reputations in each representative community.

#### Brumlow and Company, P.C. - Certified Public Accountants

##### Managing Partner Practice Development

January 2018 - September 2021 (3 years 9 months)

Greater Atlanta Area

Brumlow and Company, P.C., Certified Public Accountants, is a full-service CPA firm offering services in Auditing, Tax Preparation, Bookkeeping, Payroll and Management Consulting/Advisory services.

For our entrepreneurial clients and small business owners, we focus on helping them see beyond the numbers to guide their growth and navigate higher tax brackets. We help protect your precious assets of Time and Money. We do this by delivering PROACTIVE tax, financial and business advice. Allowing you to focus on growing the value of your most important asset, your business and saving your time, now through succession and retirement

#### Tax Problem Solvers Inc

Managing Partner - Business Development - Client Management

June 2019 - July 2021 (2 years 2 months)

Greater Atlanta Area

Our firm specializes in helping taxpayers' with IRS tax problems. We offer a variety of IRS Representation services that can give your client his or her peace of mind back. Some of the services we provide include: Offers-in-Compromise, Delinquent Tax Returns, Innocent Spouse Relief, Audits, Partial-Pay Installment Agreements, IRS Appeals and Penalty Abatement.

Our Tax Resolutions Team and Operations is managed by Hugh C. Bishop, JR CPA who is also a Managing Partner

Focus6 Sales Management Solutions, a division of Brumlow and Associates, Inc.

Professional Outsourced Sales Manager

January 2018 - December 2019 (2 years)

Charlotte, North Carolina Area

SMB Business CEO/Owners have ONE goal, Growing their business and creating the maximum value they can for their organization. There are SIX focus areas that they are always concerned with (Revenue/Sales, People/Talent, Operational Delivery (Product/Service) Risk Management, Future (concerns/plans) and Time. There are THREE things they need to stop doing now. Working in not on their business, Not developing their people and not delegating aspects of the work with key partners.

#### Ricoh Americas Corporation

Major Account Consultant - Dealer Division

September 2015 - January 2018 (2 years 5 months)

Charlotte, North Carolina Area

I spent my early career in the document imaging industry focused on document storage, retrieval and workflow. Working for the Eastman Kodak



Company I held many customer facing sales roles including Account Manager, Software Sales Specialist, Major Account Manager, National Account Manager, Regional Sales Manager and Channel Manager. I also spent time in Business Development with the Digital imaging division working of various new products and programs in early go to market work. After receiving my MBA, I then spent time in early stage companies in various industries as a marketing, sales and business development leader. Most recently I was a regional sales manager for Best Buy's Business Division, where I lead a direct sales team covering NC, SC, VA and GA selling IT and AV solutions to commercial, government and education accounts. My role with Ricoh focuses on dealer sales teams engagement with Major Accounts and using advanced prospecting, executive communications and strategic planning to engage at a higher and more meaningful level.

Covering the Mid-Atlantic, in my role as Major Account Consultant , I was responsible for managing relationships, sales and support with each Major Account team in my assigned dealer territory. I work closely with Dealer Principles, Sales Management, Sales Representatives and Finance teams and act as the conduit between the Area Manager, Corporate, direct channel management and dealer management in addressing Major Account and Solution sales.

The OhanaKey Company  
Co Owner and Founder  
2007 - September 2015 (8 years)  
Cornelius, NC

The OhanaKey Company.(OHK) in addition to marketing its own line of designs featuring the OHK Beach and Mountain Collections as well as WoodeyeZ, wooden designer sunglasses, is a provider of Custom Promotional Apparel and Accessories, Printing, Embroidery and Design Services for Businesses, Schools, Teams, Organizations and Groups.

The Ohanakey Company is a family owned company based in North Carolina that was founded in 2007 focused on custom printing and embroidery. In 2008 the company launched its own trademarked line of apparel inspired by the Coastal Lifestyle and Beach way of Life. Thus the OHK - Beach Collection was born In 2012 The OhanaKey Company added the "Going Coastal" design. In 2013, the company added to the Beach collection with the PeaceFlops Designs and launched the OHK- Mountain Collection. In

2014, The company launched WoodeyeZ - wooden and bamboo sunglasses collection.

## Best Buy

Regional Sales Manager- Business to Business MidAtlantic - Best Buy for Business

2009 - 2013 (4 years)

Led a team of B2B outside sales representatives in VA, NC, SC and Ga.

Responsible for results, staffing, budgets, coaching, as well as key customer and retail relationships. Focused on team development and results through coaching and accountability based performance and monitoring.

- Grew business year over year in Revenue, Gross Margin and New Account Growth.
- Achieves and exceeded monthly, quarterly and annual business goals.
- Developed Account Manager to Sales Manager.
- Awarded Sales Manager of Quarter twice
- Selected as certified sales trainer for national rollout of new sales process.
- Consistently rated as high performer, and highly rated manager modeling values and ideals of company.

## ESP Systems

Business Development Manager

January 2008 - December 2008 (1 year)

Charlotte, North Carolina Area

As first sales position for company post start up, drove business development for early stage company for half the US for service based technology platform focused on the Hospitality industry for server and guest management as well as digital media marketing. Established early adopter clients and drove market development growth.

- Sold first Gen2 systems for company.
- Developed and executed a process driven business development approach.

## Pelican Transportation

General Manager

2005 - 2008 (3 years)

Responsible for P&L and all aspects of inter-modal transportation company in Charlotte & Charleston. Developed and implemented expansion plan for owner. Grew company from \$1M to \$5M.

- Implemented Cost Controls and Operations process that cut days cash from 46 to 23 Days

- Developed Marketing Materials
- Implemented Sales Process
- Oversaw recruiting and safety programs

## The Center for Creative Strategy & Innovation

Founder & Managing Partner

2003 - 2005 (2 years)

Founded, secured funding, and led start up and go to market launch of web based idea and innovation content management software and solution and culture and leadership assessments. Led software development and sales efforts for beta clients. Business Management including strategic direction and tactical execution. Duties include business development, partner and channel development, sales management, product direction, capital raise and general management and leadership. Sold company in 2005.

## Eastman Kodak Company

Director of Business Development

1999 - 2002 (3 years)

Based in Charlotte, NC, managed business development efforts for digital solutions worldwide. Responsible for early market development of digital based services, and business development efforts. Led early commercial development of the Kodak Picture Channel. Drove business development with key companies and partners including: Scientific Atlanta, Time Warner, Rogers Cable, Intel, Disney, and NDS. Investigated and developed business opportunities among companies interested in working with EK's digital services.

Led content management for Kodak Picture CD and early commercial development program for Kodak Picture Channel which included joint development with Scientific Atlanta and others to develop digital cable application for photographic services. Ran proof of concept trial with Time Warner installation and filed patent applications for business process methods used.

## Information Architects

Director of Sales and Marketing

1998 - 1999 (1 year)

Built and led national sales teams including sales and marketing operation for new market development of existing company focused on content and application development for web based information portals. Recruited and

developed national sales and go to market model for enterprise content management solution and web based content portals. Left when recruited back to Kodak in another division.

### Eastman Software Company

#### Business Development Manager - Mid Atlantic

1996 - 1998 (2 years)

Lead business development efforts in Mid Atlantic for newly formed entity of Eastman Kodak formed when Kodak purchased Wang Software. Duties included channel and partner development for collaborative software and workflow software. Direct account responsibility for key named accounts. Managed presales staff of 2

### Eastman Kodak

11 years

#### Regional Sales Manager

1993 - 1996 (3 years)

Managed \$14 Million Region. Included budget responsibility. Staff of 6 Sales Reps, 3 Presales engineers. Responsibility included direct and indirect (channel development) responsibilities.

- Regional Channels Manager Eastman Software. Mid Atlantic Based in Charlotte, NC
- Regional Sales Manager, Business Imaging Division, Mid Atlantic based in Charlotte, NC

#### National Account Manager

1991 - 1993 (2 years)

National Account Manager for 3 of the largest banks headquartered in NC. for all business with Eastman Kodak. Also served as senior software sales specialist for region.

- National Account Manager (Banking), Business Imaging Division, Mid Atlantic, based in Charlotte, NC

#### Various Positions, Business Imaging Division

1985 - 1991 (6 years)

Charlotte, North Carolina Area and Florida

Progressed through promotion in BPM, Groupware and Document Management Solution Division

- Regional Software Sales Specialist, Business Imaging Division, Mid Atlantic, based in Charlotte, NC
- Major Accounts Manager, Business Imaging Division, Florida, based in Jacksonville, FL
- Financial Account Manager, Business Imaging Division, Florida, based in Jacksonville, FL
- Account Executive, Business Imaging Division, South Florida, based in Miami, FL

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## Education

Queens University of Charlotte

MBA, Business · (2002 - 2003)

Rhodes College

BA, Business & Economics · (1980 - 1984)

Dr. Kelly Setta, Ed.D.

ks\_educator@outlook.com

## Professional Summary

Respected and dedicated highly qualified educator, over with 20 years of experience. Successful leadership skills as an Asst. Principal, Instructional Coach, Mentor and Subject Area Leader/Department Head. Proven track record of student data on standardized tests being above the state/district average. Experience with remote distance learning and brick and mortar. Extensive experience working with a diverse population. Success in Title I schools, and Exceptional Student Education (ESE). Proven expertise in establishing a rapport and trust with students and families. Previous experience serving on two HOA Boards: Eagle Palms, Riverview, FL & Stone Ridge Estates, Cinti., OH.

## Skills Summary

- Deliver Professional Development
- Data driven plans to improve teacher pedagogy
- Writing IEP's, consults, waivers, creating virtual math resources
- Curriculum Design
- Project Based Learning
- Leadership – Asst. Prin., Dept. Head, Instructional Coach
- Creating Master Exam Schedule
- Facilitating meetings and trainings
- Mentoring teachers & students,
- Salesforce, Blackboard, Clever

## Experience

### Course Instructor/Program Mentor - Remote

Western Governor's University      Salt Lake City, UT      11/20 - Present

- Facilitating Learning of Math Concepts, Assist. Product Devel. Spec. (PDS), Mentoring from admissions through graduation, maintaining weekly contact with students
- Creating Plans of Success, Curriculum Design and Question Writing

### Quantitative Reasoning/Finance Mathematics Adjunct Professor

1/19 – 5/25

Cincinnati State Community College      Cincinnati, OH

- Preparing Syllabus, planning, grading, facilitating class discussions remotely
- Aligning instruction to college level outcomes
- Creating Assessments, meeting deadlines, collaborating with colleagues

### Math Specialist

Cincinnati, OH

8/18 – 11/20

Woodward High School - Cincinnati Public Schools

- Utilize Data to inform and improve instruction
- Assist/Train Math teachers to improve their pedagogy, project-based learning
- Modeling lessons, assisting with planning, implementing strategies to promote growth
- performance plans

**Assistant Principal**

6/17 – 7/18

The Children's Home of Cincinnati Cincinnati, OH

- Responsible party in principal's absence, make autonomous decisions
- Evaluate staff, coordinate testing, manage student discipline, payroll for hourly staff
- Collaborate with various departments, community stake holders and families
- Facilitate meetings and trainings, create and monitor teacher

**Instructional Math Coach - Remote**

8/15 - 6/17

K12 Inc. Herndon, VA

- Instructional Coach for Math Teachers
- Observe/Rate teacher's online lessons using a rubric
- Develop & discuss goals in feedback sessions via Black Board Collaborate
- Provide appropriate resources/strategies/modeling/training

**Algebra I Instructor Full-time & Part-time Program**

8/12- 8/15

Florida Virtual School Orlando, FL

- Virtual Data Driven Lessons via Blackboard
- Creating formative assessments for the Algebra team
- Grading, emailing, pacing, EOC prep
- Discussion Based Assessments, creating videos as resources

**Algebra I & II/Geometry Teacher w/ESE**

8/11 – 1/13

Strawberry Crest High School Hillsborough Co. Public Schools

Dover, FL

- Writing IEP's, grading, pacing, handling multiple preps
- Organized events held at the school by outside vendors
- Served on interview panels

**Math Department Head**

8/07 -6/11

Jennings Middle School Hillsborough Co. Public Schools

Seffner, FL

- Providing Professional Learning Comm. (PLC) meetings
- Tracking & disaggregating department data
- Scheduling exams for the department
- Classroom Walk-throughs
- Teaching middle school math, tracking inventory

**Middle School Teacher w/ ESE**

8/03 - 6/07

The Children's Home of Cincinnati Cincinnati, OH

- Lead Middle School Teacher Grades 7-8
- Taught all subjects in a self-contained classroom
- Differentiated instruction, Planning, grading, writing IEP's
- Attended Boys Town Training in Nebraska to facilitate training for staff

## Education

<b>Doctor of Education Ed.D.</b> Higher Ed. Leadership Nova Southeastern University Tampa, FL	GPA 3.89	8/17
<b>Specialist in Educational Leadership Ed.S.</b> Nova Southeastern University Tampa, FL	GPA 3.95	11/13
<b>Master of Arts in Teaching Secondary Math M.A.T.</b> The University of Tampa Tampa, FL	GPA 3.85	6/08
<b>Bachelor of Arts in Psychology B.A.</b> Wright State University Dayton, OH		6/01
<b>Hughes Center High School</b> Cincinnati, OH		6/96

## Certifications

- Educational Leadership K-12 – Florida & Ohio
- Math 7-12 Ohio Math 5-12 Florida
- ESE K-12 – Exceptional Student Education – Florida
- OLAC Facilitator

References: Available upon request



## **Tab 8**

## 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.*

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, July 10, 2025, at 11:01 a.m.** at the offices of **Rizzetta and Company**, located at **2700 Falkenburg Rd Ste. 2745, Riverview FL 33578.**

Present and constituting a quorum:

Deneen Klenke	<b>Board Supervisor, Chairman</b>
Thomas McNutt	<b>Board Supervisor, Assistant Secretary</b>
Lynda McMorro	<b>Board Supervisor, Assistant Secretary</b>
Jean Ocampo	<b>Board Supervisor, Assistant Secretary</b> <i>(via conf. call)</i>

Also present were:

Ruben Durand	<b>District Manager, Rizzetta &amp; Co.</b>
Erin McCormick	<b>District Counsel, Erin McCormick Law.</b>
John Toborg	<b>Field Services, Rizzetta &amp; Co. <i>(via conf. call)</i></b>
Rafael Rosario	<b>Representative, Red Tree</b>
Brian Brown	<b>Representative, Ballenger</b>
Jerry Whited	<b>Representative, BDI Engineering</b>
Katiria Parodi	<b>Clubhouse Manager; Castle Group</b>
Bert Smith	<b>Representative, Sitex Aquatics</b>
Devon Craig	<b>Representative, Sitex Aquatics</b>

Audience	<b>Present</b>
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### FIRST ORDER OF BUSINESS

### Call to Order

Mr. Durand called the meeting to order and confirmed a quorum.

### SECOND ORDER OF BUSINESS

### Audience Comments

A resident voiced concerned about widespread erosion problems around multiple ponds.

A resident wanted to verify repair was finished behind their home.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Report**

Present. Mr. Smith presented the report.

**B. Landscape & Irrigation**

**i. Presentation of Landscape Inspection Report**

Mr. Toborg presented the report.

**ii. Landscape Contractor Update**

Mr. Rosario presented the report to the Board. Detail work will be completed next week.

**iii. Irrigation Contractor Update**

Mr. Brown presented the report and provided updates.

**C. District Counsel**

Present. Communicated that the prior pool vendor terminated the contract because they will no longer be in business.

On a motion by Mr. McNutt seconded by Ms. McMorrow, with all in favor, the Board approved the Chair to select a pool company outside of the meeting and collaborate with District Counsel to draft and negotiate a contract, for the Waterset Central Community Development District.

**D. District Engineer**

Mr. Whited discussed erosion behind homes on Silver Dun Dr. and the communication received from residents.

**E. Clubhouse Manager**

**i. Presentation of Management Report**

Present. No Report.

**F. District Manager**

Mr. Durand stated that the next meeting will be a special meeting held on August 13<sup>th</sup> at 5:30 pm at The Waterset Club.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Discussion of Securitas Agreement**

Ms. Klenke discussed with the board the fulfillment of the Securitas Agreement.

On a motion by Ms. Klenke seconded by Mr. McNutt, with all in favor, the Board agreed to terminate the contract with Securitas and provide a 30-day notice. Additionally, to accept the proposal by Allied Universal in the amount of \$ 55,781.18 per year and for District Counsel and The Chair review and execute the contract outside of the meeting for the Waterset Central Community Development District.

**B. Discussion of Silver Sun Erosion Repair Response Letter**

The Board discussed this item and received input from the District Engineer.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of Minutes of the Board of Supervisors' Audit Committee and Regular Meeting Held on June 12, 2025**

On a motion by Ms. Klenke, seconded by Mr. McNutt, with all in favor, the Board approved the minutes as amended for the Board of Supervisors' Special Meeting held on June 12, 2025, for the Waterset Central Community Development District.

**B. Consideration of Operations and Maintenance Expenditures for May 2025.**

On a motion by Mr. McNutt, seconded by Ms. Klenke, with all in favor, the Board ratified the Operations & Maintenance Expenditures for May 2025 (\$144,043.57), for the Waterset Central Community Development District.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. McNutt brought up the idea of solar motion lights for mail kiosks.

Ms. Klenke asked District Management to notify Board Members if a quorum is established at least 48 hours before the meeting. She Also stated she worked with Mr. Brizendine, from Rizzetta to put together a CDD 101 and CDD vs HOA handout for residents.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. McNutt, seconded by Ms. McMorrow, the Board agreed to the adjournment of the meeting at 1:57 p.m., for the Waterset Central Community Development District.

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DRAFT

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Assistant Secretary

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Chair / Vice Chair

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### Waterjet Central CDD

Position	Hours Per Week	Pay Wage	Bill Rate	Overtime/Holiday Rate	Annual Spend
Security Professional - Wed-Sun 5pm-2am - 2 Amenity Locations	40.0	\$18.00	\$25.38	\$38.07	\$52,790.40
Security Professional - Wed-Sun 5pm-2am	5.0	\$27.00	\$38.07	N/A	\$9,898.20
<b>Total Security Hours Per Week</b>	<b>45.0</b>				<b>\$62,688.60</b>
<b>Average Pay Wage</b>					<b>\$19.00</b>
<b>Cumulative Bill Rate</b>					<b>\$26.79</b>
<b>Estimated Annual Holiday Cost</b>					<b>\$602.78</b>
Based on the following seven(7) recognized holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day					
<b>Estimated Subtotal</b>					<b>\$63,291.38</b>
<b>Sales Tax</b>	0.0%		EXEMPT		<b>\$0.00</b>
<b>Estimated Total Annual Cost</b>					<b>\$63,291.38</b>
<b>Estimated Total Monthly Cost</b>					<b>\$5,274.28</b>
<b>Estimated Total Weekly Cost</b>					<b>\$1,217.14</b>
<b>Medical Benefits Based on Participation (Affordable Care Act Compliant Plans)</b>					<b>Included</b>
<b>Direct Bill Items</b>					
<b>Helix Patrol Management Software</b>					<b>\$2,388.00</b>
<b>Vehicle- Hyundai Kona Crossover (or similar) Includes: lease, insurance, maintenance, light bar, dash camera and decals. Fuel will be direct billed as incurred through Allied Universal fuel card.</b>					
		\$199.00 per month			
		\$1,280.00 per month			

### Pricing Notes

Value-added and Affordable Security Officer Benefits (included in your rate)

- Medical Insurance (full-time/benefit eligible)
- Dental Insurance (full-time/benefit eligible)
- Vision Insurance (full-time, benefit eligible)
- 401(k) plan
- Life and disability insurance
- Vacation
- Background check and 10 panel drug screen on all officers
- Uniforms at no cost to you or the officer
- Training, including OJT and refresher training
- Direct Deposit

Items that will be direct billed as incurred:

Allied Universal recognizes eight (8) holidays: New Year's Day, MLK Day, President's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, & Overtime rate is 1.5 times the bill rate with less than 48 hour notice of additional coverage. Client must approve via email any overtime charges.

\*\*Pricing sheet is valid for 30 days from receipt.

\$ 6,753.28

\$ 81,039.36



## PRICING SCHEDULE

**Company:** Marksman Titan Security Group  
**Building:** Waterset HOA  
**Effective Date:** 9/1/25 - 12/31/25

Post	Weekly ST Hours	Hourly Wage Rate	Bill Rate	Overtime / Holiday Rate	Estimated Weekly ST Cost	Estimated Annual ST Cost
Officer	40	\$ 17.00	\$ 25.50	\$ 38.25	\$ 1,020	\$ 53,040
Officer OT	5	\$ 25.50	\$ 38.25	\$ 38.25	\$ 191	\$ 9,945
	<b>45</b>	<b>17.94</b>	<b>26.92</b>	<b>38.25</b>	<b>\$ 1,211</b>	<b>\$ 62,985</b>

Billable Items	Weekly Cost	Annual Cost
One (1) Marked Security Vehicle	\$ 375	\$ 19,500
Fuel Costs (Billed as Incurred)	billed as incurred	

Totals	Weekly Cost	Annual Cost
Costs w/ Billable Items	\$ 1,586	\$ 82,485
Fuel	billed as incurred	

### Notes:

- (1) Worked holiday premiums and non-worked holiday wages are not included in the pricing above and will be billed as incurred. One (1) week of Vacation coverage is included for each full-time employee.
- (2) No equipment is included in Marksman Titan Security Group's proposed rates. Any additional equipment will be billed as incurred at the rates listed above.
- (3) Uniforms are included in the rates illustrated above. Uniform cleaning is not included in the rates illustrated above.
- (4) Eight (8) hours of ongoing training are included in the rates illustrated above. Any additional training such as CPR/AED/First Aid is not included in the proposal and will be billed as incurred.
- (5) Overtime will only be charged for additional service with less than 48 hours notice or if a specific staff member is requested to work more than 40 hours per week.
- (6) Extra service requested to be filled by flex officers with more than 48 hours notice will be billed at \$36.00 per hour at straight-time, \$54.00 per hour at overtime and \$54.00 per hour at holidays. Extra service requested to be filled by permanent staff will be billed at their overtime rates above.
- (7) Any mandated increases or decreases to wages, health and welfare contributions, and pension contributions, which may be imposed through local ordinances or the local collective bargaining agreement will be passed on to the owner.
- (8) Any other benefits due retained, incumbent personnel will be billable to the property and are not included in the above.
- (9) Worked holiday coverage - Staff will be paid a premium for hours worked equal to 1.5 times their normal rate of pay on 9 prescribed holidays (New Year's Day, MLK Jr Birthday, Memorial Day, Fourth of July, Juneteenth, Labor Day, Thanksgiving Day, Christmas Day). This time is not included in the following rates and will be billed as incurred.
- (10) Any applicable sales tax will be billed separately as incurred.





FL Contractors License CPC1459240

## **COMMERCIAL POOL SERVICE AGREEMENT**

Waterset Central CDD

Date 6/26/2025

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

### **SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains**

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
  - a) including water level monitoring each visit to maintain proper chemical balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

**CUSTOMER** is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

**Wind and Rain policy,**

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

**Named storm policy,**

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

**We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.**

**RATE for Commercial Service will be;**

**Waterset Central 7281 Paradiso Drive, Apollo Beach Fl 33572**

**Lap pool, Resort pool \_3\_ visits-per-week service for pools. M-W-F**

**Waterline Station 5701 Madrigal Way Apollo Beach Fl 33572 Pool \_3\_ visits-per-week service for pool. M-W-F**

**Total \$5320 mth**

**Non Service Days observed by Cooper Pools Inc;**

**Thanksgiving day, Christmas Day, New Years Day, 2 days for state training typically Feb or Mar.**

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

**PAYMENT:** Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge.

There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

**Date of service to begin:** \_06\_/\_30\_/2025\_

Property Name: Wataset Central CDD

Property Address: \_two property locations\_

Email: \_Kparodi@castlegroup.com\_

Name: \_Kathy Parodi\_

Phone Number: \_1-813-677-2114\_ ext \_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Initial Tech: TBD

Offered by;

**Robert Bowling**

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

Direct 813-484-5257





5:30 pm - 1:30 am

### Waterset Central CDD

Position	Hours Per Week	Pay Wage	Bill Rate	Overtime/Holiday Rate	Annual Spend
Security Professional - Wed-Sun 5pm-2am	40.0	\$18.00	\$25.38	\$38.07	\$52,790.40
Security Professional - Wed-Sun 5pm-2am	5.0	\$27.00	\$38.07	N/A	\$9,896.20
<b>Total Security Hours Per Week</b>	<b>45.0</b>				<del>\$62,686.60</del> 52,790.40
<b>Average Pay Wage</b>					\$19.00
<b>Cumulative Bill Rate</b>					\$26.79
<b>Estimated Annual Holiday Cost</b>					\$602.78
Based on the following seven(7) recognized holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day					
<b>Estimated Subtotal</b>					<del>\$63,291.38</del> 53,393.18
<b>Sales Tax</b>	0.0%		EXEMPT		\$0.00
<b>Estimated Total Annual Cost</b>					\$63,291.38
<b>Estimated Total Monthly Cost</b>					\$5,274.28
<b>Estimated Total Weekly Cost</b>					\$1,217.14
<b>Medical Benefits Based on Participation (Affordable Care Act Compliant Plans)</b>					<b>Included</b>
<b>Direct Bill Items</b>					
<b>Helias Patrol Management Software</b>					\$2,388.00
		\$199.00 per month			
<b>Pricing Notes</b>					

#### Value-added and Affordable Security Officer Benefits (Included in your rate)

Medical Insurance (full-time/benefit eligible)  
 Dental Insurance (full-time/benefit eligible)  
 Vision Insurance (full-time, benefit eligible)  
 401(k) plan  
 Life and disability insurance  
 Vacation  
 Background check and 10 panel drug screen on all officers  
 Uniforms at no cost to you or the officer  
 Training, including OJT and refresher training  
 Direct Deposit

\$5,473.28

4,449.43

\$65,679.36

54,648.43  
monthly

\$55,781.18  
per year

#### Items that will be direct billed as incurred:

Allied Universal recognizes eight (8) holidays: New Year's Day, MLK Day, President's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, &  
 Overtime rate is 1.5 times the bill rate with less than 48 hour notice of additional coverage. Client must approve via email any overtime charges.

\*\*Pricing sheet is valid for 30 days from receipt.

## Tab 9



# Waterset Central Community Development District

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District Office · Riverview, Florida · (813)-533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

[www.watersetcentralcdd.org](http://www.watersetcentralcdd.org)

## **Operations and Maintenance Expenditures**

**June 2025**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$153,692.49**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Waterset Central Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	100956	133576	Monthly Maintenance 06/25	\$ 196.00
Ballenger & Company, Inc.	100957	158	Irrigation Maintenance 06/25	\$ 5,831.00
Ballenger & Company, Inc.	100957	180	Irrigation Repairs 06/25	\$ 230.40
Brandon Industries, Inc.	100958	2018604-IN	Straighten Signs 05/25	\$ 500.00
Brletic Dvorak, Inc.	100959	1979	Engineering Services 05/25	\$ 1,200.00
Castle Management, LLC	100966	INS-0525-303	Insurance Reimbursement 05/25	\$ 659.88
Castle Management, LLC	100966	PREIM05-16-25-119	Payroll Period 04/26/2025-05/09/2025	\$ 6,448.71
Castle Management, LLC	100969	PREIM05-30-25-568	Payroll Period 05/10/25-05/23/25	\$ 6,255.46
City Wide Facility Solutions	100951	32019032708	Janitorial Services 06/25	\$ 1,968.70
City Wide Facility Solutions	100960	42019019445	Janitorial Services 06/25	\$ 150.00
City Wide Facility Solutions	100971	52019009644	Janitorial Services 06/25	\$ 217.76
DCSI, Inc.	100967	33705	Alarm Monitoring & Sound System 06/25	\$ 49.98

## Waterset Central Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	20250624-1	39-8017823354-9 05/25 ACH	Sales & Use Tax 05/25	\$ 69.03
Heidt Design, LLC	100952	52730	Engineering Services 01/25	\$ 1,161.25
Hillsborough County BOCC	20250624-2	7687161865 05/25 ACH	Water Summary 05/25	\$ 3,579.42
Jason Willet	100953	060325 Willet 168	Mileage Reimbursement 06/25	\$ 33.50
Jean Ocampo	100962	JO061125	Board of Supervisor Meeting 06/11/25	\$ 200.00
Nvirotect Pest Control Service, Inc.	100968	361893	Pest Control 06/25	\$ 217.00
Nvirotect Pest Control Service, Inc.	100968	362266	Pest Control 06/25	\$ 135.00
Nvirotect Pest Control Service, Inc.	100968	365650	Pest Control 06/25	\$ 289.00
RedTree Landscape Systems, LLC	100970	22024	Monthly Maintenance Services 05/25	\$ 32,125.00
RedTree Landscape Systems, LLC	100972	30180	Monthly Maintenance Service 06/25	\$ 32,125.00
RedTree Landscape Systems, LLC	100973	22023	Monthly Maintenance Service 04/25	\$ 32,125.00
Rizzetta & Company, Inc.	100950	INV0000099638	District Management Fees 06/25	\$ 5,981.25

## Waterset Central Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Securitas Security Services USA Inc	100963	12180855	Security Patrol 05/25	\$ 4,514.44
Sitex Aquatics, LLC	100964	10095-B	Monthly Lake Maintenance 06/25	\$ 3,600.00
Suncoast Pool Service, Inc.	100954	11182	Monthly Pool Services 06/25	\$ 3,630.00
Sunrise Landscape	100955	11 33533	Cutless Application 03/25	\$ 1,481.00
TECO	20250623-1	321000017137 04/25 ACH	TECO Summary 321000017137 04/25 ACH	\$ 5,471.31
TECO	20250623-2	221008697536 05/25 ACH	5701 Madrigal Way - Streetlights 05/25	\$ 347.56
TECO	20250623-3	221008930457 05/25 ACH	5701 Madrigal Way 05/25	\$ 574.72
TECO	20250623-4	221008884712 05/25 ACH	5701 Madrigal Way (Amenity) 05/25	\$ 1,012.64
Thomas Paul McNutt	100965	TM061125	Board of Supervisor Meeting 06/11/25	\$ 200.00
Waterset Central CDD	DC 060525	DC 060525	Debit Card Replenishment	<u>\$ 1,112.48</u>
<b>Report Total</b>				<u><b>\$ 153,692.49</b></u>

ACCURATE ELECTRONICS, INC.

# Invoice

9225 Ulmerton Road Ste 410  
Largo, FL. 33771  
727-533-0295

Date	Invoice #
6/1/2025	133576

Bill To
WATERSET CENTRAL CDD C/O AMANDA KING 3434 COLWELL AVE, SUITE 200 TAMPA, FL 33614

Ship To
WATERSET CENTRAL CDD 7281 PARADISO DR APOLLO BEACH, FL 33572

P.O. No.	Terms
JERRY WHITED	Net 30

Quantity	Description	Rate	Amount
	<b>** QUARTERLY MAINTENANCE CONTRACT 101822-WSC-CLUB WITH MONTHLY BILLING **</b>		
	QUARTERLY MAINTENANCE FOR CARD ACCESS SYSTEM ON (6) BUILDING DOORS, (5) PEDESTRIAN GATES FOR POOL, TENNIS COURT, BASKETBALL COURT AND PICKLEBALL COURT, (2) BUILDING DOORS WITH TIME SCHEDULE LOCK ONLY.		
1	BILLING MONTHLY MAINTENANCE FOR JUNE 2025 (1) DSX 1048 PANEL (1) DSX 1042 WITH 1042 EXPANSION BOARD (11) CARD READERS (5) MAG LOCKS (3) GL GATE LOCKS (3) HES STRIKES (5) EXIT BUTTONS (3) PIR MOTION SENSORS	196.00	196.00
	(CONTRACT TERM 1 YEAR TO RENEW FOR SUCCESSIVE ONE YEAR TERMS UNLESS CANCELED IN WRITING 30 DAYS PRIOR TO TERM END.)	0.00	0.00
	Exempt Sales	0.00%	0.00
		<b>Total</b>	\$196.00

**RECEIVED**  
06/03/25

Thank you for your business.

Phone #
727-533-0295

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$196.00





3840 68th Ave N  
Pinellas Park, FL 33781

Bill To
Waterset Central CDD C/O Rizzetta & Co 3434 Colwell Ave, Suite 200 Tampa, FL 33614

## Invoice 158

Date	PO#
06/01/25	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Property Address
Waterset Central CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#200 - Irrigation Maintenance Agreement June 2025				\$5,831.00

**RECEIVED**  
06/04/2025

Subtotal	\$5,831.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$5,831.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$5,831.00</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$47,543.75	\$6,047.00	\$0.00	\$0.00



3840 68th Ave N  
Pinellas Park, FL 33781

Bill To
Waterset Central CDD C/O Rizzetta & Co 3434 Colwell Ave, Suite 200 Tampa, FL 33614

## Invoice 180

Date	PO#
06/04/25	
Sales Rep	Terms
Michelle Wilson	Due on Receipt

Property Address
Waterset Central CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

### Irrigation Repair- Madrigal Park

Possible Irrigation repair. holding water near park. to check and repair

Irrigation Repair - 05/05/2025

\$230.40

**RECEIVED**  
06/04/2025

Subtotal	\$230.40
Sales Tax	\$0.00
<b>Total</b>	<b>\$230.40</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$230.40</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$230.40	\$47,543.75	\$6,047.00	\$0.00	\$0.00



**BRANDON**  
INDUSTRIES

Quality Streetscape Solutions™

Page: 1

# Invoice

Phone (972) 542-3000  
Fax (972) 542-1015  
www.brandonindustries.com

Please Remit Payment To:

**Brandon Industries, Inc.**  
PO Box 2230  
McKinney, TX 75070

**Invoice Number:** 2018604-IN

**Invoice Date:** 6/3/2025

**Order Number :** 1029943

**Order Date:** 5/23/2025

**Salesperson:** Tristin Kosco

**Customer Number:** FLCASTLE

**Bill To:**

Waterset Central CDD  
3434 Colwell Avenue  
Suite 200  
TAMPA, FL 33614

**Ship To:**

Brandon Industries  
1201 Tech Blvd  
STE 108  
TAMPA, FL 33619

**Confirm To:**

Customer P.O.	Ship VIA	F.O.B.	Terms
Waterset Central			Due Upon Receipt

Quantity			Item Number	Description	Unit Price	Amount
Ordered	Shipped	B/O				
			/INSTALL FL	Installation Labor Florida		500.00
				Straightening of Milestone and Sea air, milestone and goldcoast and reinstallation of pedestrian sign		
				from storage if available		

**THANK YOU!**

**RECEIVED**  
06/03/25

Net Invoice: 500.00  
Less Discount: 0.00  
Sales Tax: 0.00  
**Invoice Total:** 500.00

Brletic Dvorak Inc  
536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



INVOICE

BILL TO  
Waterset Central CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

INVOICE 1979  
DATE 05/30/2025  
TERMS Net 30  
DUE DATE 06/29/2025

PROJECT NAME  
Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[May 08 - May 30]	6:00	180.00	1,080.00
Senior Inspector	[May 12]	1:00	120.00	120.00

BALANCE DUE

RECEIVED  
06/09/25

\$1,200.00

Pay invoice



**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**  
**May-25**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	4.00	\$180	J. Whited	\$720.00
Coorespondence with SWFWMD for Transfer	0.00	\$180	J. Whited	\$0.00
ERP Documents.	1.00	\$120	K. Wagner	\$120.00
Pool Discharge Damage Research &	0.00	\$180	J. Whited	\$0.00
Communication and Letter Exhibits.	0.00	\$120	K. Wagner	\$0.00
Silver Sun Pond Bank Repairs and Resident	2.00	\$180	J. Whited	\$360.00
Letter Coorespondence.	0.00	\$120	K. Wagner	\$0.00
SOI ERP Permits Reconcillation and	0.00	\$180	J. Whited	\$0.00
Communication.	0.00	\$120	K. Wagner	\$0.00
<b>INVOICE TOTAL</b>	<b>7.00</b>			<b>\$1,200.00</b>





**Castle Management LLC**  
12270 SW 3rd St Ste 200,  
Plantation, FL 33325

**Document No:**INS-0525-303  
**Document Date:**05/31/2025

**Association:** Waterset Central Community Development District Facilities Manag

**Total Due:** \$659.88

Date	Description	Amount
05/31/2025	Insurance Reimbursement Torres, Heidy ASTPM	\$178.75
05/31/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$240.60
05/31/2025	Insurance Reimbursement Willett, Jason MTNSUP	\$240.53

**Report Totals**

**Billing:** \$659.88  
**Total Sales Tax:** \$0.00  
**Balance Due:** \$659.88

RECEIVED  
06/10/2025

RECEIVED



City Wide Facility Solutions  
8950 9th St N Ste 103  
Saint Petersburg, FL 33702-3001

## INVOICE

**Total Due: \$1,968.70**

Invoice Number: 32019032708  
Our Order No. 31019101331  
Invoice Date: 6/1/2025  
Due Date: 7/1/2025

Phone: 727-940-5873 ext 0  
Email: tbaccounting@gocitywide.com

**Bill**

To: Waterset Central CDD  
Katiria Parodi  
3434 Colwell Ave Ste 200  
Tampa, FL 33614-8390  
USA

**Ship**

To: Waterset Central CDD  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000216	Seymour Wright	Net 30 days		06/01/25 to 06/30/25	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019101331	1	1,968.70	1,968.70

PAY YOUR BILL ONLINE!  
CLICK THE LINK BELOW  
<https://www.e-billexpress.com/ebpp/gocitywide/>

**Subtotal: 1968.70**  
**Sales Tax: 0.00**

**Total Due: \$1,968.70**

**RECEIVED**  
05/29/2025



City Wide Facility Solutions  
8950 9th St N Ste 103  
Saint Petersburg, FL 33702-3001

## INVOICE

**Total Due: \$150.00**

Invoice Number: 42019019445  
Our Order No. 41019020709  
Invoice Date: 6/9/2025  
Due Date: 7/9/2025

Phone: 727-940-5873 ext 0  
Email: tbaccounting@gocitywide.com

**Bill**

To: Waterset Central CDD  
Katiria Parodi  
3434 Colwell Ave Ste 200  
Tampa, FL 33614-8390  
USA

**Ship**

To: Waterset Central CDD  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
USA

**RECEIVED**  
06/16/25

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000216	Seymour Wright	Net 30 days		06/02/25	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

Biohazard clean up in the main  
locations men's urinal

1 150.00 150.00

PAY YOUR BILL ONLINE!  
CLICK THE LINK BELOW  
<https://www.e-billexpress.com/ebpp/gocitywide/>

**Subtotal: 150.00**  
**Sales Tax: 0.00**

**Total Due: \$150.00**



City Wide Facility Solutions  
8950 9th St N Ste 103  
Saint Petersburg, FL 33702-3001

## INVOICE

**Total Due: \$217.76**

Invoice Number: 52019009644  
Our Order No. 51019008701  
Invoice Date: 6/19/2025  
Due Date: 7/19/2025

Phone: 727-940-5873 ext 0  
Email: tbaccounting@gocitywide.com

Bill

To: Waterset Central CDD  
Katiria Parodi  
3434 Colwell Ave Ste 200  
Tampa, FL 33614-8390  
USA

**RECEIVED**  
06/20/25

Ship

To: Waterset Central CDD  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000216	Seymour Wright	Net 30 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

DPS-PULL-1001920	WH SWAN MULTI 9X9.5 4000/CS	4	50.69	202.76
------------------	-----------------------------	---	-------	--------

FREIGHT - ALL	Flat Fee Freight	1	15.00	15.00
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PAY YOUR BILL ONLINE!  
CLICK THE LINK BELOW  
<https://www.e-billexpress.com/ebpp/gocitywide/>

**Subtotal: 217.76**  
**Sales Tax: 0.00**

**Total Due: \$217.76**



DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
+9496500  
info@dcsisecurity.com  
http://DCSIsecurity.com

# Invoice

**BILL TO**

Waterset Central CDD  
3434 Colwell Ave. Suite #200  
Tampa, FL 33614

**SHIP TO**

Waterset Central CDD  
7281 Paradiso Drive  
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33705	06/11/2025	\$49.98	06/26/2025	Net 15	

**P.O. NUMBER**

Install Date: 4/11/25

**SALES REP**

DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Cloud Cover Music Server Subscription</b> Cloud Cover Music is a service that offers clean, commercial free, public performance license, remote control over the internet, and music mixes and scheduling.  \$24.99 a month per server x 2 / No contract	2	24.99	49.98

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

\*\*Returned Checks will receive \$25 NSF Fee.

\*\*\*Late Fees are 1.5% per month

SUBTOTAL	49.98
TAX (7.5%)	0.00
TOTAL	49.98
BALANCE DUE	<b>\$49.98</b>

**RECEIVED**  
06/16/25





# Sales and Use Tax Return

DR-15EZ  
R. 01/20  
Rule 12A-1.097, F.A.C.  
Effective 01/20  
Page 1 of 2

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue  
5050 W Tennessee Street  
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15EZ Sales and Use Tax Returns* (Form DR-15EZ), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at [floridarevenue.com/forms](http://floridarevenue.com/forms).

## Florida Sales and Use Tax Return

DR-15EZ  
R. 01/20

Certificate Number: 39-8017823354-9

Reporting Period

May 2025

T

┌

HD/PM DATE:

□□/□□/□□

Surtax Rate:

Name  
Address  
City/St  
ZIP

Waterset Central Community Development District  
3434 Colwell Ave., Ste 200  
Tampa, FL 33614-8390

Location/Mailing Address Changes:

New Location Address: \_\_\_\_\_

Telephone Number: ( ) \_\_\_\_\_

New Mailing Address: \_\_\_\_\_

FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

Amount Due From Line 9  
On Reverse Side

□□□□□□.□□ 69.03

Due: 06/20/25

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

## Florida Sales and Use Tax Return

DR-15EZ  
R. 01/20

Certificate Number: 39-8017823354-9

Reporting Period

□□□□□□

T

┌

HD/PM DATE:

□□/□□/□□

Surtax Rate:

Name  
Address  
City/St  
ZIP

Waterset Central Community Development District  
3434 Colwell Ave., Ste 200  
Tampa, FL 33614-8390

Location/Mailing Address Changes:

New Location Address: \_\_\_\_\_

Telephone Number: ( ) \_\_\_\_\_

New Mailing Address: \_\_\_\_\_

FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

Amount Due From Line 9  
On Reverse Side

□□□□□□.□□

Due:

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

**File and Pay Online to Receive a Collection Allowance.** When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first \$1,200 of tax due, not to exceed \$30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at [floridarevenue.com](http://floridarevenue.com).

**Due Dates.** Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period. **A return must be filed for each reporting period, even if no tax is due.** If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

**Penalty.** If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than \$50, may be charged. The \$50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

	DOLLARS				CENTS	
1. Gross Sales (Do not include tax)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Date
5. Less Lawful Deductions	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Telephone #
6. Less DOR Credit Memo	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
7. Net Tax Due	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
8. <del>Less Collection Allowance or</del> Plus Penalty and Interest	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
9. Amount Due With Return (Enter this amount on front)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	

Signature of Preparer

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases **NOT** Subject to **DISCRETIONARY SALES SURTAX**

B. Total Discretionary Sales Surtax Due

**E-file / E-pay to Receive Collection Allowance**

Please do not fold or staple.

	DOLLARS				CENTS	
1. Gross Sales (Do not include tax)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Date
5. Less Lawful Deductions	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Telephone #
6. Less DOR Credit Memo	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
7. Net Tax Due	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
8. <del>Less Collection Allowance or</del> Plus Penalty and Interest	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
9. Amount Due With Return (Enter this amount on front)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	

Signature of Preparer

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases **NOT** Subject to **DISCRETIONARY SALES SURTAX**

B. Total Discretionary Sales Surtax Due

**E-file / E-pay to Receive Collection Allowance**

Please do not fold or staple.



# HEIDT DESIGN

P: (813) 253-5311 | F: (813) 464-7629  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610  
[www.heidtdesign.com](http://www.heidtdesign.com)

**RECEIVED**  
05/27/25

## Invoice

Attention:  
Waterset Central CDD  
Joe Roethke  
c/o Rizzetta & Company, Inc.  
9428 Camden Field Parkway  
Riverview, FL 33578

Invoice Number: 52730  
Invoice Date: January 31, 2025  
Month Ending: January 31, 2025  
Project Manager: FRANCIS, ERIC N.  
Project Number: CDD WA 1003

Project Name: Waterset Central CDD General O&M

		Hours	Rate	Amount
Construction Inspector II	5910 Silver Sun Dr Report Review, E-Mail	.50	140.00	\$70.00
Construction Inspector II	CDD Meeting - Silver Sun	1.00	140.00	\$140.00
Construction Inspector II	Finalize report (5910 Silver Sun Dr.)	1.00	140.00	\$140.00
Construction Inspector II	Review findings with Engineer	.50	140.00	\$70.00
Construction Inspector II	Waterset Central CDD Letter Review/Comment	.50	140.00	\$70.00
District Engineer	District Meeting	1.00	225.00	\$225.00
District Engineer	Resident Pond Bank Erosion Complaint Review Report and Findings Report sent to CDD	1.00	225.00	\$225.00
District Engineer	Review resident erosion complaint with Inspector	.50	225.00	\$112.50
Land Planner II	creating cdd boundaries exhibit	.75	145.00	\$108.75
<b>Total Professional Services</b>		<b>6.75</b>		<b>\$1,161.25</b>

Invoice Total \$1,161.25

Payment prior to the 15th of the month following the date of this invoice will qualify for a 2% discount.

Payment is due no later than the 25th of the month following the date of this invoice. Failure to pay the amount due within the time frame set forth herein shall result in an interest charge accruing in accordance with our contract. Please contact RikkiLee Glass if you should have a question concerning this invoice.

**Waterset Central CDD**  
**Hillsborough County BOCC Summary**

**RECEIVED**  
06/17/25

**Master Summary Account #7687161865**

**May 2025**

**Due: 06/20/2025**

<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
5/30/2025	6116 Sea Air Dr	001-53600-4310	\$12.88 Reclaim
5/30/2025	5701 Madrigal Way	001-53600-4301	\$502.72 Water
5/30/2025	7008 Waterline Ct	001-53600-4310	\$412.88 Reclaim
5/30/2025	5910 Covington Garden Dr	001-53600-4310	\$260.26 Reclaim
5/30/2025	7533 Paradiso Dr	001-53600-4310	\$14.66 Reclaim
5/30/2025	7301 Paradiso Dr	001-53600-4310	\$37.05 Reclaim
5/30/2025	7281 Paradiso Ave	001-53600-4301	\$641.51 Water
5/30/2025	7281 Paradiso Ave	001-53600-4310	\$145.44 Reclaim
5/30/2025	7030 Reservoir Ct	001-53600-4310	\$532.06 Reclaim
5/30/2025	5490 Wayfarer Ave	001-53600-4310	\$289.61 Reclaim
5/30/2025	7054 Reservoir Ct	001-53600-4310	\$49.79 Reclaim
5/30/2025	5459 Wayfarer Ave	001-53600-4310	\$12.91 Reclaim
5/30/2025	5630 Wayfarer Ave	001-53600-4310	\$17.34 Reclaim
5/30/2025	5521 Silver Sun Dr	001-53600-4310	\$8.29 Reclaim
5/30/2025	5424 Wayfarer Ave	001-53600-4310	\$9.72 Reclaim
5/30/2025	5300 Del Cooronado Dr	001-53600-4310	\$103.14 Reclaim
5/30/2025	5494 Del Coronado Dr	001-53600-4310	\$12.62 Reclaim
5/30/2025	7306 Golden Sky Ct	001-53600-4310	\$12.73 Reclaim
5/30/2025	7020 Saguaro Way	001-53600-4310	\$10.95 Reclaim
5/30/2025	6112 Sea Air Dr	001-53600-4310	\$8.55 Reclaim
5/30/2025	7000 Mainland Ave	001-53600-4310	\$5.97 Reclaim
5/30/2025	7310 Betel Palm Ct 1	001-53600-4301	\$360.19 Water
5/30/2025	6060 Milestone Dr	001-53600-4310	\$118.15 Reclaim
	Deposit	01-15601	\$0.00 Deposits
	<b>TOTAL</b>		<b>\$3,579.42</b>

<b>Summary</b>		
Utility Services	001-53600-4301	\$1,504.42
Utility Reclaim	001-53600-4310	\$2,075.00
Deposit	001-15601	\$0.00
Credit		\$0.00
<b>TOTAL</b>		<b>\$3,579.42</b>



Hillsborough  
County Florida

M-Page 1 of 12

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

**RECEIVED**  
06/17/25

**Summary of Account Charges**

Previous Balance	\$3,995.38
Net Payments - Thank You	\$-3,995.38
Total Account Charges	<b>\$3,579.42</b>
<b>AMOUNT DUE</b>	<b>\$3,579.42</b>

**Important Message**

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at [TampaBayWaterWise.org/HB](http://TampaBayWaterWise.org/HB).

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough  
County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 7687161865**



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



WATERSET CENTRAL CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

1,436 8

<b>DUE DATE</b>	06/20/2025
<b>AMOUNT DUE</b>	\$3,579.42
<b>AMOUNT PAID</b>	



0076871618658 00003579422



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

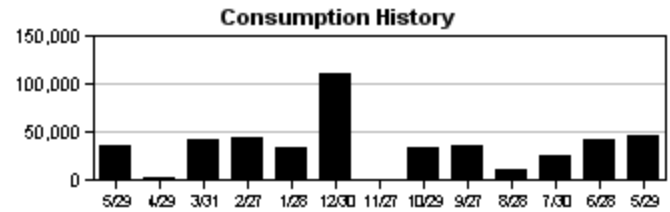
Service Address: 6116 SEA AIR DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	04/29/2025	17000	05/29/2025	17355	35500 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge	\$12.88
<b>Total Service Address Charges</b>	<b>\$12.88</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

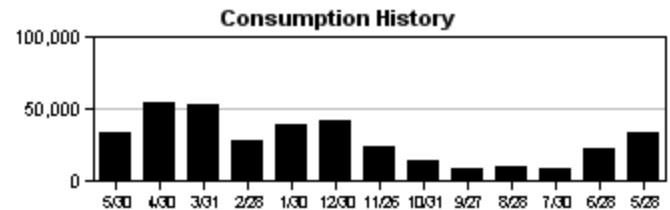
Service Address: 5701 MADRIGAL WAY

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	04/30/2025	698290	05/30/2025	731561	33271 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$100.48
Water Base Charge	\$31.30
Water Usage Charge	\$72.08
Sewer Base Charge	\$75.90
Sewer Usage Charge	\$216.93
<b>Total Service Address Charges</b>	<b>\$502.72</b>







Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

**Service Address:** 7008 WATERLINE CT - COMM RCLM IRRIG

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	04/29/2025	231023	05/29/2025	239247	822400 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$412.88

**Total Service Address Charges \$412.88**



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

**Service Address:** 5910 COVINGTON GARDEN DR

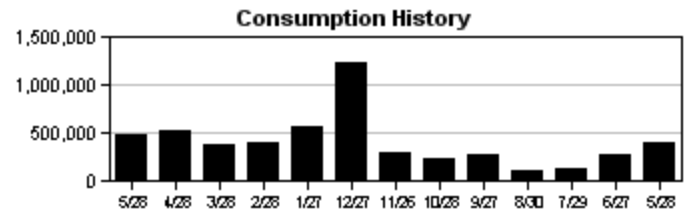
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	04/28/2025	319688	05/28/2025	324483	479500 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$260.26

**Total Service Address Charges \$260.26**





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

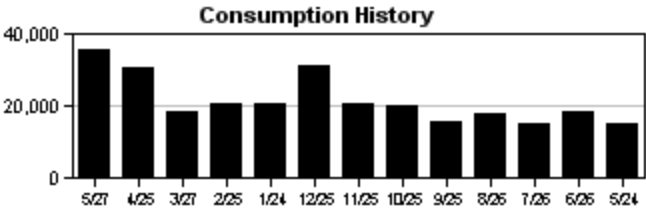
Service Address: 7533 PARADISO DR-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	04/25/2025	11977	05/27/2025	12332	35500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$14.66
<b>Total Service Address Charges</b>	<b>\$14.66</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

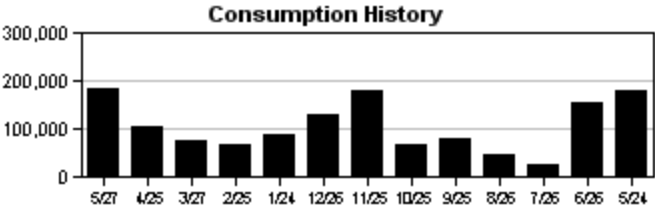
Service Address: 7301 PARADISO DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	04/25/2025	82723	05/27/2025	84553	183000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$37.05
<b>Total Service Address Charges</b>	<b>\$37.05</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

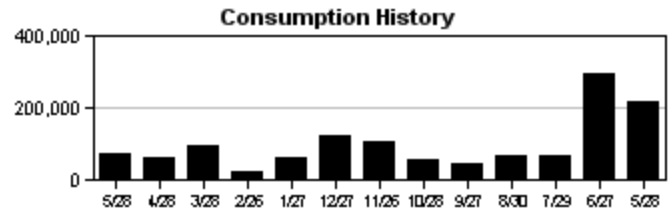
Service Address: 7281 PARADISO AVE

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	04/28/2025	53534	05/28/2025	54163	62900 GAL	ACTUAL	WATER
54230101	04/28/2025	30258	05/28/2025	30352	9400 GAL	ACTUAL	WATER
60998080	04/28/2025	245433	05/28/2025	251641	620800 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$218.35
Water Base Charge	\$66.73
Water Usage Charge	\$157.55
Sewer Base Charge	\$131.56
Sewer Usage Charge	\$61.29
Reclaimed Water Charge	\$145.44
<b>Total Service Address Charges</b>	<b>\$786.95</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

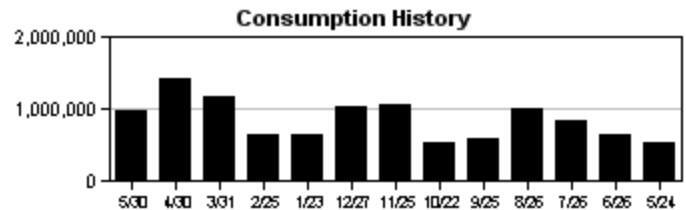
Service Address: 7030 RESERVOIR CT-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	04/30/2025	5917871	05/30/2025	6895378	977507 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge	\$532.06
<b>Total Service Address Charges</b>	<b>\$532.06</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

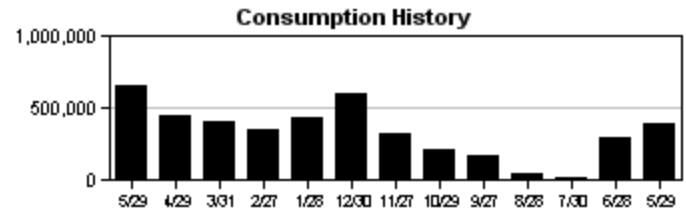
M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	04/29/2025	171677	05/29/2025	178179	650200 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge \$289.61

**Total Service Address Charges \$289.61**



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

Service Address: 7054 RESERVOIR CT-RECLAIM

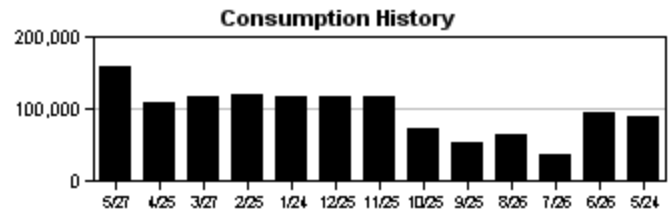
M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	04/25/2025	55420	05/27/2025	57015	159500 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge \$49.79

**Total Service Address Charges \$49.79**





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

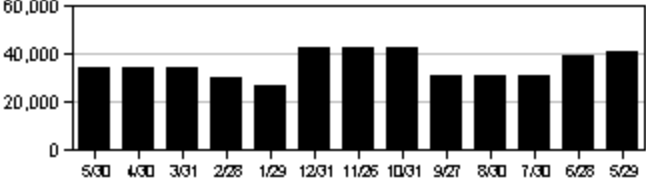
M-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	04/30/2025	300311	05/30/2025	334403	34092 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.91
<b>Total Service Address Charges</b>	<b>\$12.91</b>

Consumption History



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

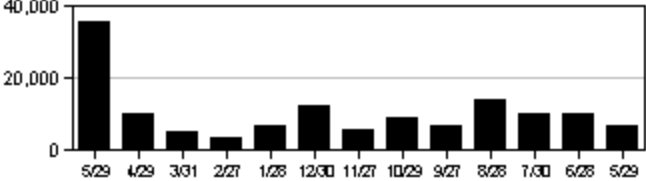
M-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	04/29/2025	5604	05/29/2025	5961	35700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$17.34
<b>Total Service Address Charges</b>	<b>\$17.34</b>

Consumption History





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

Service Address: 5521 SILVER SUN DR

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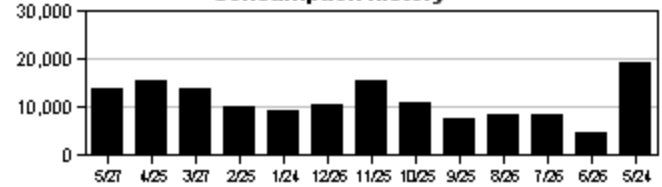
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	04/25/2025	8914	05/27/2025	9052	13800 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge \$8.29

**Total Service Address Charges \$8.29**

Consumption History



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

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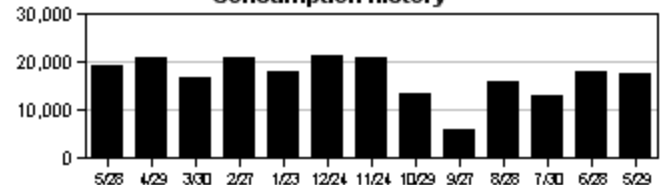
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	04/29/2025	109943	05/28/2025	129174	19231 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge \$9.72

**Total Service Address Charges \$9.72**

Consumption History







Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

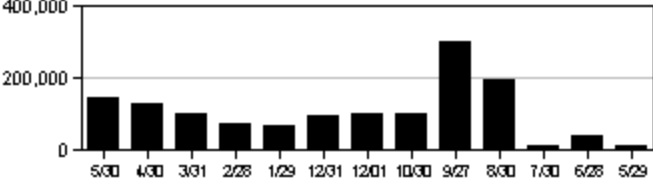
M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703562000	04/30/2025	983240	05/30/2025	1127544	144304 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$103.14
<b>Total Service Address Charges</b>	<b>\$103.14</b>

Consumption History



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

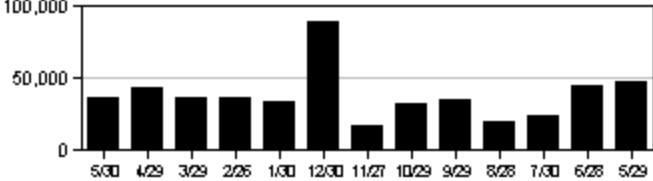
M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705884634	04/29/2025	121301	05/30/2025	156998	35697 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.62
<b>Total Service Address Charges</b>	<b>\$12.62</b>

Consumption History





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

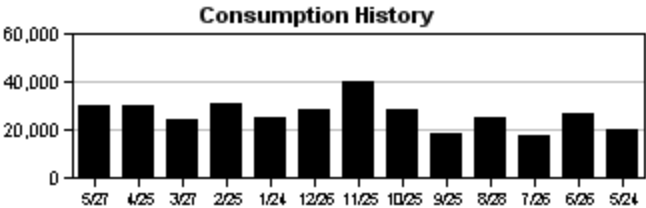
Service Address: 7306 GOLDEN SKY CT

M-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	04/25/2025	16340	05/27/2025	16643	30300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.73
<b>Total Service Address Charges</b>	<b>\$12.73</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

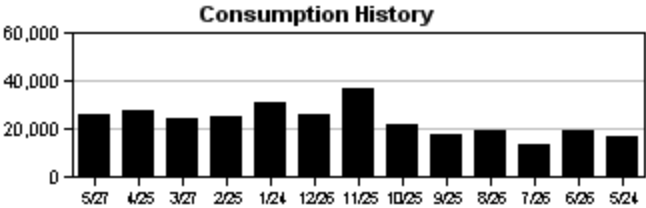
Service Address: 7020 SAGUARO WAY-RECLAIM

M-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	04/25/2025	15771	05/27/2025	16032	26100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$10.95
<b>Total Service Address Charges</b>	<b>\$10.95</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

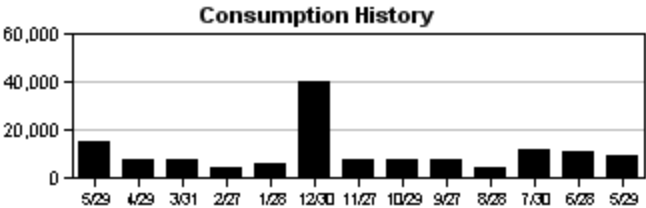
Service Address: 6112 SEA AIR DR

M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	04/29/2025	6857	05/29/2025	7009	15200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.55
<b>Total Service Address Charges</b>	<b>\$8.55</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	04/29/2025	5840	05/29/2025	6017	177 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.97
<b>Total Service Address Charges</b>	<b>\$5.97</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

Service Address: 7310 BETEL PALM CT I

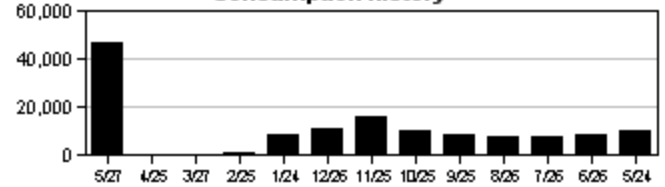
M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	04/25/2025	7518	05/27/2025	7985	46700 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$141.03
Water Base Charge	\$15.65
Water Usage Charge	\$197.48
<b>Total Service Address Charges</b>	<b>\$360.19</b>

Consumption History



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/30/2025	06/20/2025

Service Address: 6060 MILESTONE DR

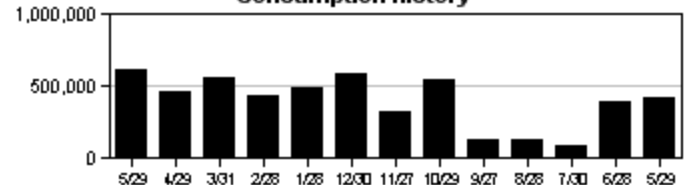
M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	04/29/2025	284841	05/29/2025	290908	606700 GAL	ACTUAL	RECLAIM

#### Service Address Charges

Reclaimed Water Charge	\$118.15
<b>Total Service Address Charges</b>	<b>\$118.15</b>

Consumption History



# WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.watersetcentralcdd.org](http://www.watersetcentralcdd.org)

## Check Request

Amount: \$33.50

Date: 06/03/2025

Payable to: Jason Willet

Address: 14342 Bounding Home Street  
Sun City Center, Fl 33573

**RECEIVED**  
06/03/25

Description: Mileage Reimbursement

Requestor: Karla Pena, Staff Accountant

Special Instructions: Code to 001-57200-3300



Name: Jason Willett  
(Check payable to)  
Region: JOT  
Department: Maintenance  
Position: Maintenance Supervisor

All expenses must be accompanied by the original receipts and proof of mileage distance (PDF ONLY, NO pictures).  
Please DO NOT modify gray cells

Total Mileage, Parking and Tolls	65.66
----------------------------------	-------

Print Name

Signature

Date \_\_\_\_\_

Print Name \_\_\_\_\_

**Signature**

Date \_\_\_\_\_

Notes:





4-16-25  
26 miles  
Home & Depot.





416-25  
24 miles  
House Depot.

80°F

0

MPH

MPH to km/h ►

132568mi

P R N D 

 BRAKE 



4-21-25  
5 miles  
Dog park work







4-22-25

28 miles

Home Depot.

UPS store

Dog Park.

ECO 84°F

54 MPH

MPH to km/h ►

132801mi

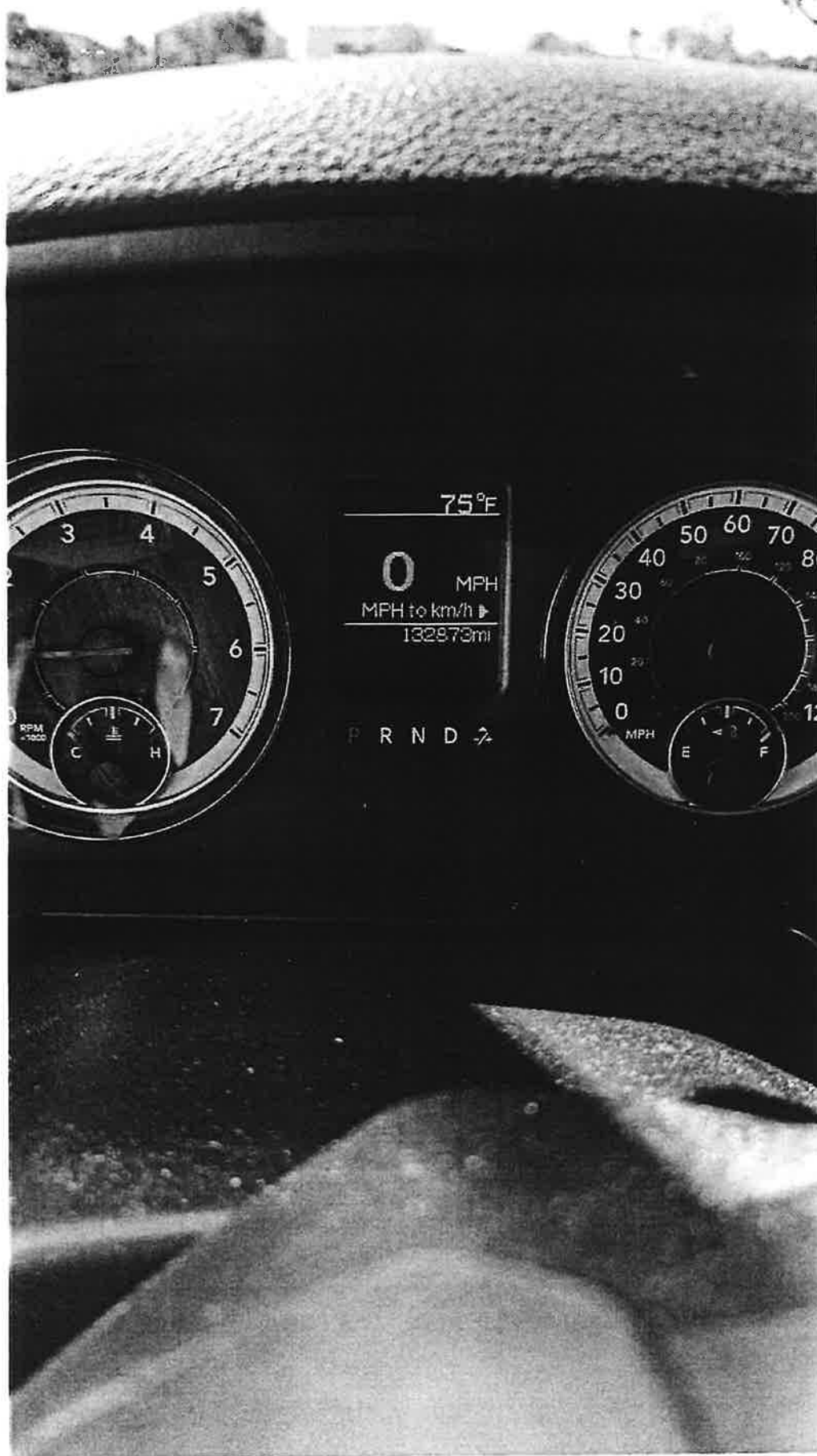
P R N D 



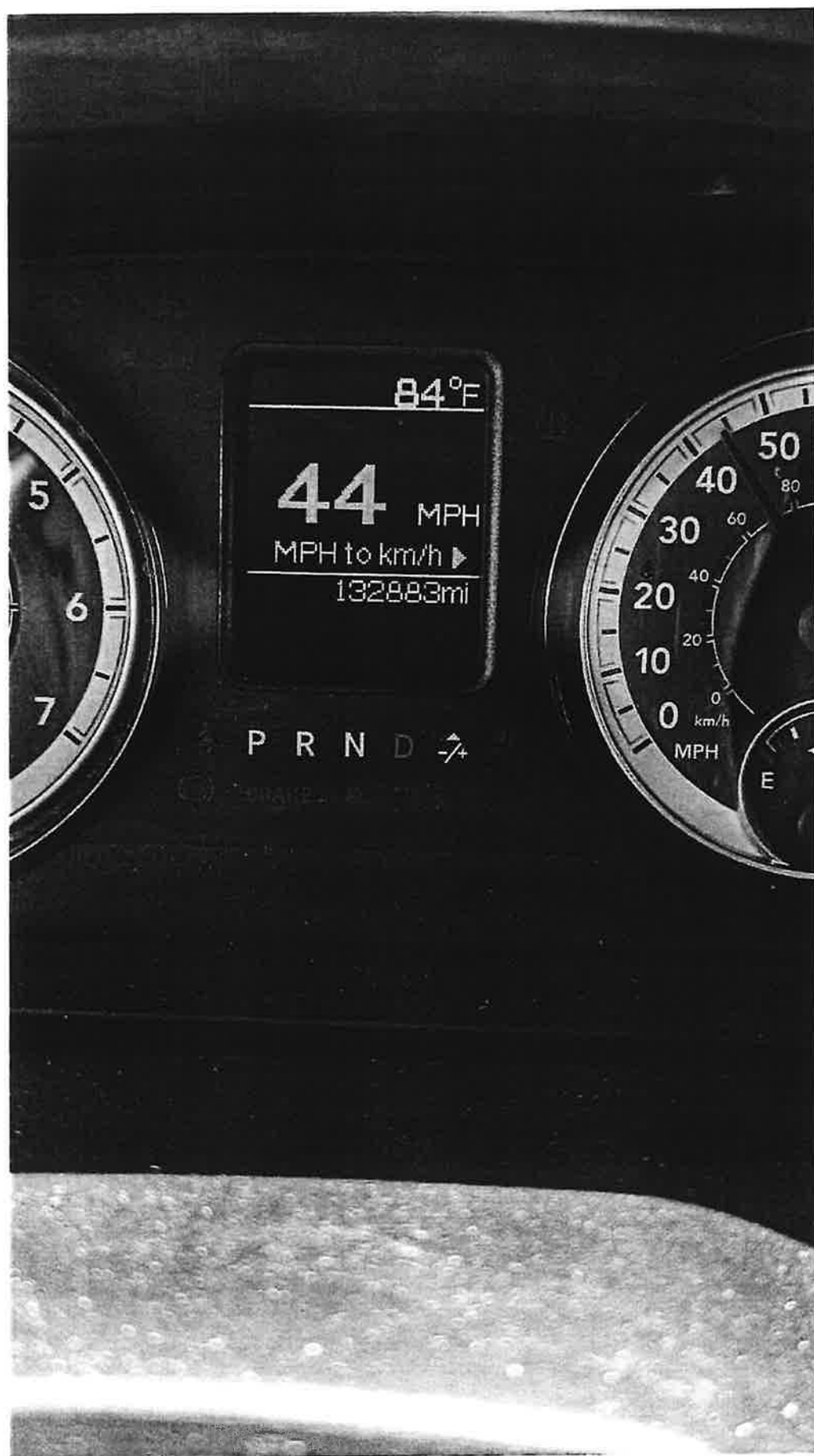


4-23-25  
5 miles  
Dog Park





4-24-25  
Landing &  
Dog Park  
10 miles





"REVISED"

**Waterset Central CDD**  
Meeting Date: June 11, 2025

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present
Deneen Klenke*	<input type="checkbox"/>
Jean Ocampo	<input checked="" type="checkbox"/>
Lynda McMorrow*	<input type="checkbox"/>
Thomas McNutt	<input checked="" type="checkbox"/>
Pete Williams	<input type="checkbox"/>

(\*) Does not get paid

**NOTE:** Supervisors are only paid if checked present.

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	5:18 PM
Meeting End Time:	7:32 PM
Total Meeting Time:	2hrs 14min

Time Over ( 3 ) Hours:	
------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_

*R. Durand*

*all sent to  
CDD Invoice  
via email*

*Saved in  
Share Pt*

**RECEIVED**  
06/17/25

**Waterset Central CDD**  
Meeting Date: June 11, 2025

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	
Deneen Klenke*	<input type="checkbox"/>	
Jean Ocampo	<input checked="" type="checkbox"/>	JO061125
Lynda McMorrow*	<input type="checkbox"/>	
Thomas McNutt	<input checked="" type="checkbox"/>	TM061125
Pete Williams	<input checked="" type="checkbox"/>	PW061125

(\*) Does not get paid

**NOTE:** Supervisors are only paid if checked present.

**RECEIVED**  
06/12/2025

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	5:18 PM
Meeting End Time:	7:32 PM
Total Meeting Time:	2 hrs 14 min

Time Over ( 3 ) Hours:	
------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: R. Durand

**NVIROTECT**

PEST CONTROL SERVICES

16210 North Florida Avenue

Lutz, FL 33549

**Pest Control Division**

Office: 813.968.7031

Toll Free:

888.908.8388

www.nviroTECT.com

**INVOICE**

Waterset Central CDD

7281 Paradiso Dr.

Apollo Beach, FL 33572

Date: 6-2-25

Account Number: 12545

Invoice Number: 361893

Previous Balance: \$352.00

Commercial General Pests \$217.00

Sales Tax: \$0.00

Service Amount: \$217.00

Check /Cash: \_\_\_\_\_

Technician(s): en**Call for a FREE Lawn Care Quote!****Next service FREE for each referral!\*****10% Discount with yearly Prepayment!\***

\* Exclusions apply. Call office for details.

**Treatment Area**

- ☐ Bedroom
- ☐ Breakroom
- ☐ Garage
- ☒ Kitchen
- ☒ Perimeter
- ☒ Rest Room

**Structure**

- ☐ Bank
- ☐ Industrial
- ☒ Medical
- ☒ Professional
- ☐ Residence
- ☐ Retail

**Frequency**

- ☐ Annual Service
- ☒ Every Other Month
- ☒ Monthly Service
- ☐ Quarterly Service
- ☐ Twice Per Month
- ☐ Weekly

**Type of Service**

- ☐ Additional Service
- ☒ Extra Service
- ☒ General Pest Control
- ☒ In Wall Tube System
- ☒ Rodent Control
- ☐ Annual Service

**General Pest**

- ☒ Acrobat Ants
- ☐ Argentine Ants
- ☐ Bed Bugs
- ☐ Carpenter Ants
- ☐ Crazy Ants
- ☐ Drain Flies
- ☐ Fire Ants
- ☐ Fleas
- ☐ German Roaches
- ☐ Ghost Ants
- ☐ Mosquitos
- ☒ Mud Daubers

- ☐ Pantry pests
- ☒ Paper Wasps
- ☐ Pharaoh Ants
- ☒ Preventative
- ☐ Roaches
- ☐ Silverfish
- ☐ Spiders
- ☐ Ticks
- ☐ White Foot Ants
- ☐ \_\_\_\_\_

**Treatment**

- ☐ Advion Ant Bait Station .1%
- ☐ Advion Ant Gel Bait .05%
- ☐ Advion Roach Bait Stn .5%
- ☐ Advion Roach Gel Bait .6%
- ☐ Alpine Aerosol .25%
- ☐ Biozyme
- ☐ CM Insect Monitors
- ☐ Dekko Silver Fish Paks 20%
- ☐ D-Fense Dust .05%
- ☒ Gentrol Liquid 9%
- ☒ Inspection
- ☐ Maxforce Quantum .03%

- ☐ Niban FG 5%
- ☐ Nyguard IGR 10%
- ☐ Onslaught 6.4%
- ☒ Perimeter Sweep
- ☐ Taurus .06%
- ☐ Talstar Xtra .25%
- ☐ Transport GHP .11%
- ☒ Transport Mikron .11%
- ☐ Vector Bio 5
- ☐ Wasp Freeze .1%
- ☐ Web Out 10.5%
- ☒ Alphamix

**Rodent Control**

- ☐ Mice
- ☒ Rats
- ☐ \_\_\_\_\_

**Treatment**

- ☐ CM Rat Snap Traps
- ☒ Contrac Blox Bait .005%
- ☐ Final Blox Bait .005%

- ☐ Rodent Bait Stations
- ☐ T-Rex Rat Snap Traps
- ☐ Victor Glue Boards

**PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.****Ask us about Automatic Payments or Paperless Billing.**

Instructions: \_\_\_\_\_

**RECEIVED**  
06/04/2025



16210 North Florida Avenue  
Lutz, FL 33549

## Pest Control Division

Office: 813.968.7031

Toll Free:  
888.908.8388

www.nviroprotect.com

## INVOICE

Waterset Central CDD

7281 Paradiso Dr.

Apollo Beach, FL 33572

Date: 6-2-25

Account Number: 12545

Invoice Number: 362266

Previous Balance: \$352.00

Commercial General Pests \$135.00

Sales Tax: \$0.00

Service Amount: \$135.00

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!\*

10% Discount with yearly Prepayment!\*

\* Exclusions apply. Call office for details.

Check /Cash: \_\_\_\_\_

Technician(s): EN

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

### General Pest

- |  |  |
|--|--|
| <input type="checkbox"/> Acrobat Ants          | <input type="checkbox"/> Entry pests             |
| <input type="checkbox"/> Argentine Ants        | <input checked="" type="checkbox"/> Paper Wasps  |
| <input type="checkbox"/> Bed Bugs              | <input type="checkbox"/> Paraoth Ants            |
| <input type="checkbox"/> Carpenter Ants        | <input checked="" type="checkbox"/> Preventative |
| <input checked="" type="checkbox"/> Crazy Ants | <input type="checkbox"/> Roaches                 |
| <input type="checkbox"/> Drain Flies           | <input type="checkbox"/> Silverfish              |
| <input type="checkbox"/> Fire Ants             | <input type="checkbox"/> Spiders                 |
| <input type="checkbox"/> Fleas                 | <input type="checkbox"/> Ticks                   |
| <input type="checkbox"/> German Roaches        | <input type="checkbox"/> White Foot Ants         |
| <input type="checkbox"/> Ghost Ants            | <input type="checkbox"/> _____                   |
| <input type="checkbox"/> Mosquitos             |  |
| <input type="checkbox"/> Mud Daubers           |  |

### Treatment

- |  |  |
|--|--|
| <input type="checkbox"/> Advion Ant Bait Station .1% | <input type="checkbox"/> Niban FG 5%           |
| <input type="checkbox"/> Advion Ant Gel Bait .05%    | <input type="checkbox"/> Nyguard IGR 10%       |
| <input type="checkbox"/> Advion Roach Bait Stn .5%   | <input type="checkbox"/> Onslaught 6.4%        |
| <input type="checkbox"/> Advion Roach Gel Bait .6%   | <input type="checkbox"/> Perimeter Sweep       |
| <input type="checkbox"/> Alpine Aerosol .25%         | <input type="checkbox"/> Taurus .06%           |
| <input type="checkbox"/> Biozyme                     | <input type="checkbox"/> Talstar Xtra .25%     |
| <input type="checkbox"/> CM Insect Monitors          | <input type="checkbox"/> Transport GHP .11%    |
| <input type="checkbox"/> Dekko Silver Fish Paks 20%  | <input type="checkbox"/> Transport Mikron .11% |
| <input type="checkbox"/> D-Fense Dust .05%           | <input type="checkbox"/> Vector Bio 5          |
| <input type="checkbox"/> Gentrol Liquid 9%           | <input type="checkbox"/> Wasp Freeze .1%       |
| <input checked="" type="checkbox"/> Inspection       | <input type="checkbox"/> Web Out 10.5%         |
| <input type="checkbox"/> Maxforce Quantum .03%       | <input type="checkbox"/> _____                 |

### Rodent Control

- |                                |
|--------------------------------|
| <input type="checkbox"/> Mice  |
| <input type="checkbox"/> Rats  |
| <input type="checkbox"/> _____ |

### Treatment

- |  |   |
|--|---|
| <input type="checkbox"/> CM Rat Snap Traps       | <input type="checkbox"/> Rodent Bait Stations |
| <input type="checkbox"/> Contrac Blox Bait .005% | <input type="checkbox"/> T-Rex Rat Snap Traps |
| <input type="checkbox"/> Final Blox Bait .005%   | <input type="checkbox"/> Victor Glue Boards   |

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: \_\_\_\_\_

RECEIVED  
06/04/2025





16210 North Florida Avenue  
Lutz, FL 33549

## Termite Division

Office: 813.968.7031  
Toll Free:  
888.908.8388  
www.nvirotect.com

## INVOICE

Waterset Central CDD  
7281 Paradiso Dr.  
Apollo Beach, FL 33572  
Date: 6-12-25

Account Number: 12545  
Invoice Number: 365650  
Previous Balance: \$0.00  
**Commercial Drywood Termite Treatment** \$289.00

Sales Tax: \$0.00

**Service Amount: \$289.00**

Check /Cash: \_\_\_\_\_

Technician(s): SS

Call for a FREE Pest Control Quote!

Call for a FREE Lawn Care Quote!

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Attic	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual	<input type="checkbox"/> Baiting Monitoring
<input type="checkbox"/> Garage	<input type="checkbox"/> Industrial	<input type="checkbox"/> Bi-Annual	<input type="checkbox"/> Baiting System Install
<input checked="" type="checkbox"/> Interior	<input type="checkbox"/> Medical	<input type="checkbox"/> Every Other Month	<input checked="" type="checkbox"/> Drywood Spot Treatment
<input type="checkbox"/> Office Space	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Monthly	<input type="checkbox"/> Liquid Subterranean Treatment
<input type="checkbox"/> Perimeter	<input checked="" type="checkbox"/> Residence	<input checked="" type="checkbox"/> Quarterly	<input type="checkbox"/> Pre Construction Treatment
<input type="checkbox"/> Restroom	<input type="checkbox"/> Retail		<input type="checkbox"/> Termite Renewal
			<input type="checkbox"/> WDO Inspection

Type of Termites/Pests	Treatment	
<input type="checkbox"/> Carpenter Bees	<input type="checkbox"/> Bora Care 40%	<input type="checkbox"/> Sentricon Always Active
<input checked="" type="checkbox"/> Drywood Termites	<input type="checkbox"/> Hex Pro	<input type="checkbox"/> Shatter Bait .5%
<input type="checkbox"/> Eastern Subterranean Termites	<input type="checkbox"/> Premise II 21.4%	<input type="checkbox"/> Taurus SC 9.1%
<input type="checkbox"/> Formosan Subterranean Termites	<input type="checkbox"/> Premise Pre 21.4%	<input checked="" type="checkbox"/> Termidor Dry .5%
<input type="checkbox"/> Wood Decaying Fungi	<input type="checkbox"/> Recruit AG	<input checked="" type="checkbox"/> Termidor Foam .005%
<input type="checkbox"/> Wood Destroying Beetles	<input type="checkbox"/> Recruit HD	<input type="checkbox"/> _____

**PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.**

Ask us about Automatic Payments or Paperless Billing.

Instructions: \_\_\_\_\_

**RECEIVED**  
06/12/2025

INVOICE

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690

service@redtreelandscape.systems  
+1 (727) 810-4464  
redtreelandscapesystems.com



**Bill to**  
Waterset Central CDD  
C/o Rizzetta & Company  
7821 Paradiso Drive  
Apollo Beach, FL 33572

**Ship to**  
Waterset Central CDD  
C/o Rizzetta & Company  
7821 Paradiso Drive  
Apollo Beach, FL 33572

**Invoice details**  
Invoice no.: 22024  
Terms: Net 45  
Invoice date: 05/01/2025  
Due date: 06/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			May Monthly Maintenance Services:			
2.		Grounds Maintenance Services	Mowing & Detail Services	1	\$28,166.67	\$28,166.67
3.		Horticulture	Fertilization Program	1	\$3,500.00	\$3,500.00
4.		Horticulture	Pest Control Program	1	\$458.33	\$458.33

Total \$32,125.00

Overdue 06/15/2025

RECEIVED  
06/17/25



# INVOICE

**RedTree Landscape Systems**  
5532 Auld Lane  
Holiday, FL 34690

service@redtreelandscape.systems  
+1 (727) 810-4464  
redtreelandscapesystems.com



## Bill to

Waterset Central CDD  
C/o Rizzetta & Company  
7821 Paradiso Drive  
Apollo Beach, FL 33572

## Ship to

Waterset Central CDD  
C/o Rizzetta & Company  
7821 Paradiso Drive  
Apollo Beach, FL 33572

## Invoice details

Invoice no.: 30180  
Terms: Net 45  
Invoice date: 06/01/2025  
Due date: 07/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Maintenance Services			
2.		<b>Grounds Maintenance Services</b>	Mowing & Detail Services	1	\$28,166.67	\$28,166.67
3.		<b>Horticulture</b>	Fertilization Program	1	\$3,500.00	\$3,500.00
4.		<b>Horticulture</b>	Pest Control Program	1	\$458.33	\$458.33

**Total** **\$32,125.00**

**RECEIVED**  
06/17/25

INVOICE

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690

service@redtreelandscape.systems  
+1 (727) 810-4464  
redtreelandscapesystems.com



Bill to  
Waterset Central CDD  
C/o Rizzetta & Company  
7821 Paradiso Drive  
Apollo Beach, Fl 33572

Ship to  
Waterset Central CDD  
C/o Rizzetta & Company  
7821 Paradiso Drive  
Apollo Beach, Fl 33572

RECEIVED  
06/17/25

Invoice details

Invoice no.: 22023  
Terms: Net 45  
Invoice date: 04/30/2025  
Due date: 06/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			April Monthly Maintenance Services:			
2.		Grounds Maintenance Services	Mowing & Detail Services	1	\$28,166.67	\$28,166.67
3.		Horticulture	Fertilization Program	1	\$3,500.00	\$3,500.00
4.		Horticulture	Pest Control Program	1	\$458.33	\$458.33

Total \$32,125.00

Overdue 06/14/2025

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

# Invoice

Date	Invoice #
6/2/2025	INV0000099638

**Bill To:**

Waterset Central CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED  
05/28/25

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
June	Upon Receipt	00168

[illegible]

Securitas Security Services USA, Inc  
Tampa 3  
3450 Buschwood Park Drive  
Tampa FL 33618  
813-933-5785



Account#	582786
Engagement#	5000076904
PO#	
Inv#	12180855
Invoice Amount	\$4,514.44
Invoice Date	05/31/2025
Invoice Period	05/01/2025 - 05/31/2025
Page 1 of 2	<b>Please Pay Promptly</b>

Subject to 1.5% monthly finance  
charge if not paid by 06/30/2025

E01 Email

NCC #:

Dept: 48103

Tax ID: 71-0912217

WATERSET CENTRAL CDD  
3434 COLWELL AVE  
SUITE 200  
TAMPA, FL 33614

RECEIVED  
06/05/25

SITE: WATERSET CDD 7281 PARADISO DRIVE APOLLO BEACH, FL 33572 ENG: Waterset Central CDD

Description	Fri	Sat	Sun	Mon	Tue	Wed	Thu	ST	PR	SP	Total
-------------	-----	-----	-----	-----	-----	-----	-----	----	----	----	-------

## Guard Services

### 002-Security Officer

Wk 1

05/01

BOYER, ANGELA

8.00

8.00

### 002-Security Officer Wk 1 Subtotal

Straight 8.00 Hours @ \$ 29.410 = \$ 235.28

Wk 2

05/02

05/03

05/04

05/05

05/06

05/07

05/08

BOYER, ANGELA

8.00

8.00

8.00

1.00

25.00

### 002-Security Officer Wk 2 Subtotal

Straight 25.00 Hours @ \$ 29.410 = \$ 735.25

Wk 3

05/09

05/10

05/11

05/12

05/13

05/14

05/15

Smith, Trinity

Viera, Jacob

7.00

8.00

1.00

8.00

8.00

16.00

### 002-Security Officer Wk 3 Subtotal

Straight 24.00 Hours @ \$ 29.410 = \$ 705.84

Wk 4

05/16

05/17

05/18

05/19

05/20

05/21

05/22

Smith, Trinity

8.00

8.00

8.00

1.00

7.00

8.00

40.00

### 002-Security Officer Wk 4 Subtotal

Straight 40.00 Hours @ \$ 29.410 = \$ 1,176.40

Wk 5

05/23

05/24

05/25

05/26

05/27

05/28

05/29

Smith, Trinity

8.00

8.00

8.00

1.00

7.00

8.00

39.00

1.00

### 002-Security Officer Wk 5 Subtotal

Premium 1.00 Hours @ \$ 44.120 = \$ 44.12  
Straight 39.00 Hours @ \$ 29.410 = \$ 1,146.99

Wk 6

05/30

05/31

Smith, Trinity

8.00

8.00

16.00

### 002-Security Officer Wk 6 Subtotal

CONTINUED ON NEXT PAGE

Securitas Security Services USA, Inc  
Tampa 3  
3450 Buschwood Park Drive  
Tampa FL 33618  
813-933-5785



Account#	582786
Engagement#	5000076904
PO#	
Inv#	12180855
Invoice Amount	\$4,514.44
Invoice Date	05/31/2025
Invoice Period	05/01/2025 - 05/31/2025
Page 2 of 2	<b>Please Pay Promptly</b>

Subject to 1.5% monthly finance  
charge if not paid by 06/30/2025

E01 Email

NCC #:

Dept: 48103

Tax ID: 71-0912217

WATERSET CENTRAL CDD  
3434 COLWELL AVE  
SUITE 200  
TAMPA, FL 33614

SITE: WATERSET CDD 7281 PARADISO DRIVE APOLLO BEACH, FL 33572 ENG: Waterset Central CDD

Description	Fri	Sat	Sun	Mon	Tue	Wed	Thu	ST	PR	SP	Total
-------------	-----	-----	-----	-----	-----	-----	-----	----	----	----	-------

Straight 16.00 Hours @ \$ 29.410 = \$ 470.56

002-Security Officer	32.00	39.00	32.00	4.00	0.00	14.00	32.00
Total Hrs							

**002-Security Officer - Summary**

Premium 1.00 Hours @ \$ 44.120 = \$ 44.12  
Straight 152.00 Hours @ \$ 29.410 = \$ 4,470.32 \$ 4,514.44

**Total Guard Hours**

Premium 1.00  
Straight 152.00

Total - Guard Services \$ 4,514.44

**Comments:**

Invoice Recap 7281 PARADISO DRIVE APOLLO BEACH, FL 33572 ENG: Waterset Central CDD

Total - Guard Services \$ 4,514.44

Invoice Amount \$ 4,514.44

Tampa 3  
3450 Buschwood Park Drive  
Tampa FL 33618  
813-933-5785

**Remittance Advice**

Invoice#	12180855
Invoice Date	05/31/2025

Invoice Total \$ 4,514.44

Subject to 1.5% monthly finance charge if not paid by 06/30/2025

E01 Email  
Dept: 48103

Amount Paid \$

Account #: 582786  
WATERSET CENTRAL CDD  
Phone#  
Email# ernest.rohrabaugh@securitasinc.com,kparodi  
PO#

**Remit To:**

Securitas Security Services USA, Inc.  
P.O. Box 403412  
Atlanta GA 30384-3412

**Comments**

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



**Bill to**  
Waterset Central CDD  
Rizzetta & Company  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

**Ship to**  
Waterset Central CDD  
Rizzetta & Company  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

-----

### Invoice details

Invoice no.: 10095-B  
Terms: Net 30  
Invoice date: 06/01/2025  
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance-29 Waterways	1	\$3,600.00	\$3,600.00

Total **RECEIVED** **\$3,600.00**  
06/02/25



Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
6/2/2025	11182

Bill To
Waterset Central CDD c/o Rizzetta & Co 3434 Colwell Ave Suite 200 Tampa, FL. 33614

RECEIVED  
05/27/25

P.O. No.	Terms	Project
June 2025	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included. Club	2,180.00	2,180.00
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included. 5B	1,450.00	1,450.00
Thank you for your business.		Total	\$3,630.00

Phone #
(727) 271-1395



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

**Bill To**

Waterset Central CDD  
3434 Colwell Ave  
Ste 200  
Tampa, FL 33614

Invoice 11 33533

PO#	Date
	03/28/2025
Sales Rep	Terms
Jessi Milch	Net 30

**Property Address**

Waterset Central CDD  
3434 Colwell Ave Suite 200  
Tampa , FL 33614

Item	Qty / UOM	Rate	Ext. Price	Amount
------	-----------	------	------------	--------

#19160 - 19160 - Cutless Application to Bougainvillea

**Horticulture Proposal:** This Proposal is to provide a Growth Regulator Application of Cutless .33 G to the Bougainvillea in the medians on Milestone and 30th street of Waterset Central, per request of John Toborg of Rizzetta.

**Proposal includes:**

- Labor (application of chemical and labor to trim plants prior to application)
- Off-site disposal of trimmed Bougainvillea
- Materials (Cutless PGR)

**Please note:**

- Sunrise strongly recommends avoiding applying Cutless during potentially freezing/near-frost temperatures. Weather permitting, March may be the ideal timeframe for application.
- This product needs to be watered in at least 1/2" after initial application. Ballenger to be notified before and after application for best results.

*Proposal Pricing is valid for 60 days from the proposal date.*

EH - Horticulture - 03/26/2025

\$910.00

Enhancement - 03/28/2025

\$571.00

John Toborg Approved

**RECEIVED**  
03/31/2025

<b>Total</b>	<b>\$1,481.00</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$1,481.00</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$34,643.41	\$0.00	\$0.00	\$0.00	\$0.00

**Proposal Prepared for:**

Waterset Central CDD  
3434 Colwell Ave Suite 200  
Tampa , Florida 33614  
Contact: Ruben Durand  
Email:

**Prepared by:**

Jessi Milch  
Email: jmilch@sunriselandscape.com  
Proposal Date: 1/21/2025  
Proposal #: 19160

**19160 - Cutless Application to Bougainvillea**

**Horticulture Proposal:** This Proposal is to provide a Growth Regulator Application of Cutless .33 G to the Bougainvillea in the medians on Milestone and 30th street of Waterset Central, per request of John Toborg of Rizzetta.

**Proposal includes:**

- Labor (application of chemical and labor to trim plants prior to application)
- Off-site disposal of trimmed Bougainvillea
- Materials (Cutless PGR)

**Please note:**

- Sunrise strongly recommends avoiding applying Cutless during potentially freezing/near-frost temperatures. Weather permitting, March may be the ideal timeframe for application.
- This product needs to be watered in at least 1/2" after initial application. Ballenger to be notified before and after application for best results.

*Proposal Pricing is valid for 60 days from the proposal date.*

**PROJECT TOTAL: \$1,481.00**

**RECEIVED**  
06/16/25

**Waterset Central CDD  
Teco Summary**

**Master Summary Account #321000017137**

**Apr-25**

**Summary Account #321000017137**

**Due Date: 06/19/2025**

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	
221003734730	6/5/2025	Phase 4 South	001-53200-4304	<b>\$812.41</b>	Pool Heaters - Gas
221004023737	6/5/2025	7281 Paradiso Dr.	001-53200-4304	<b>\$47.47</b>	Pool Heater - Gas
211018655814	6/5/2025	6044 Milestone Dr	001-53100-4301	<b>\$43.81</b>	Sign
211019514606	6/5/2025	6350 Camino Dr.	001-53100-4301	<b>\$23.53</b>	Irrigation
211021571990	6/5/2025	7008 Waterline Ct	001-53100-4301	<b>\$24.67</b>	Irrigation
211023029229	6/5/2025	5490 Wayfarer Ave.	001-53100-4301	<b>\$24.35</b>	Irrigation
211024719158	6/5/2025	Covington Garden Dr, PH 5B2	001-53100-4307	<b>\$2,181.90</b>	Street Lights
221003491596	6/5/2025	7281 Paradiso Dr.	001-53100-4301	<b>\$1,130.28</b>	General Service
221003491596	6/5/2025	7281 Paradiso Dr.	001-53100-4301	<b>\$1,083.24</b>	General Service
221006521464	6/5/2025	7302 Paradiso Dr.	001-53100-4304	<b>\$23.84</b>	Pool Heaters
221006546453	6/5/2025	6002 Covington Garden Dr. S	001-53100-4301	<b>\$24.67</b>	General Service
221007184437	6/5/2025	6930 Goldcoast Ave.	001-53100-4304	<b>\$24.51</b>	General Service
221007764808	6/5/2025	30th Street	001-53100-4307	<b>\$26.63</b>	Street Lights
		Deposit	01-15601		Deposits
		Miscellaneous Adjustments			Miscellaneous Adjustments
		Payments & Credits			Payments & Credits
<b>TOTAL</b>				<b>\$5,471.31</b>	

<b>Summary</b>		
<b>Utility Services</b>	<b>001-53100-4301</b>	<b>\$2,354.55</b>
<b>Recreation</b>	<b>001-53100-4304</b>	<b>\$48.35</b>
<b>Street Lights</b>	<b>001-53100-4307</b>	<b>\$2,208.53</b>
<b>Recreation</b>	<b>001-53200-4304</b>	<b>\$859.88</b>
<b>Deposit</b>	<b>001-15601</b>	<b>\$0.00</b>
<b>Credit</b>		<b>\$0.00</b>
<b>TOTAL AMOUNT</b>		<b>\$5,471.31</b>



WATERSET CENTRAL CDD  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

Statement Date: June 05, 2025

Amount Due: \$5,471.31

Due Date: June 19, 2025

Account #: 321000017137

RECEIVED  
06/12/25

## Account Summary

Previous Amount Due	\$6,828.40
Payment(s) Received Since Last Statement	-\$6,828.40
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$5,471.31</b>

**Amount Due by June 19, 2025**

**\$5,471.31**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Locations With The Highest Usage



7281 PARADISO DR,  
APOLLO BEACH, FL  
33572-1637

**12,274  
KWH**



6044 MILESTONE DR,  
SIGN, APOLLO BEACH,  
FL 33572-2611

**132  
KWH**



Scan here to interact  
with your bill online.

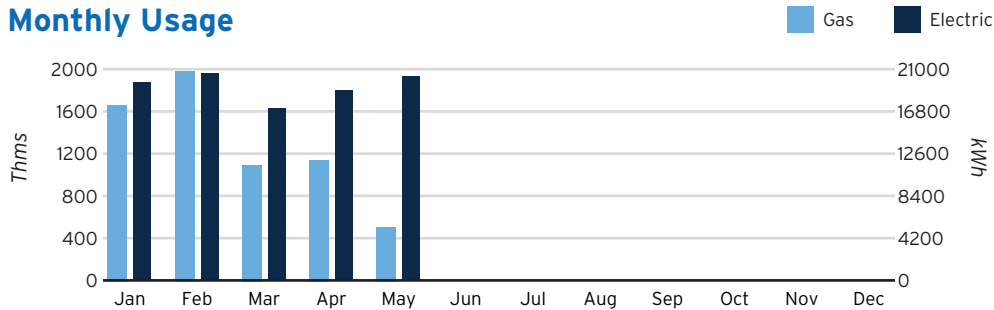


**DOWNED IS  
DANGEROUS!**

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://TampaElectric.com/Safety)  
for more safety tips.

## Monthly Usage



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000017137

Due Date: June 19, 2025



**Pay your bill online at [PeoplesGas.com](https://PeoplesGas.com) or [TampaElectric.com](https://TampaElectric.com)**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$5,471.31

Payment Amount: \$ \_\_\_\_\_

700875003152

WATERSET CENTRAL CDD  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

7008750031523210000171370000005471310



Summary of Charges by Service Address

Account Number: 321000017137

Energy Usage From Last Month

Increased Same Decreased

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Sub-Account Number: 221003734730

Meter	Read Date	Current	-	Previous	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period	Amount
ANX04032	04/30/2025	40,040		39,618		422 CCF		1.042		1.1168		491.1 Therms	33 Days	\$812.41
														<div>56.2%</div>

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Sub-Account Number: 221004023737

Meter	Read Date	Current	-	Previous	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period	Amount
SHI14676	04/30/2025	38		37		1 CCF		1.042		1.0000		1.0 Therms	33 Days	\$47.47
														<div>52.4%</div>

Service Address: 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611

Sub-Account Number: 211018655814

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000534960	04/29/2025	5,893		5,761		132 kWh	1	32 Days	\$43.81
									<div>2.3%</div>

Service Address: 6350 CAMINO DR, IRRG, APOLLO BEACH, FL 33572-3438

Sub-Account Number: 211019514606

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000533624	04/29/2025	419		411		8 kWh	1	32 Days	\$23.53
									<div>33.3%</div>

Continued on next page →

For more information about your bill, please visit [PeoplesGas.com](#) or [TampaElectric.com](#)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](#) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](#) or [TampaElectric.com](#)



Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](#). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

**All Other Correspondences:**  
Peoples Gas/Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

Contact Us

Online:

[PeoplesGas.com](#) or [TampaElectric.com](#)

Phone:

**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:  
7-1-1

Natural Gas Outages:

877-832-6747

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Natural Gas Energy

**Conversation Rebates:**  
877-832-6747

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Peoples Gas or Tampa Electric and do so in a timely fashion. Peoples Gas/Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

## Summary of Charges by Service Address


Account Number: 321000017137

### Energy Usage From Last Month

 Increased
  Same
  Decreased


**Service Address:** 7008 WATERLINE CT, IRR, APOLLO BEACH, FL 33572

**Sub-Account Number:** 211021571990

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621293	04/29/2025	632		617		15 kWh	1	32 Days	<b>\$24.67</b>
									 15.4%

**Service Address:** 5490 WAYFARER AVE, APOLLO BEACH, FL 33572-2793

**Sub-Account Number:** 211023029229

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835917	04/29/2025	542		529		13 kWh	1	32 Days	<b>\$24.35</b>
									 18.2%


**Service Address:** COVINGTON GARDEN DRIVE PH 5B2, APOLLO BEACH, FL 33572

**Sub-Account Number:** 211024719158

**Amount:** \$2,181.90


**Service Address:** 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

**Sub-Account Number:** 221003491596

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000864538	04/29/2025	10,439		98,165		12,274 kWh	1	32 Days	<b>\$2,213.52</b>
1000864538	04/29/2025	17.36		0		17.36 kW	1	32 Days	 39.9%
1000864536	04/29/2025	19,334		11,555		7,779 kWh	1	32 Days	
1000864536	04/29/2025	25.08		0		25.08 kW	1	32 Days	


**Service Address:** 7302 PARADISO DR, APOLLO BEACH, FL 33572-1640

**Sub-Account Number:** 221006521464

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451792	04/29/2025	613		603		10 kWh	1	32 Days	<b>\$23.84</b>
									 0.0%


**Service Address:** 6002 COVINGTON GARDEN DR S, APOLLO BEACH, FL 33572

**Sub-Account Number:** 221006546453

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000559561	04/29/2025	789		774		15 kWh	1	32 Days	<b>\$24.67</b>
									 15.4%

**Service Address:** 6390 GOLDCOAST AVE, APOLLO BEACH, FL 33572-3440

**Sub-Account Number:** 221007184437

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000534959	04/29/2025	730		716		14 kWh	1	32 Days	<b>\$24.51</b>
									 16.7%

Continued on next page →

Summary of Charges by Service Address


Account Number: 321000017137

Energy Usage From Last Month

 Increased  Same  Decreased

Service Address: 7054 RESERVIOR CT, APOLLO BEACH, FL 33572-1646

Sub-Account Number: 221007764808

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000475292	04/29/2025	1,322		1,295		27 kWh	1	32 Days	\$26.63
									 22.7%

Total Current Month's Charges

\$5,471.31



Sub-Account #: 221003734730  
Statement Date: 06/02/2025


**Service Address:** 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

### Meter Read

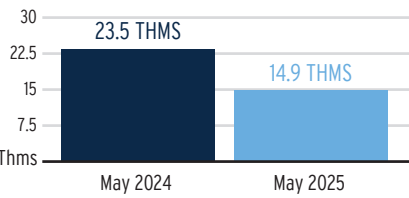
**Meter Location:** Pool Heaters  
**Service Period:** 03/29/2025 - 04/30/2025      **Rate Schedule:** General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	04/30/2025	40,040	39,618	422 CCF	1.042	1.1168	491.1 Therms	33 Days

### Charge Details

 <b>Natural Gas Charges</b>		
Customer Charge		\$66.05
Distribution Charge	491.1 THMS @ \$0.53640	\$263.43
PGA	491.1 THMS @ \$0.85000	\$417.44
Florida Gross Receipts Tax		\$15.91
<b>Natural Gas Service Cost</b>		<b>\$762.83</b>
State Tax		\$49.58
<b>Total Natural Gas Cost, Local Fees and Taxes</b>		<b>\$812.41</b>

### Avg THMS Used Per Day



**Current Month's Natural Gas Charges** **\$812.41**

Billing information continues on next page →



Sub-Account #: 221004023737  
Statement Date: 06/02/2025


Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

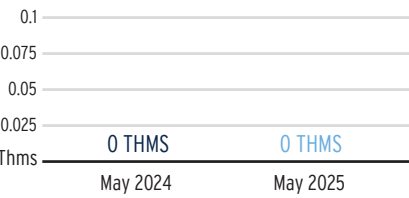
Meter Location: Water Heaters  
Service Period: 03/29/2025 - 04/30/2025      Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
SHI14676	04/30/2025	38	37	1 CCF	1.042	1.0000	1.0 Therms	33 Days

Charge Details

 <b>Natural Gas Charges</b>		
Customer Charge		\$43.07
Distribution Charge	1.0 THMS @ \$0.62028	\$0.62
PGA	1.0 THMS @ \$0.85000	\$0.85
Florida Gross Receipts Tax		\$0.03
<b>Natural Gas Service Cost</b>		<b>\$44.57</b>
State Tax		\$2.90
<b>Total Natural Gas Cost, Local Fees and Taxes</b>		<b>\$47.47</b>

Avg THMS Used Per Day



Current Month's Natural Gas Charges      \$47.47

Billing information continues on next page →



Sub-Account #: 211018655814  
Statement Date: 06/02/2025


Service Address: 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611

Meter Read

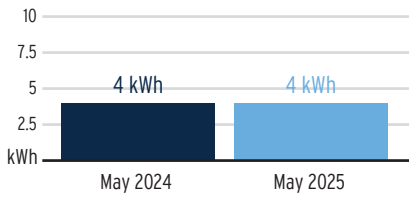
Service Period: 03/29/2025 - 04/29/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	04/29/2025	5,893		5,761		132 kWh	1	32 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	132 kWh @ \$0.08641/kWh	\$11.41
Fuel Charge	132 kWh @ \$0.03083/kWh	\$4.07
Storm Protection Charge	132 kWh @ \$0.00577/kWh	\$0.76
Clean Energy Transition Mechanism	132 kWh @ \$0.00418/kWh	\$0.55
Storm Surcharge	132 kWh @ \$0.02121/kWh	\$2.80
Florida Gross Receipt Tax		\$1.02
<b>Electric Service Cost</b>		<b>\$40.77</b>
State Tax		\$3.04
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$43.81</b>

Avg kWh Used Per Day



Current Month's Electric Charges      **\$43.81**

Billing information continues on next page →





Sub-Account #: 211019514606  
Statement Date: 06/02/2025


**Service Address:** 6350 CAMINO DR, IRRG, APOLLO BEACH, FL 33572-3438

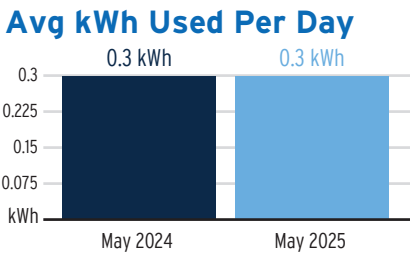
### Meter Read

**Service Period:** 03/29/2025 - 04/29/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	04/29/2025	419		411		8 kWh	1	32 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	8 kWh @ \$0.08641/kWh	\$0.69
Fuel Charge	8 kWh @ \$0.03083/kWh	\$0.25
Storm Protection Charge	8 kWh @ \$0.00577/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.55
<b>Electric Service Cost</b>		<b>\$21.90</b>
State Tax		\$1.63
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$23.53</b>



**Current Month's Electric Charges      \$23.53**

Billing information continues on next page →



Sub-Account #: 211021571990  
Statement Date: 06/02/2025

**Service Address:** 7008 WATERLINE CT, IRR, APOLLO BEACH, FL 33572

### Meter Read

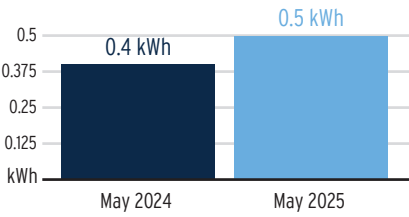
**Service Period:** 03/29/2025 - 04/29/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	04/29/2025	632		617		15 kWh	1	32 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	15 kWh @ \$0.08641/kWh	\$1.30
Fuel Charge	15 kWh @ \$0.03083/kWh	\$0.46
Storm Protection Charge	15 kWh @ \$0.00577/kWh	\$0.09
Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	15 kWh @ \$0.02121/kWh	\$0.32
Florida Gross Receipt Tax		\$0.57
<b>Electric Service Cost</b>		<b>\$22.96</b>
State Tax		\$1.71
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$24.67</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges**      **\$24.67**

Billing information continues on next page →



Sub-Account #: 211023029229  
Statement Date: 06/02/2025

Service Address: 5490 WAYFARER AVE, APOLLO BEACH, FL 33572-2793

Meter Read

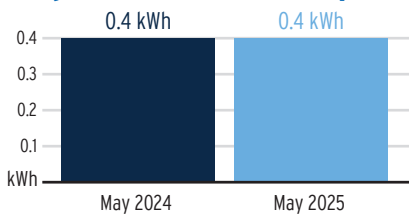
Meter Location: IRRIGATION  
Service Period: 03/29/2025 - 04/29/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	04/29/2025	542		529		13 kWh	1	32 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	13 kWh @ \$0.08641/kWh	\$1.12
	Fuel Charge	13 kWh @ \$0.03083/kWh	\$0.40
	Storm Protection Charge	13 kWh @ \$0.00577/kWh	\$0.08
	Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05
	Storm Surcharge	13 kWh @ \$0.02121/kWh	\$0.28
	Florida Gross Receipt Tax		\$0.57
	<b>Electric Service Cost</b>		<b>\$22.66</b>
	State Tax		\$1.69
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$24.35</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$24.35

Billing information continues on next page →




Sub-Account #: 211024719158  
Statement Date: 06/02/2025

**Service Address:** COVINGTON GARDEN DRIVE PH 5B2, APOLLO BEACH, FL 33572

**Service Period:** 03/29/2025 - 04/29/2025      **Rate Schedule:** Lighting Service

**Charge Details**

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>		
Lighting Energy Charge	836 kWh @ \$0.03412/kWh	\$28.52
Fixture & Maintenance Charge	44 Fixtures	\$730.84
Lighting Pole / Wire	44 Poles	\$1246.08
Lighting Fuel Charge	836 kWh @ \$0.03059/kWh	\$25.57
Storm Protection Charge	836 kWh @ \$0.00559/kWh	\$4.67
Clean Energy Transition Mechanism	836 kWh @ \$0.00043/kWh	\$0.36
Storm Surcharge	836 kWh @ \$0.01230/kWh	\$10.28
Florida Gross Receipt Tax		\$1.78
State Tax		\$133.80
<b>Lighting Charges</b>		<b>\$2,181.90</b>

<b>Current Month's Electric Charges</b>	<b>\$2,181.90</b>
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Billing information continues on next page →



Sub-Account #: 221003491596  
Statement Date: 06/02/2025

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: POOL

Service Period: 03/29/2025 - 04/29/2025

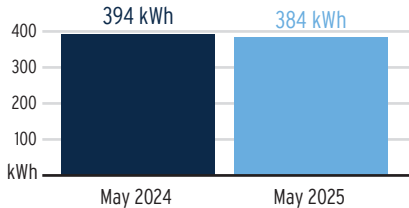
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	04/29/2025	10,439		98,165		12,274 kWh	1	32 Days
1000864538	04/29/2025	17.36		0		17.36 kW	1	32 Days

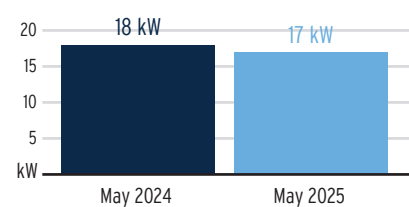
Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$1.06000		\$33.92
Billing Demand Charge	17 kW @ \$18.07000/kW		\$307.19
Energy Charge	12,274 kWh @ \$0.00773/kWh		\$94.88
Fuel Charge	12,274 kWh @ \$0.03083/kWh		\$378.41
Capacity Charge	17 kW @ \$0.30000/kW		\$5.10
Storm Protection Charge	17 kW @ \$2.08000/kW		\$35.36
Energy Conservation Charge	17 kW @ \$0.93000/kW		\$15.81
Environmental Cost Recovery	12,274 kWh @ \$0.00068/kWh		\$8.35
Clean Energy Transition Mechanism	17 kW @ \$1.15000/kW		\$19.55
Storm Surcharge	12,274 kWh @ \$0.01035/kWh		\$127.04
Florida Gross Receipt Tax			\$26.30
<b>Electric Service Cost</b>			<b>\$1,051.91</b>
State Tax			\$78.37
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$1,130.28</b>

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Current Month's Electric Charges \$1,130.28

Billing information continues on next page →



Sub-Account #: 221003491596  
Statement Date: 06/02/2025

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

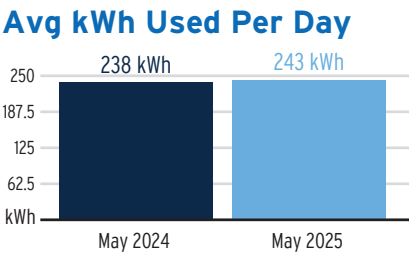
Meter Read

Service Period: 03/29/2025 - 04/29/2025      Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	04/29/2025	19,334		11,555		7,779 kWh	1	32 Days
1000864536	04/29/2025	25.08		0		25.08 kW	1	32 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$1.06000		\$33.92
Billing Demand Charge	25 kW @ \$18.07000/kW		\$451.75
Energy Charge	7,779 kWh @ \$0.00773/kWh		\$60.13
Fuel Charge	7,779 kWh @ \$0.03083/kWh		\$239.83
Capacity Charge	25 kW @ \$0.30000/kW		\$7.50
Storm Protection Charge	25 kW @ \$2.08000/kW		\$52.00
Energy Conservation Charge	25 kW @ \$0.93000/kW		\$23.25
Environmental Cost Recovery	7,779 kWh @ \$0.00068/kWh		\$5.29
Clean Energy Transition Mechanism	25 kW @ \$1.15000/kW		\$28.75
Storm Surcharge	7,779 kWh @ \$0.01035/kWh		\$80.51
Florida Gross Receipt Tax			\$25.20
<b>Electric Service Cost</b>			<b>\$1,008.13</b>
State Tax			\$75.11
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$1,083.24</b>



Current Month's Electric Charges      \$1,083.24

Billing information continues on next page →





Sub-Account #: 221006521464  
Statement Date: 06/02/2025


Service Address: 7302 PARADISO DR, APOLLO BEACH, FL 33572-1640

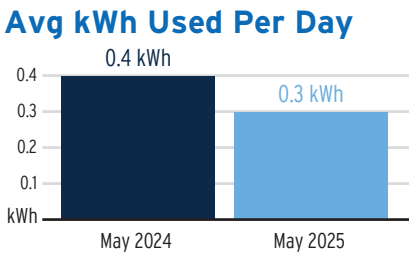
Meter Read

Service Period: 03/29/2025 - 04/29/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	04/29/2025	613		603		10 kWh	1	32 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	10 kWh @ \$0.08641/kWh	\$0.86
Fuel Charge	10 kWh @ \$0.03083/kWh	\$0.31
Storm Protection Charge	10 kWh @ \$0.00577/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.55
<b>Electric Service Cost</b>		<b>\$22.19</b>
State Tax		\$1.65
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$23.84</b>



Current Month's Electric Charges      **\$23.84**

Billing information continues on next page →



Sub-Account #: 221006546453  
Statement Date: 06/02/2025


Service Address: 6002 COVINGTON GARDEN DR S, APOLLO BEACH, FL 33572

Meter Read

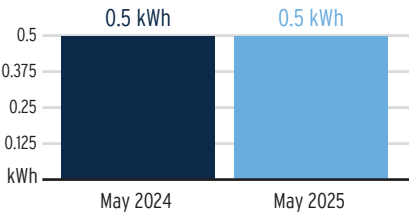
Service Period: 03/29/2025 - 04/29/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	04/29/2025	789		774		15 kWh	1	32 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	15 kWh @ \$0.08641/kWh	\$1.30
Fuel Charge	15 kWh @ \$0.03083/kWh	\$0.46
Storm Protection Charge	15 kWh @ \$0.00577/kWh	\$0.09
Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	15 kWh @ \$0.02121/kWh	\$0.32
Florida Gross Receipt Tax		\$0.57
<b>Electric Service Cost</b>		<b>\$22.96</b>
State Tax		\$1.71
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$24.67</b>

Avg kWh Used Per Day



Current Month's Electric Charges      **\$24.67**

Billing information continues on next page →



Sub-Account #: 221007184437  
Statement Date: 06/02/2025


**Service Address:** 6390 GOLDCOAST AVE, APOLLO BEACH, FL 33572-3440

Meter Read

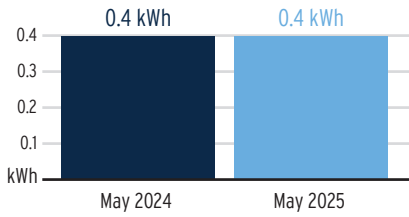
**Service Period:** 03/29/2025 - 04/29/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	04/29/2025	730		716		14 kWh	1	32 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	14 kWh @ \$0.08641/kWh	\$1.21
Fuel Charge	14 kWh @ \$0.03083/kWh	\$0.43
Storm Protection Charge	14 kWh @ \$0.00577/kWh	\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
Florida Gross Receipt Tax		\$0.57
<b>Electric Service Cost</b>		<b>\$22.81</b>
State Tax		\$1.70
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$24.51</b>

Avg kWh Used Per Day



**Current Month's Electric Charges      \$24.51**

Billing information continues on next page →



Sub-Account #: 221007764808  
Statement Date: 06/02/2025

Service Address: 7054 RESERVIOR CT, APOLLO BEACH, FL 33572-1646

Meter Read

Meter Location: IRRIGATION

Service Period: 03/29/2025 - 04/29/2025

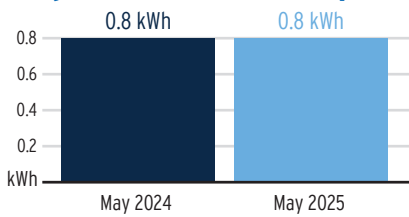
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	04/29/2025	1,322		1,295		27 kWh	1	32 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	27 kWh @ \$0.08641/kWh	\$2.33
	Fuel Charge	27 kWh @ \$0.03083/kWh	\$0.83
	Storm Protection Charge	27 kWh @ \$0.00577/kWh	\$0.16
	Clean Energy Transition Mechanism	27 kWh @ \$0.00418/kWh	\$0.11
	Storm Surcharge	27 kWh @ \$0.02121/kWh	\$0.57
	Florida Gross Receipt Tax		\$0.62
	<b>Electric Service Cost</b>		<b>\$24.78</b>
	State Tax		\$1.85
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$26.63</b>

Avg kWh Used Per Day



Current Month's Electric Charges \$26.63

Total Current Month's Charges \$5,471.31



WATERSET CENTRAL CDD  
5701 MADRIGAL WAY  
APOLLO BEACH, FL 33572

Statement Date: June 04, 2025

Amount Due: \$347.56

Due Date: June 25, 2025

Account #: 221008697536

## Account Summary

Current Service Period: April 30, 2025 - May 29, 2025

Previous Amount Due	\$370.93
Payment(s) Received Since Last Statement	-\$370.93
<b>Current Month's Charges</b>	<b>\$347.56</b>

**Amount Due by June 25, 2025 \$347.56**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view  
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008697536

Due Date: June 25, 2025



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$347.56

Payment Amount: \$ \_\_\_\_\_

618051126963

WATERSET CENTRAL CDD  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6180511269632210086975360000000347569



**Service For:**  
5701 MADRIGAL WAY  
APOLLO BEACH, FL 33572

**Account #:** 221008697536  
**Statement Date:** June 04, 2025  
**Charges Due:** June 25, 2025

**Service Period:** Apr 30, 2025 - May 29, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	133 kWh @ \$0.03412/kWh	\$4.54
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03363/kWh	\$4.47
Storm Protection Charge	133 kWh @ \$0.00559/kWh	\$0.74
Clean Energy Transition Mechanism	133 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	133 kWh @ \$0.01230/kWh	\$1.64
Florida Gross Receipt Tax		\$0.29
State Tax		\$21.31

**Lighting Charges** **\$347.56**

**Total Current Month's Charges**

**\$347.56**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



WATERSET CENTRAL CDD  
5701 MADRIGAL WAY  
APOLLO BEACH, FL 33572

Statement Date: June 04, 2025

Amount Due: \$574.72

Due Date: June 25, 2025

Account #: 221008930457

## Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due	\$2,899.54
Payment(s) Received Since Last Statement	-\$2,899.54
<b>Current Month's Charges</b>	<b>\$574.72</b>

**Amount Due by June 25, 2025 \$574.72**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Energy Insight



Your average daily THMS used was **2.88% higher** than the same period last year.

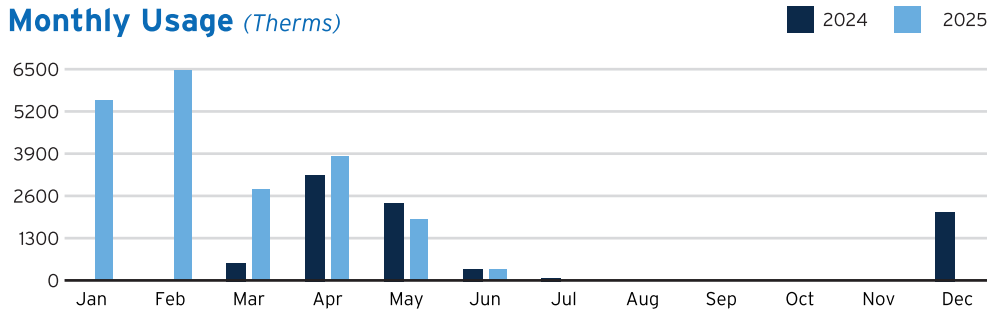


Your average daily THMS used was **80.58% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008930457

Due Date: June 25, 2025



**Pay your bill online at PeoplesGas.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [PeoplesGas.com/Paperless](https://PeoplesGas.com/Paperless) to enroll now.

Amount Due: \$574.72

Payment Amount: \$ \_\_\_\_\_

618051126965

WATERSET CENTRAL CDD  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6180511269652210089304570000000574726





**Service For:**  
5701 MADRIGAL WAY  
APOLLO BEACH, FL 33572

**Account #:** 221008930457  
**Statement Date:** June 04, 2025  
**Charges Due:** June 25, 2025

### Meter Read

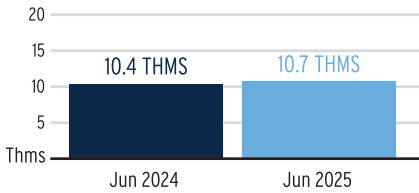
**Service Period:** May 02, 2025 - Jun 02, 2025      **Rate Schedule:** General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANR00230	06/02/2025	25,154	24,859	295 CCF	1.039	1.1168	342.3 Therms	32 Days

### Charge Details

<b>Natural Gas Charges</b>	
Customer Charge	\$66.05
Distribution Charge	342.3 THMS @ \$0.53640 \$183.61
PGA	342.3 THMS @ \$0.80000 \$273.84
Florida Gross Receipts Tax	\$11.12
<b>Natural Gas Service Cost</b>	<b>\$534.62</b>
State Tax	\$40.10
<b>Total Natural Gas Cost, Local Fees and Taxes</b>	<b>\$574.72</b>

### Avg THMS Used Per Day



### Important Messages

**Total Current Month's Charges \$574.72**

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://PeoplesGas.com)

### Ways To Pay Your Bill

**Bank Draft**  
Visit [PeoplesGas.com](https://PeoplesGas.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [PeoplesGas.com](https://PeoplesGas.com)

**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
  
**All Other Correspondences:**  
Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://PeoplesGas.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

### Contact Us

**Residential Customer Care:**  
813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All Other Counties)

**Online:**  
[PeoplesGas.com](https://PeoplesGas.com)  
**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Hearing Impaired/TTY:**  
7-1-1  
**Natural Gas Outage:**  
877-832-6747  
**Natural Gas Energy Conservation Rebates:**  
877-832-6747

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



WATERSET CENTRAL CDD  
5701 MADRIGAL WAY, AMENITY  
APOLLO BEACH, FL 33572

Statement Date: June 04, 2025

Amount Due: \$1,012.64

Due Date: June 25, 2025

Account #: 221008884712

## Account Summary

Current Service Period: April 30, 2025 - May 29, 2025

Previous Amount Due	\$1,028.90
Payment(s) Received Since Last Statement	-\$1,028.90

Current Month's Charges	\$1,012.64
-------------------------	------------

Amount Due by June 25, 2025 \$1,012.64

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Energy Insight

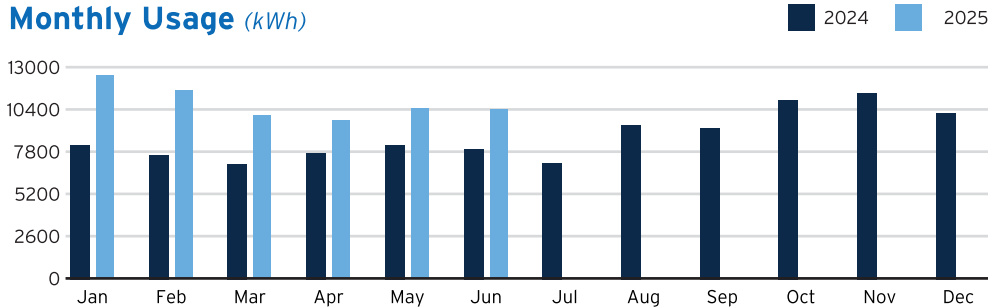
Your average daily kWh used was **32.82% higher** than the same period last year.

Your peak billing demand was **12.5% higher** than the same period last year.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008884712

Due Date: June 25, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,012.64

Payment Amount: \$ \_\_\_\_\_

618051126964

WATERSET CENTRAL CDD  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6180511269642210088847120000001012640



**Service For:**  
5701 MADRIGAL WAY  
AMENITY, APOLLO BEACH, FL 33572

**Account #:** 221008884712  
**Statement Date:** June 04, 2025  
**Charges Due:** June 25, 2025

### Meter Read

**Service Period:** Apr 30, 2025 - May 29, 2025      **Rate Schedule:** General Service Demand - Standard

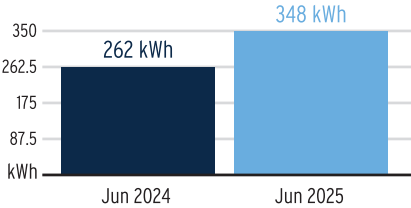
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	05/29/2025	52,802		42,360		10,442 kWh	1	30 Days
1000812338	05/29/2025	18.5		0		18.5 kW	1	30 Days

### Charge Details

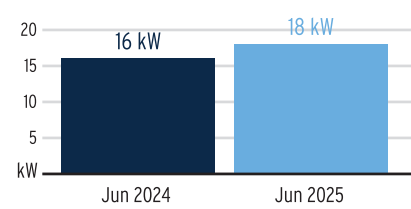
<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	18 kW @ \$18.07000/kW	\$325.26
Energy Charge	10,442 kWh @ \$0.00773/kWh	\$80.72
Fuel Charge	10,442 kWh @ \$0.03391/kWh	\$354.09
Capacity Charge	18 kW @ \$0.30000/kW	\$5.40
Storm Protection Charge	18 kW @ \$2.08000/kW	\$37.44
Energy Conservation Charge	18 kW @ \$0.93000/kW	\$16.74
Environmental Cost Recovery	10,442 kWh @ \$0.00068/kWh	\$7.10
Clean Energy Transition Mechanism	18 kW @ \$1.15000/kW	\$20.70
Storm Surcharge	10,442 kWh @ \$0.01035/kWh	\$108.07
Florida Gross Receipt Tax		\$25.32
<b>Electric Service Cost</b>		<b>\$1,012.64</b>

**Total Current Month's Charges** **\$1,012.64**

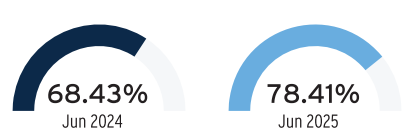
### Avg kWh Used Per Day



### Billing Demand (kW)



### Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

### Ways To Pay Your Bill

**Bank Draft**  
Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)

**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
  
**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

### Contact Us

**Online:**  
[TampaElectric.com](https://www.tampaelectric.com)

**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



**Service For:**  
5701 MADRIGAL WAY  
AMENITY, APOLLO BEACH, FL 33572

**Account #: 221008884712**  
**Statement Date: June 04, 2025**  
**Charges Due: June 25, 2025**

**Important Messages**

**Waterset Central  
Clubhouse Debit Card  
For the Month**

Limit \$2,500.00  
June 2025

06/05/25

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.*

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Facility Supplies	Maintenance & Repairs	Janitorial Supplies	Office Supplies	Misc. Contingency
				001-57200- 4619	001-57200- 4647	001-57200- 4707	001-57200- 5101	001-57900- 6409
Date	Vendor Name	Description	Amount					
04/07/25	The UPS Store	Shipping Fees	(13.39)					(13.39)
04/07/25	Amazon	Copy Printer Paper	(43.99)				(43.99)	
04/14/25	Amazon	Air Freshener Refills, Bleach Cleaning Wipes	(53.91)			(53.91)		
04/14/25	Amazon	Hand Sanitizer	(28.72)			(28.72)		
04/15/25	Amazon Prime	Prime Subscription	(14.99)					(14.99)
04/15/25	The Home Depot	Tape, 1/2 Liter Water 24pk, Latchguard	(48.66)		(48.66)			
04/15/25	The Home Depot	Sea Shells	(144.50)		(144.50)			
04/16/25	The Home Depot	Sea Shells	(86.70)		(86.70)			
04/16/25	The Home Depot	Key Schlage, Driving Set	(31.88)		(31.88)			
04/24/25	Amazon	Window & Screen Cleaner for Glass	(119.96)			(119.96)		
04/24/25	Amazon	Dog Waste Refill Roll Bags	(137.97)	(137.97)				
04/24/25	Amazon	Trash Can Liners	(51.25)	(51.25)				
04/25/25	Amazon	Spray Mop for Floor Cleaning, Sticky Notes, Stapler, Note Pad	(56.84)			(15.54)	(41.30)	
04/25/25	Amazon	Microfiber Spray Mop, Vacuum Cleaner, Desinfectant	(186.98)			(186.98)		
04/25/25	Amazon	Kitchen Trash Can	(79.98)	(79.98)				
04/28/25	Ace Hardware	Fasteners	(12.76)		(12.76)			
	<b>TOTAL</b>	001-10201-168	<b>(1,112.48)</b>	<b>(269.20)</b>	<b>(324.50)</b>	<b>(405.11)</b>	<b>(85.29)</b>	<b>(28.38)</b>

DM Approval: Ruben Durand

Date: 06/05/25

The UPS Store #5327

235 APOLLO BEACH BLVD

Apollo Beach, FL 33572-2251

813-645-8330

Terminal....: POS5327A

Date.: 4/7/2025

Employee....: 178423

Time.: 02:08 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$13.39
	1 @	\$13.39	
Tax			\$0.00
Tracking Number - 1Z822A3W0342264330			
Subtotal			\$13.39
Shipping/Other Charges			\$0.00
Total tax			\$0.00
Total			\$13.39

Cards \$13.39

<https://online.ups.com/tccp>

VISA \*\*\*\*\*4993 014922

04/07/2025

02:08 PM

IID

755097460001

Purchase

VISA DEBIT

XXXXXXXXXXXX4993

ENTRY METHOD

CHIP

CVM

SIGN

Invoice

0010002230

Clerk

17842

Response

APPROVED

Auth Code

014922

ENV DETAILS

MODE

CHIP

AID

A0000000031010

TUR

8080008000

IAD

06011203A08000

TSI

6800

ARC

23

Amount

USD \$13.39

PARODI/KATIRIA

\*\*\* CUSTOMER COPY \*\*\*



Final Details for Order #112-1411429-0861804

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Order Placed: April 7, 2025  
Amazon.com order number: 112-1411429-0861804  
Order Total: \$43.99

Shipped on April 8, 2025

Items Ordered	Price
1 of: Amazon Basics Multipurpose Copy Printer Paper, 8.5" x 11", 20 lb, 8 Reams, 4000 Sheets, 92 Bright, White	\$43.99
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:  
Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

Shipping Speed:  
FREE Prime Delivery

Payment information

Payment Method:	Item(s) Subtotal:	\$43.99
Visa ending in 4993	Shipping & Handling:	\$0.00
		-----
Billing address	Total before tax:	\$43.99
Waterset Central	Estimated tax to be collected:	\$0.00
7281 Paradiso Drive		-----
Apollo Beach, FL 33572	Grand Total:	\$43.99
United States		
Credit Card transactions	Visa ending in 4993: April 8, 2025:	\$43.99

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Final Details for Order #112-9971573-5913868

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Order Placed: April 14, 2025  
Amazon.com order number: 112-9971573-5913868  
Order Total: \$53.91

Shipped on April 14, 2025

Items Ordered	Price
1 of: Makita B-65399 Impact Gold 14 Pc. Titanium Drill Bit Set, 1/4 In. Hex Shank	\$15.89
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	
1 of: Clorox Disinfecting Wipes Value Pack, Bleach Free Cleaning Wipes, 75 Count Each, Pack of 4	\$16.62
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	
1 of: Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 Fl Oz, 10 Count (Packaging May Vary)	\$21.40
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:  
Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

Shipping Speed:  
Rush Shipping

Payment information

Payment Method:	Item(s) Subtotal:	\$53.91
Visa ending in 4993	Shipping & Handling:	\$2.99
	Free Shipping:	-\$2.99
		-----
Billing address	Total before tax:	\$53.91
Waterset Central	Estimated tax to be collected:	\$0.00
7281 Paradiso Drive		-----
Apollo Beach, FL 33572	Grand Total:	\$53.91
United States	Visa ending in 4993: April 14, 2025:	\$53.91
Credit Card transactions		

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Final Details for Order #112-4584705-7693819

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Order Placed: April 14, 2025  
Amazon.com order number: 112-4584705-7693819  
Order Total: \$28.72

Shipped on April 22, 2025

Items Ordered	Price
2 of: Amazon Basics Hand Sanitizer, Original Scent, Contains 62% Ethyl Alcohol, 67.60 Fl Oz (Pack of 1) (Previously Solimo)	\$14.36
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:  
Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

Shipping Speed:  
Standard Shipping

Payment information

Payment Method:	Item(s) Subtotal:	\$28.72
Visa ending in 4993	Shipping & Handling:	\$0.00
		----
Billing address	Total before tax:	\$28.72
Waterset Central	Estimated tax to be collected:	\$0.00
7281 Paradiso Drive		----
Apollo Beach, FL 33572	Grand Total:	\$28.72
United States		
Credit Card transactions	Visa ending in 4993: April 22, 2025:	\$28.72

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Central



How doers  
get more done.

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00009 06123 04/15/25 01:44 PM  
SALE CASHIER SHAW A

027541001235 1/2 LITER WATER <A>  
1/2 LITER WATER 24PK  
4@4.98 19.52N  
049793095112 LATCHGUARD <A> 78N  
LATCHGUARD POLISHED BRASS 2 1/2" X 1 1/2"  
05113185331 2X60 CL TAPE <A>  
SCOTCH 1 YD DUTY 54VDS RD 1PK  
2@6.48 12.96N

SUBTOTAL 48.86  
SALES TAX 0.00

TAX EXEMPT TOTAL \$48.86

XXXXXXXXXXXX4993 VISA USD\$ 48.86

AUTH CODE 074656/6034252 TA  
Contactless  
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-4952 SUMMARY  
THIS RECEIPT P0/J08 NAME: central

2025 PRO XTRA SPEND 04/14: \$502.36

Get the CREDIT LINE your business needs.  
PLUS earn Perks 4X FASTER when you join  
Pro Xtra, register, & use your Pro Xtra  
Credit Card. Apply and SAVE UP TO \$100.  
Learn more at [homedepot.com/credit](https://homedepot.com/credit)

6380 04/15/25 01:44 PM



6380 09 06123 04/15/2025 5362

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	07/14/2025



*Central*

**How doers  
get more done.**

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00028 25602 04/15/25 01:17 PM  
SALE CASHIER DANIELLE

0000-361-074 SEA SHELLS <A>  
SEA SHELLS .5CU FT  
25@5.78 144.50N

SUBTOTAL 144.50  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$144.50

XXXXXXXXXXXX4993 VISA

USD\$ 144.50

AUTH CODE 045227/6283335

TA

Contactless

AID A0000000980840

US DEBIT

P.O.#/JOB NAME: CENTRAL SLIDE

6380 04/15/25 01:17 PM



6380 28 25602 04/15/2025 6732

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	07/14/2025



How doers  
get more done.

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00075 10514 04/16/25 10:29 AM  
SALE CASHIER NATASHA

037428551234 SEA SHELLS <A>  
SEA SHELLS .5CU FT  
15@5.78 86.70N

SUBTOTAL 86.70  
SALES TAX 0.00

TAX EXEMPT TOTAL \$86.70

XXXXXXXXXXXX4993 VISA USD\$ 86.70

AUTH CODE 000774/5750523 TA

Contactless

AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-4952 SUMMARY  
THIS RECEIPT PO/JOB NAME: centraj pool

2025 PRO XTRA SPEND 04/15: \$801.60

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Pro Xtra, register, & use your Pro Xtra  
Credit Card. Apply and SAVE UP TO \$100.  
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5380 04/16/25 10:29 AM



6380 75 10514 04/16/2025 5547

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	07/15/2025



How doers  
get more done.

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00007 96565 04/16/25 11:02 AM  
SALE CASHIER MIKE

736511500684 68SCHLAGEKEY <A>  
BRASS 68 KEY SCHLAGE  
303.97 11.91N  
033287217212 RYBIMPDRVS70 <A> 19.97N  
IMPACT RATED DRIVING SET (70 PC)

SUBTOTAL 31.88  
SALES TAX 0.00

TAX EXEMPT  
TOTAL \$31.88

XXXXXXXXXXXX4993 VISA  
USD\$ 31.88

AUTH CODE 066562/5071825 TA  
Contactless

AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-4952 SUMMARY  
THIS RECEIPT PO/JOB NAME: central

2025 PRO XTRA SPEND 04/15: \$888.30

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6380 04/16/25 11:02 AM



6380 07 96565 04/16/2025 1028

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 07/15/2025



**Final Details for Order #112-2141578-5849015**

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**Order Placed:** April 24, 2025

**Amazon.com order number:** 112-2141578-5849015

**Order Total:** \$119.96

---

**Shipped on April 25, 2025****Items Ordered**

3 of: *30 SECONDS Outdoor Window & Screen Concentrated Cleaner for Glass, Patio Doors, Fiberglass, Furniture - No Screen Removal Required, Spray & Rinse - Hose End Spray Attachment (2 PACK)*

**Price**  
\$29.99

Sold by: EcoClean Solutions ([seller profile](#))

Supplied by: EcoClean Solutions ([seller profile](#))

Condition: New

**Shipping Address:**

Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

**Shipping Speed:**

FREE Prime Delivery

---

**Shipped on April 24, 2025****Items Ordered**

1 of: *30 SECONDS Outdoor Window & Screen Concentrated Cleaner for Glass, Patio Doors, Fiberglass, Furniture - No Screen Removal Required, Spray & Rinse - Hose End Spray Attachment (2 PACK)*

**Price**  
\$29.99

Sold by: EcoClean Solutions ([seller profile](#))

Supplied by: EcoClean Solutions ([seller profile](#))

Condition: New

**Shipping Address:**

Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

**Shipping Speed:**

FREE Prime Delivery

---

**Payment information****Payment Method:**

Visa ending in 4993

Item(s) Subtotal:	\$119.96
Shipping & Handling:	\$0.00
-----	

**Billing address**

Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

Total before tax:	\$119.96
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$119.96</b>

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Final Details for Order #112-0472193-6835435

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Order Placed: April 24, 2025  
Amazon.com order number: 112-0472193-6835435  
Order Total: \$137.97

---

Shipped on April 26, 2025

Items Ordered	Price
2 of: Zero Waste USA 2,000 Commercial Grade, non-branded, Dog Waste Station Refill Roll Bags - 40% Thicker competitor brands roll bags - Fits Any Dog Waste Station - 10 rolls of 200 bags	\$45.99
Sold by: Zero Waste USA ( <a href="#">seller profile</a> )	
Supplied by: Zero Waste USA ( <a href="#">seller profile</a> )	

Condition: New

**Shipping Address:**  
Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

**Shipping Speed:**  
Delivery in fewer trips to your address

---

Shipped on April 26, 2025

Items Ordered	Price
1 of: Zero Waste USA 2,000 Commercial Grade, non-branded, Dog Waste Station Refill Roll Bags - 40% Thicker competitor brands roll bags - Fits Any Dog Waste Station - 10 rolls of 200 bags	\$45.99
Sold by: Zero Waste USA ( <a href="#">seller profile</a> )	
Supplied by: Zero Waste USA ( <a href="#">seller profile</a> )	

Condition: New

**Shipping Address:**  
Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

**Shipping Speed:**  
Delivery in fewer trips to your address

Payment information			
Payment Method:		Item(s) Subtotal:	\$137.97
	Visa ending in 4993	Shipping & Handling:	\$0.00
			-----
Billing address		Total before tax:	\$137.97
	Waterset Central	Estimated tax to be collected:	\$0.00
	7281 Paradiso Drive		-----
Apollo Beach, FL 33572		Grand Total:	\$137.97
United States			

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Final Details for Order #112-9159642-1996213

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Order Placed: April 24, 2025  
Amazon.com order number: 112-9159642-1996213  
Order Total: \$51.25

Shipped on April 28, 2025

Items Ordered	Price
1 of: Renown REN14555-CA Trash Can Liners, 40" x 48", 45 gal, 22 mil, Black (Roll of 25) (Pack of 6)	\$51.25
Sold by: Renovation Warehouse ( <a href="#">seller profile</a> )	
Supplied by: Other	
Condition: New	

Shipping Address:  
Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

Shipping Speed:  
Standard Shipping

Payment information

Payment Method:	Item(s) Subtotal:	\$51.25
Visa ending in 4993	Shipping & Handling:	\$0.00
		-----
Billing address	Total before tax:	\$51.25
Waterset Central	Estimated tax to be collected:	\$0.00
7281 Paradiso Drive		-----
Apollo Beach, FL 33572	Grand Total:	\$51.25
United States		
Credit Card transactions	Visa ending in 4993: April 28, 2025:	\$51.25

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**Final Details for Order #112-8234072-4249808**[Print this page for your records.](#)**Order Placed:** April 25, 2025**Amazon.com order number:** 112-8234072-4249808**Order Total:** \$56.84

---

**Shipped on April 26, 2025****Items Ordered****Price**

1 of: *Spray Mop for Floor Cleaning with 3pcs Washable Pads - Wet Dry Microfiber Mop with 800 ml Refillable Bottle for Kitchen Wood Floor Hardwood Laminate Ceramic Tiles Floors Dust Cleaning* \$15.54

Sold by: CLDREAM-US ([seller profile](#))Supplied by: CLDREAM-US ([seller profile](#))

Condition: New

1 of: *(12 Pack) Lined Sticky Notes 4x6 in Post Ruled Stickies Super Sticking Power Memo Pads Bright Colors* \$8.99

Sold by: Kozerite ([seller profile](#))Supplied by: Kozerite ([seller profile](#))

Condition: New

1 of: *(18 Pads) Sticky Notes 3x3 inch, Self-Stick Pads Bright Colors Sticky Note, Recyclable, Easy to Post for Home, Office, Notebook* \$8.99

Sold by: YEECOK ([seller profile](#))Supplied by: YEECOK ([seller profile](#))

Condition: New

**Shipping Address:**

Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

**Shipping Speed:**

Rush Shipping

---

**Shipped on April 26, 2025****Items Ordered****Price**

1 of: *Amazon Basics Desktop Stapler with 1000 Staples, Office Stapler, Lightweight, Easy to Use, 25 Sheet Capacity, Non-Slip, Black, 3 Pack* \$9.03

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

1 of: *Amazon Basics 50 sheet Wide Ruled Lined Writing Note Pad, 8.5" x 11.75", 12-Pack, 600 Perforated Sheets, Canary* \$15.84

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

**Shipping Address:**

Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572

United States

Shipping Speed:  
Rush Shipping

Payment information		
Payment Method: Visa ending in 4993	Item(s) Subtotal:	\$58.39
	Shipping & Handling:	\$2.99
Billing address Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Your Coupon Savings:	-\$1.55
	Free Shipping:	-\$2.99
	-----	
	Total before tax:	\$56.84
	Estimated tax to be collected:	\$0.00
-----		
Credit Card transactions	Grand Total:	\$56.84
	Visa ending in 4993: April 26, 2025:	\$56.84

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

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United States

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**Final Details for Order #112-4452042-0872249**[Print this page for your records.](#)**Order Placed:** April 25, 2025**Amazon.com order number:** 112-4452042-0872249**Order Total:** \$186.98

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**Shipped on April 26, 2025****Items Ordered****Price**

1 of: *6pcs Microfiber Spray Mop Replacement Heads for Wet/Dry Mops Flat Replacement Heads for Floor Cleaning and Scrubbing Microfiber Pros Reusable Mop Pads* \$16.99

Sold by: BERNO STORE ([seller profile](#))Supplied by: BERNO STORE ([seller profile](#))

Condition: New

**Shipping Address:**

Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

**Shipping Speed:**

FREE Prime Delivery

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**Shipped on April 25, 2025****Items Ordered****Price**

1 of: *Eureka PowerSpeed Lightweight Upright Vacuum Cleaner for Carpet and Hard Floor, Powerful Bagless Upright Vacuum Cleaner for Home Pets, NEU181A, Blue* \$89.98

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

**Shipping Address:**

Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

**Shipping Speed:**

FREE Prime Delivery

---

**Shipped on April 25, 2025****Items Ordered****Price**

1 of: *OdoBan Disinfectant Concentrate and Odor Eliminator, 4 Gallons, Lavender Scent* \$60.02

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

**Shipping Address:**  
Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

**Shipping Speed:**  
FREE Prime Delivery

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**Shipped on April 25, 2025**

**Items Ordered** **Price**  
1 of: *Zip Ties 12 inch, Black Zip Ties 1000 pack, 40lb, Cable Ties, Self-locking Wire ties for indoor and outdoor use, by Tantti* \$19.99  
Sold by: Tantti Supply ([seller profile](#))  
Supplied by: Tantti Supply ([seller profile](#))  
Condition: New

**Shipping Address:**  
Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

**Shipping Speed:**  
FREE Prime Delivery

---

Payment information			
<b>Payment Method:</b> Visa ending in 4993	Item(s) Subtotal:		\$186.98
	Shipping & Handling:		\$0.00
<b>Billing address</b> Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States			-----
	Total before tax:		\$186.98
	Estimated tax to be collected:		\$0.00
			-----
		<b>Grand Total:</b>	<b>\$186.98</b>
<b>Credit Card transactions</b>	Visa ending in 4993: April 26, 2025:		\$186.98

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

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Final Details for Order #112-7046140-9798642

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Order Placed: April 25, 2025  
Amazon.com order number: 112-7046140-9798642  
Order Total: \$79.98

Shipped on April 25, 2025

**Items Ordered** **Price**  
1 of: *Glad 13 Gallon Trash Can | Plastic Kitchen Waste Bin with Odor Protection of Lid | Hands Free with Step On Foot Pedal and Garbage Bag Rings, Black* \$39.99  
Sold by: Amazon.com Services, Inc  
Supplied by: Other  
  
Condition: New

**Shipping Address:**  
Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

**Shipping Speed:**  
FREE Prime Delivery

Shipped on April 25, 2025

**Items Ordered** **Price**  
1 of: *Glad 13 Gallon Trash Can | Plastic Kitchen Waste Bin with Odor Protection of Lid | Hands Free with Step On Foot Pedal and Garbage Bag Rings, Black* \$39.99  
Sold by: Amazon.com Services, Inc  
Supplied by: Other  
  
Condition: New

**Shipping Address:**  
Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

**Shipping Speed:**  
FREE Prime Delivery

Payment information

**Payment Method:**  
Visa ending in 4993

**Billing address**  
Waterset Central  
7281 Paradiso Drive  
Apollo Beach, FL 33572  
United States

Item(s) Subtotal:	\$79.98
Shipping & Handling:	\$0.00
----	
Total before tax:	\$79.98
Estimated tax to be collected:	\$0.00
----	
<b>Grand Total:</b>	<b>\$79.98</b>

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

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Ace Hardware of Big

Bend

PO Box 1088  
Lithia, FL 33547  
(813) 236-1885

WATERSET CENTRAL COMMUNIT  
3434 COLWELL AVE  
STE 200  
TAMPA, FL 336148390  
8136772114 ACCOUNT #: 3005630

ITEM	QT	SALE/RE	EXT
56	4 00	0 50	2.00
EACH			
FASTENERS			

56	4 00	2.69	10.76
EACH			
FASTENERS			

SUBTOTAL \$	12.76
TAX \$	0.00
<b>TOTAL \$</b>	<b>12.76</b>

CREDIT CAR	12.76
------------	-------

CARD \*\*\*\*\*4993  
AUTH 095674

I AGREE TO PAY THE ABOVE TOTAL  
ACCORDING TO THE POSTED TERMS AND CO

SIGNATURE PARODI/KATIRIA

EMPLOYE TERM	INV#	TIME	DATE
32230	1047	29874970	11:16 28-Apr-25

Ace Rewards ID # 19972092409

PLEASE KEEP YOUR RECEIPT TO ENSURE NO  
RETURN STORE CREDIT ONLY FOR TOOLS