



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors'
Meeting
October 08, 2025**

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

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

District Board of Supervisors	Deneen Klenke	Chairman
	Brandon Bentley	Vice - Chairman
	Thomas McNutt	Assistant Secretary
	Curtis Thornton	Assistant Secretary
	Jean Ocampo	Assistant Secretary
District Manager	Ruben Durand	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, PA
District Engineer	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

Board of Supervisors
Waterset Central Community
Development District

October 06, 2025

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Wednesday, October 8th, 2025, at 10:00 a.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..... Tab 2**
 - ii. Landscape Contractor Update..... USC**
 - iii. Irrigation Contractor Update Tab 3**
 - C. District Counsel**
 - D. District Engineer Tab 4**
 - E. Clubhouse Manager**
 - i. Presentation of Management Report..... Tab 5**
 - F. District Manager**
- 4. BUSINESS ITEMS**
 - A. Discussion on Amenities Policies**
 - B. Discussion on Towing Policy Tab 6**
 - C. Ratification on Pool..... Tab 7**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'**
Meeting held on September 11, 2025 Tab 8
 - B. Consideration of Operations & Maintenance**
Expenditures for August 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



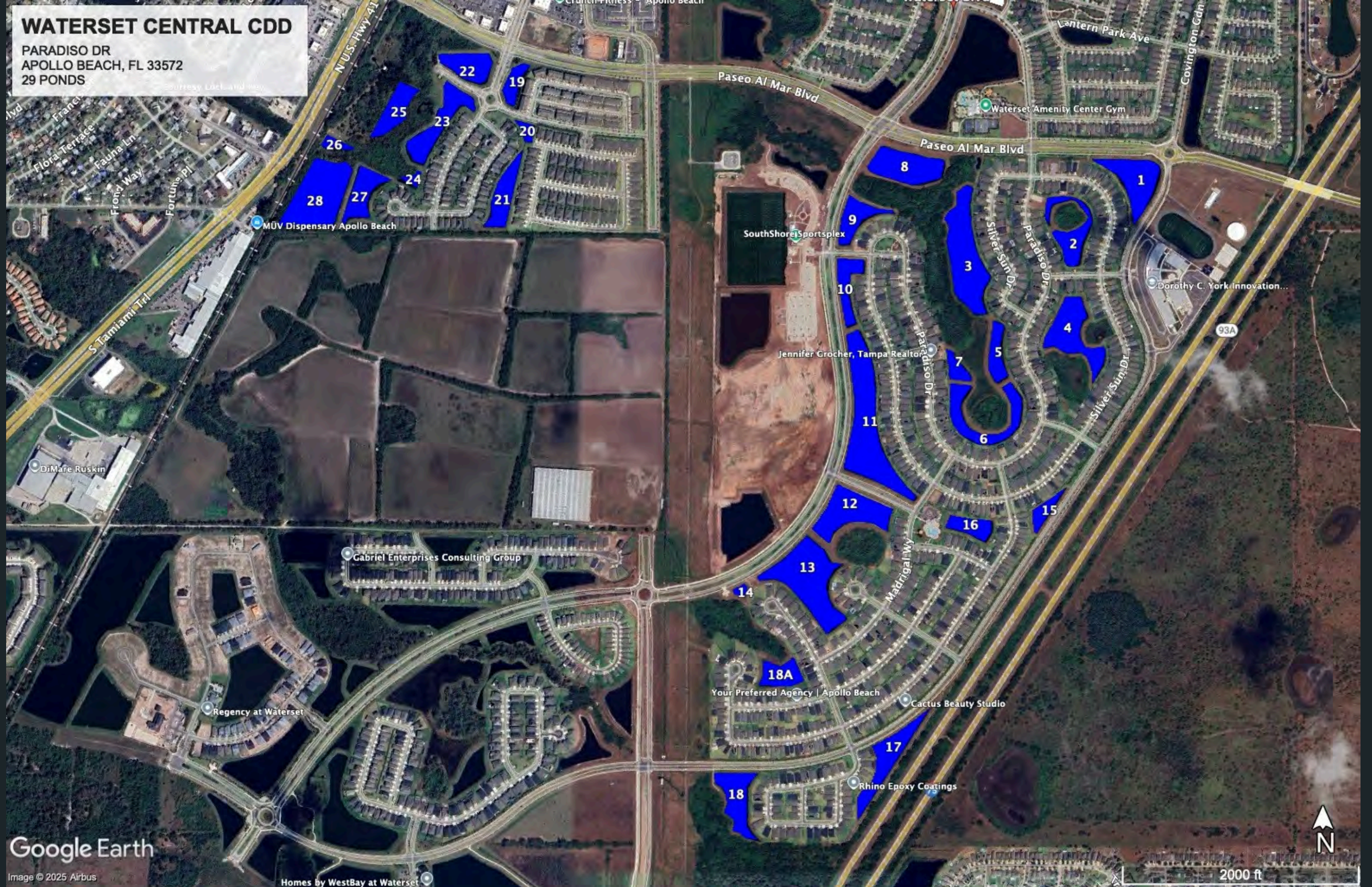
MONTHLY REPORT

OCTOBER, 2025



WATERSET CENTRAL CDD

PARADISO DR
APOLLO BEACH, FL 33572
29 PONDS



Prepared for: Runen Durand
Prepared By: Devon Craig

SUMMARY:

We are fingers crossed cooler air is coming our way. The water temp will slowly start decreasing, raising dissolved oxygen levels to a somewhat normal level. The biggest thing with the slowdown in rainfall we can keep prevent treatments in ponds long enough to see the benefit and bloom reduction. Prevent treatments in ponds will be applied heavily this month and hopefully we will get long term aesthetics and control with these applications.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.

- 1: Shoreline vegetation has been treated.
- 2: Shoreline vegetation and Algae has been treated.
- 3: Shoreline vegetation and Algae has been treated.
- 4: Shoreline vegetation and Algae has been treated.
- 5: Shoreline vegetation and Algae has been treated.
- 6: Shoreline vegetation and Algae has been treated.
- 7: Shoreline vegetation and Algae has been treated.
- 8: Shoreline vegetation 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 and Algae has been treated.

- 14: Shoreline vegetation has been treated.
- 15: Shoreline vegetation and Algae has been treated.
- 16: Shoreline vegetation has been treated.
- 17: Shoreline vegetation has been treated.
- 18: Shoreline vegetation has been treated.
- 18A: Shoreline vegetation has been treated.
- 19: Shoreline vegetation has been treated.
- 20: Shoreline vegetation and Algae has been treated.
- 21: Shoreline vegetation and Algae 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

WATERSET CENTRAL

LANDSCAPE INSPECTION REPORT



September 18, 2025
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Updates, Mainland Cul-se-sac from WSBlvd., Waterset Club

General Updates, Recent & Upcoming Maintenance Events:

- During the month of September, all St. Augustine turf shall receive an application of 2000 lbs. (40 – 50 lb. bags) of a summer blend fertilizer containing iron, Mn and micros (Bio Iron + liquid). Additionally, all Celebration Bermudagrass shall receive an application of 850 lbs. (17 – 50 lb. bags) of a slow-release Nitrogen (not allowed between May & September), therefore, Bio Iron + will be used.
- During the month of October, all Bahia turf shall receive an application of 1000 lbs. (20 – 50 lb. bags) of 19-3-7 fertilizer with a Pre M herbicide. Additionally, all Ornamentals shall receive an application of 1000 lbs. (20 – 50 lb. bags) of 8-0-10 fertilizer including Spar-TECH micro-mix. Also, during October, all Palms shall receive an application of 650 lbs. (13 – 50 lb. bags) of 8-0-12+4Mg fertilizer.
- RedTree to notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. **PAYMENT FOR FERTILIZATION WILL NOT BE APPROVED WITHOUT PRIOR VERIFICATION.**

The following are action items for RedTree, Ballenger & Co. to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold, underlined is info. or questions for the BOS.** **Orange is for STAFF.**

1. Crews need to make sure they are line trimming around all outfall structures as well as control structures during each mow event. This one behind the homes on the Mainland cul-de-sac is overgrown. (Pic 1)



2. There are still unresolved turf issues involving Sunrise. This is at the Waterset Club. (Pic 2)



3. Make sure weeds are being kept out of the Confederate Jasmine in the background (above) and ensure palm debris is constantly being removed from the landscape beds.



Waterset Club

4. Keep the Variegated Ginger away from the shower on the lagoon pool side of the Waterset Club.

5. Remove grassy weeds form the Xanadu at the slide.

6. Has RedTree diagnosed the cause of these bare patches of turf in the semicircular shapes adjacent to the sport courts? Treat accordingly. (Pic 6)



7. Remove dead growth from the Giant Birds-of-Paradise between the tennis and basketball courts.

8. There are equal amounts of St. Augustine turf and Perennial Peanut in this bed by the basketball court. One must go. (Pic 8)



9. There are still turf and weeds growing into the sand volleyball court.

10. Eradicate and hand pull Torpedograss from the Arboricola between the lap pool and sand volleyball court.

11. When will RedTree replace these Bougainvillea that were affected either by Bougainvillea Looper or herbicide overspray in front of the Waterset Club? (Pic 11)



12. Palm fruit cannot be allowed to collect below palms after it has fallen. These should be removed from the crown of the palm before ripening. (Pic 12)



13. The new Nitida Palm has been installed in front of the Waterset Club, but it still needs to be unbundled. (Pic 13>)



Milestone Turf

14. I will photograph, again, the failed turf on both sides of Milestone south of Paseo Al Mar (PAM) and Goldcoast for documentation for withholding from previous contractor. Although green, it is green with weeds that will die and turn brown during the dormant season. (Pics 14a – e>)



15. Remove large broadleaf weeds and Broomsedge from the ornamental grass beds surrounding the Milestone/Goldcoast roundabout. (Pic 15>)



Sea Air, Milestone and Goldcoast

16. Make sure crews are maintaining under the Wax Myrtles on the east side of the pond between Milestone and the townhomes on Camino Drive in Phase 4 South.

17. Remove & eradicate Nutsedge from the Bougainvillea on the inbound side of Milestone south of PAM.

18. Be very aware and treat accordingly, smaller spots of bare turf getting larger on the Goldcoast/Milestone roundabout.

19. Hand pull and eradicate Torpedograss from the Variegated Confederate Jasmine on the Sea Air cul-de-sac. (Pic 19)



20. What is occurring with the Sea Air cul-de-sac turf.? Diagnose and treat accordingly. (Pic 20>)



21. Top the Podocarpus and lower the Silver Buttonwood at the Sea Air mail kiosk.

22. There are now new areas of stressed turf in the lawn beside the Sea Air cul-de-sac. Diagnose and treat accordingly. (Pic 22)



23. The next few photos on the next page are of the long-term stressed turf on the south side of Goldcoast between Milestone and 30th Street. (Pics 23a - c>)

24. And then following those are the failed turf on 30th Street. Although much of this turf, particularly on the ROWs was present during the previous vendor's tenure, many on the median have worsened under the current vendor. (Pics 24a – i>>)



Goldcoast, 30th Street

<23a



<<24a



<23b



<<24b



<23c



<<24c



30th Street

<<24d



<<24g



<<24e



<<24h



<<24f



<<24i



Paseo Al Mar, Covington Garden Drive

25. Problem turf continues eastward on the south ROW of PAM between 30th Street and WSBlvd. (Pics 25a & b)

25a



25b



26. There are still a hand full of Ixora on the south side of PAM east of WSBlvd. that need to be pulled out.

27. Remove or trim these damaged Copperleaf Plants on the south side of PAM west of Paradiso near the beginning of the turn lane. Many of the other plants behind these are full of Torpedograss. (Pics 27a & b>)

28. The last beds of ornamental grasses before getting to the pond at Covington Garden Drive (CGD) and PAM remain full of Wild Bush Bean and mock Fakahatchee Grass.

29. Where dead trees were removed form the pond banks, can RedTree rake out the bank and get it back to grade? Install new Bahia?

30. Detail the beds on the SW and SE corners of the CGD/PAM roundabout.

31. Crews need to line trim at the water's edge as well as under all trees on all pond bank, specifically at the CGD/PAM pond.

32. Hand pull and eradicate Brazilian Peppers in the Sweet Viburnum hedge along the west side of CGD across from the southern entrance to the school.

33. Hollies along the west side of CGD still need a haircut at the top.

<27a



<27b



Covington Garden Drive Near Betel Palm, Tagalong, Betel Palm

34. Check yellowing turf on the west ROW of CGD between the southern entrance of the school and Betel Palm. Treat accordingly.

35. There remains a broken tree brace on the east ROW of CGD north of Betel Palm.

36. Separate the Copperleaf Plants from the Crape Myrtles at Mainland and CGD.

37. Crews need to improve line trimming at the water's edge. This is the pond south of Wayfarer on the east side of CGD. I've also asked RTedTree to remove any busted-up Wax Myrtles left over from H. Milton. (Pic 37)



38. There is still a moderate to severe issue with Torpedograss in the Liriope and Blue Daze at the Tagalong mail kiosk. (Pic 38)



39. On the east side of CGD about 500 – 600 feet south of Betel Palm, the turf is very dry. Is irrigation 100% here?

40. Top the Podocarpus at the Betel Palm mail kiosk.

41. I feel all failed Liriope needs to be replaced on the Reservoir bridge as I believe it was affected by herbicide overspray. These beds, like those Bougainvillea beds on WSBlvd. median at Reservoir, have been extremely weedy in the past.

42. Crews are still not keeping the guardrail clear of wetland material on the east side of WSBlvd. south of PAM. (Pic 42)



43. In the fall ornamental fertilizer application, I have requested RedTree add sulfur to the fertilizer for all Ixora on the property to reverse the chlorotic nature of these plants. (Pic 43>)

44. All beds on the WSBlvd. medians south of Waterline Station still require a lot of weeding and detail.

45. Remove water shoots from the Crape Myrtle on Waterline.

46. Continue to monitor and eradicate Torpedograss inside the Waterline Station pool deck.



Waterline Station, Mainland, Wayfarer

47. Has RedTree diagnosed any insects on the Blue Daze inside the Waterline Station pool deck near the totlot. It remains very mottled (like spider mite symptoms, but I do not see any) and it also appears very dry. Is the herbicide treating the Torpedograss affecting this? (Pic 47)



48. The bed of Blue Daze inside the totlot is completely gone!

49. Treat spotty turf on the Mainland cul-de-sac. Is this mole crickets beneath this street light? (Pic 49>)



50. Unless irrigation has had past issues here, the Wayfarer cul-de-sac turf will need to be replaced by RedTree. BCI to provide a wet check report(s) for this cul-de-sac. (Pics 50a & b>)



Proposals

1. RedTree to provide a proposal to flush cut a new dead Pine Tree on the east side of CGD north of the Mainland intersection. (Pic 1)



Tab 3



Enhancing landscape with water-conscious techniques

10/3/2025

Waterset Central CDD September Irrigation Maintenance Report

Routine maintenance was completed throughout the month.

No alarms to report.

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

- **Replaced damaged battery-operated controller at Silver Sun and Seguro.**
- **Replaced damaged battery-operated controller on Golden Sky Court.**
- **Replaced damaged decoder and solenoid on controller 5A-1B.**

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

Tab 4

WATERSET CENTRAL CDD

ENGINEERS REPORT FOR OCTOBER 8TH, 2025 BOARD MEETING

Ongoing Projects Report and Updates:

Environmental Resource Permits 18888.068, .062, .048, .067 - RFP for Maintenance Work:

This item is continued from the meeting on September 11th. Attached is the full SOI inspection reports for all of the environmental resource permit recertification. At the beginning of the report we have included a reconciled list of advised maintenance for the ponds. A significant majority of the recommended work centers around vegetation removal and maintenance around the stormwater structures. We are recommending that there be an initial effort to remove the encroaching vegetation and then a continuous regular maintenance program to manage the vegetation in these areas moving forward. Additional repairs include creating enough clearance under skimmers to ensure we are in compliance and there is proper flow into the control structures as well as the repair of a broken skimmer with failed hardware. Typically this classification of work would be handled in the dry season between late October and early April.

We have put out a request for proposals to complete the described maintenance and put the District into compliance. Vendors are conducting site visits. We anticipate having the Proposals for the repairs ready for review in the final agenda package that goes out for the Boards meeting on November 12th. If we receive multiple proposals prior to the October 8th meeting we will review and send those to the Board as received. At this time we have not received any proposals back from the vendors we have reached out to.

Additional Pool Discharge Damages:

This item is continued from the meeting on September 11th. During the pond inspections, we compiled a separate list of pool discharge damages to be reviewed and addressed. The inspection report is attached to this report. The damages range in severity from moderate to extremely impactful.

We have put out a separate request for proposals to address the pool discharge pond bank damages. Our expectation is that we will have a proposal for each location noted in the report and to discuss the repairs at the November 12th meeting. If we receive multiple proposals prior to the October 8th meeting we will review and send those to the Board as received. BDi will provide a recommendation for repairs based on the severity of the damage in each location. We recommends that all residences listed in the report receive a best practices letter for pool water discharge.

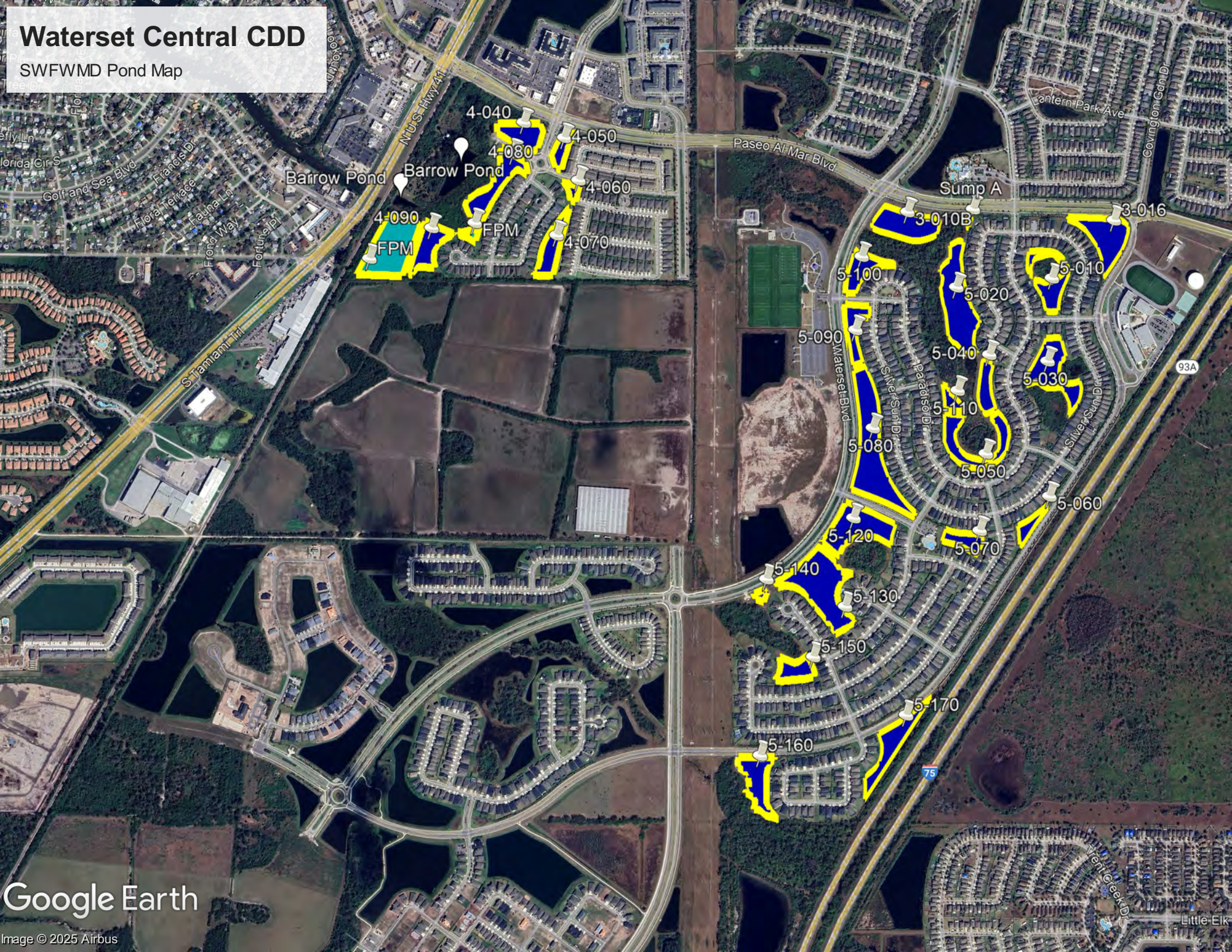
Silver Sun Drive Shoreline Restorations:

The pool discharge shoreline damages at 5822 Silver Sun Drive, 5840 Silver Sun Drive and 5924 Silver Sun Drive have been repaired and communicated.

Base Permit # 18888		Waterset Central CDD - Deficiencies / Maintenance / Advised Lists of Items	
Rev #	Pond	Deficiency Items	
Rev #	Pond	Maintenance Items	
048	3-010B	1) Overgrowth in and around the outflow sump ; 2) overgrowth in and around the east side box culverts under Waterset Blvd	1) Cut back and remove overgrowth in and around the outflow sump and implement routine vegetation cut back in and around the sump; 2) Cut back and remove overgrowth in and around the east side box culverts under Waterset Blvd and implement routine vegetation cut back in and around the sump
062	5-010	1) Overgrowth in and around the outflow sump from CS 5-010A; 2) Overgrowth and debris build up at CS W23; 3) Verify skimmer board clearance on CS W23	1) Cut back and remove overgrowth and debris buildup in and around the outflow sump from CS 5-010A and CS W23 and implement routine vegetation cut back at sump and control structure W23; 2) Rrestore skimmer board clearance if current clearance is not 18"
062	5-020	1) Overgrowth in and around the outflow sump from CS 5-020; 2) Detached support bracket on skimmer board	1) Cut back and remove overgrowth in and around the outflow sump from CS 5-020 and implement routine vegetation cut back at sump; 2) Secure detached support bracket on skimmer board that has come loose
062	5-030	1) Overgrowth in and around the outflow sump from CS 5-030A; 2) Overgrown vegetation and debris buildup at CS W22 and implement routine vegetation cut back at CS W22; 3) Verify skimmer board clearance on CS W22	1) Cut back and remove overgrowth in and around the outflow sump from CS 5-030A and implement routine vegetation cut back at sump; 2) Cut back and remove overgrown vegetation and debris buildup at CS W22 and implement routine vegetation cut back at CS W22; 3) Rrestore skimmer board clearance if current clearance is not 18"
062	5-040	1) Turbidity curtain in outflow sump from CS 5-040	1) Remove turbidity curtain in outflow sump from CS 5-040 and implement routine vegetation cut back at sump
062	5-050		Implement routine vegetation cut back at sump from control structure 5-050A
062	Sump A	Overgrowth of vegetation on bank between sump and wetland	Cut back and remove overgrown vegetation on bank between sump and wetland and implement routine cutting and maintenance of vegetation
067	4-080	Overgrowth in and around the outflow sump from CS 4-080A and CS 4-080B	Cut back and remove overgrowth in and around the outflow sump from CS 4-080A and CS 4-080B and implement routine vegetation cut back at sump
068	5-100	Overgrowth in and around the outflow sump from CS 5-100	Cut back and remove overgrown vegetation on bank between sump and wetland and implement routine cutting and maintenance of vegetation
068	5-110	Overgrowth in and around the outflow sump from CS 5-110	Cut back and remove overgrown vegetation on bank between sump and wetland and implement routine cutting and maintenance of vegetation
068	5-120	Overgrowth in and around the outflow sump from CS 5-120	Cut back and remove overgrown vegetation on bank between sump and wetland and implement routine cutting and maintenance of vegetation; Cut back and remove overgrown vegetation around CS WL20; Verify Skimmer board clearance is 18", restore if needed
072	5-130	Overgrowth in and around the outflow sump from CS 5-130 and CS WL20	Cut back and remove overgrown vegetation on bank between sump and wetland and implement routine cutting and maintenance of vegetation
072	5-140	Overgrowth in and around the outflow sump from CS 5-140	Cut back and remove overgrown vegetation on bank between sump and wetland and implement routine cutting and maintenance of vegetation
072	5-150	Overgrowth in and around the outflow sump from CS 5-150	Cut back and remove overgrown vegetation on bank between sump and wetland and implement routine cutting and maintenance of vegetation
072	5-160	Overgrowth in and around the outflow sump from CS 5-160	Cut back and remove overgrown vegetation on bank between sump and wetland and implement routine cutting and maintenance of vegetation
Rev #	Pond	Advised List of Items	
ALL	ALL	SIGNIFICANT TRASH IN ALL PONDS	RECOMMEND DISTRICT REMOVE TRASH FROM PONDS

Waterset Central CDD

SWFWMD Pond Map



INSPECTION REPORT

Paseo Al Mar Boulevard - Central Segment

Hillsborough S22, T31, R19

Hillsborough S23, T31, R19

Hillsborough S24, T31, R19

Hillsborough S26, T31, R19

PERMIT/REVISION NUMBER: 18888.048

Waterset Central CDD

c/o Rizzetta & Company, Inc. Attn: Ruben Durand

3434 Colwell Avenue - Suite 200

Tampa, FL 33614

Prepared By:



Brletic Dvorak, Inc.

536 4th Ave. S. Unit #4

St. Petersburg, FL 33701

813-361-1466

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.048
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,608 ft
POND NUMBER:	3-010B	POND AREA:	143,656 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	Yes	Water Quality:	Good
Tailwater Issue Observed:	No	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond

INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

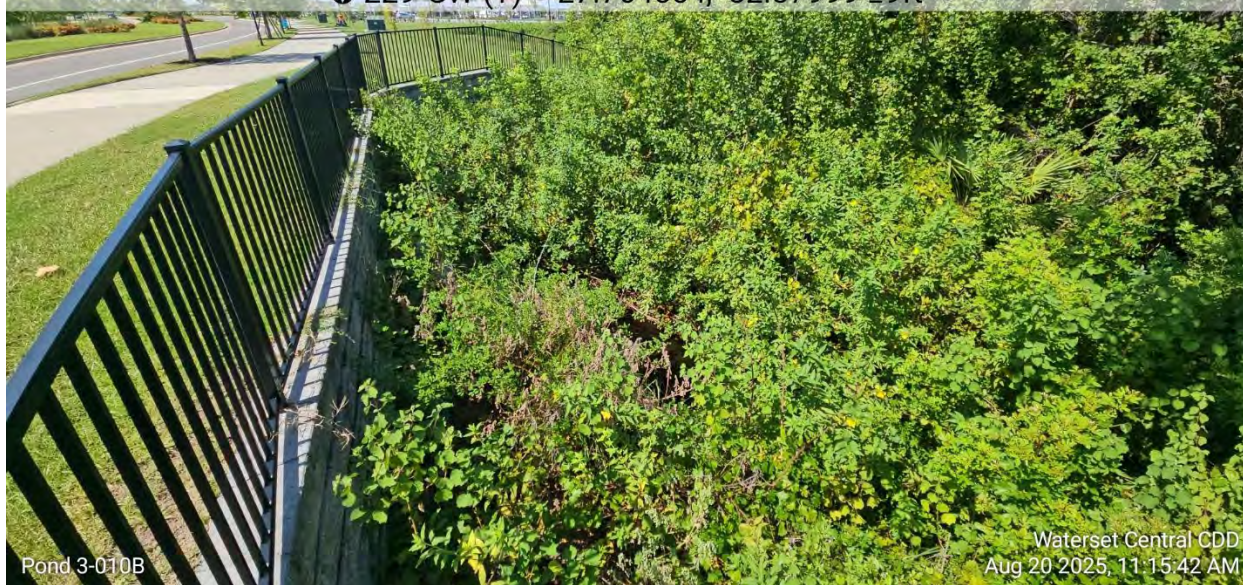
CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None

INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents. Recommend district to complete the following maintenance items: 1) Cut back and remove overgrowth in and around the outflow sump and implement routine vegetation cut back in and around the sump; 2) Cut back and remove overgrowth in and around the east side box culverts under Waterset Blvd and implement routine vegetation cut back in and around the sump

6162 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 229°SW (T) • 27.764554, -82.37999 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:15:42 AM

6162 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 293°W (T) • 27.764514, -82.38011 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:15:54 AM

Paseo Al Mar Blvd &, Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 142°SE (T) • 27.764551, -82.37931 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:16:55 AM

Paseo Al Mar Blvd &, Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 59°NE (T) • 27.764482, -82.379232 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:17:15 AM

Paseo Al Mar Blvd &, Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 337°NW (T) • 27.764483, -82.379245 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:17:21 AM

Paseo Al Mar Blvd &, Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 140°SE (T) • 27.764474, -82.379251 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:17:28 AM

Paseo Al Mar Blvd &, Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 232°SW (T) • 27.764447, -82.379381 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:17:40 AM

Paseo Al Mar Blvd &, Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 100°E (T) • 27.764414, -82.379284 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:17:50 AM

7735 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 86°E (T) • 27.76417, -82.378338 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:18:56 AM

5350 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 13°N (T) • 27.764251, -82.377388 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:20:30 AM

6324 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 281°W (T) • 27.764642, -82.377232 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:21:04 AM

7144 Paseo Al Mar Blvd, Apollo Beach, FL 33572, USA

☉ 276°W (T) • 27.764789, -82.377729 ±9ft



Pond 3-010B

Waterset Central CDD
Aug 20 2025, 11:21:46 AM

7144 Paseo Al Mar Blvd, Apollo Beach, FL 33572, USA

☉ 279°W (T) • 27.764889, -82.378304 ±9ft



Paseo Al Mar Blvd &, Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 224°SW (T) • 27.765046, -82.378826 ±9ft



INSPECTION REPORT

Waterset Central CDD

Paseo Al Mar Boulevard - East Segment

PERMIT/REVISION NUMBER: 18888.052

Waterset Central CDD ATTN: Deneen Klenke

2700 S. Falkenburg Rd., Suite 2745

Riverview, FL 33578

Prepared By:



Brletic Dvorak, Inc.

536 4th Ave. S. Unit #4

St. Petersburg, FL 33701

813-361-1466

CDD POND EVALUATION

INSPECTION DATE:	1/28/2025	PERMIT NUMBER:	18888.052
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,834 ft
POND NUMBER:	3-016	POND AREA:	135,059 sq ft

Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Average
Tailwater Issue Observed:	No	Water Quality Notes:	Some Algea

BANK EROSION AND SCOUR

SEVERITY RANKING:	None
TYPE OF EROSION:	None

INSPECTOR NOTES: No Shoreline erosion observed. West section around control structure has a previous stabalization repair.

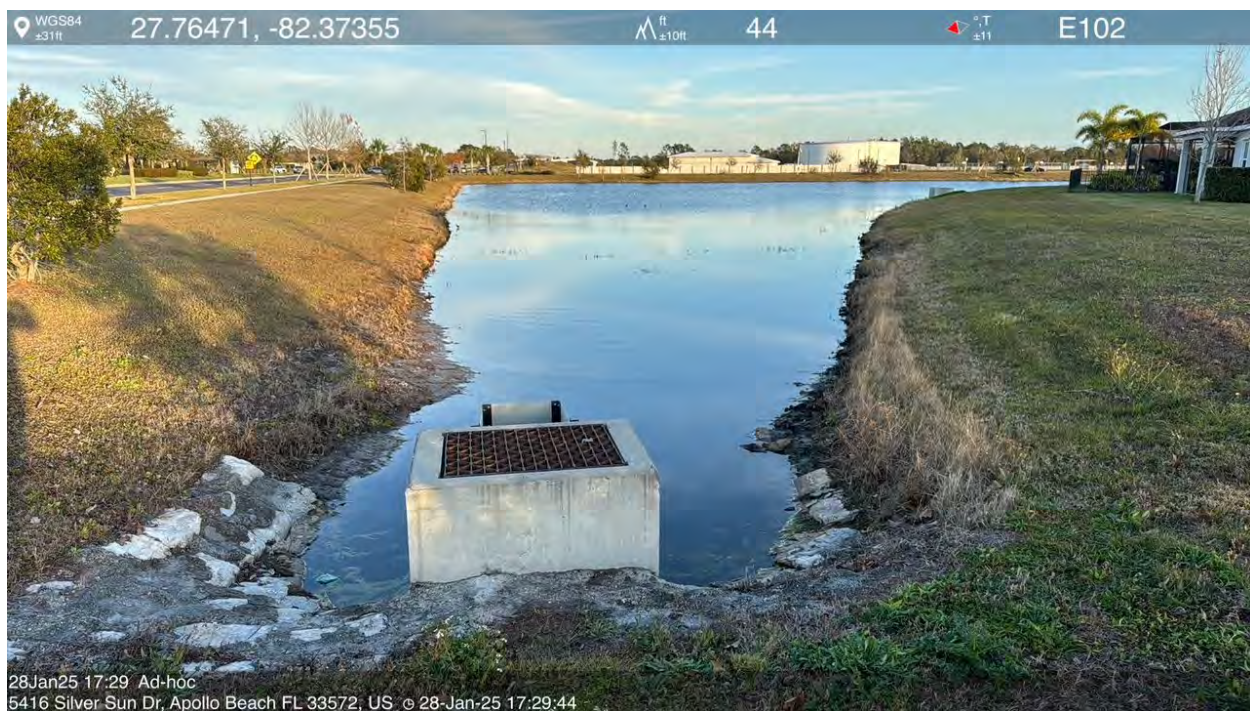
CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	Working Condition
TYPE OF DAMAGE:	None

INSPECTOR NOTES: All observed structures in working condition per permitted plan set specifications











INSPECTION REPORT

Waterset Phase 5A-1

Hillsborough S23, T31, R19

Hillsborough S26, T31, R19

PERMIT/REVISION NUMBER: 18888.062

Waterset Central CDD

c/o Rizzetta & Company, Inc. Attn: Ruben Durand

3434 Colwell Avenue - Suite 200

Tampa, FL 33614

Prepared By:



Brletic Dvorak, Inc.

536 4th Ave. S. Unit #4

St. Petersburg, FL 33701

813-361-1466

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.062
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	2,517 ft
POND NUMBER:	5-010	POND AREA:	92,680 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	Pond was dyed blue

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents. Recommend district to complete the following maintenance items: 1) Cut back and remove overgrowth in and around the outflow sump from CS 5-010A and implement routine vegetation cut back at sump; 2) Cut back and remove overgrowth and vegetation at Control structure W23; 3) Verify skimmer board clearance on CS W23 and restore if current clearance is not 18"

7322 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 148°SE (T) • 27.763082, -82.374436 ±13ft



Pond 5-010

Waterset Central CDD
Aug 20 2025, 2:42:14 PM

7322 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 113°E (T) • 27.763102, -82.374532 ±16ft



Pond 5-010

Waterset Central CDD
Aug 20 2025, 2:42:05 PM

7324 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 154°SE (T) • 27.762691, -82.374278 ±19ft



Pond 5-010

Waterset Central CDD
Aug 20 2025, 2:43:06 PM

7322 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 155°SE (T) • 27.763079, -82.374443 ±13ft



Pond 5-010

Waterset Central CDD
Aug 20 2025, 2:42:24 PM

7308 Golden Sky Ct, Apollo Beach, FL 33572, USA

☼ 50°NE (T) • 27.762237, -82.373892 ±13ft



7330 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 95°E (T) • 27.762259, -82.374154 ±9ft



5435 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 323°NW (T) • 27.763483, -82.373451 ±16ft



Pond 5-010

Waterset Central CDD
Aug 20 2025, 2:46:16 PM

5441 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 5°N (T) • 27.763154, -82.373469 ±9ft



Pond 5-010

Waterset Central CDD
Aug 20 2025, 2:45:46 PM

5419 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 264°W (T) • 27.763847, -82.3738 ±9ft



Pond 5-010

Waterset Central CDD
Aug 20 2025, 2:47:01 PM

5423 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 287°W (T) • 27.763739, -82.3736 ±16ft



Pond 5-010

Waterset Central CDD
Aug 20 2025, 2:46:42 PM

7308 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 159°SE (T) • 27.763581, -82.374722 ±16ft



Pond 5-010

Waterset Central CDD
Aug 20, 2025, 2:48:32 PM

5407 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 192°S (T) • 27.763872, -82.374549 ±9ft



Pond 5-010

Waterset Central CDD
Aug 20, 2025, 2:48:00 PM

7310 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 276°W (T) • 27.763574, -82.374586 ±13ft



7310 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 333°NW (T) • 27.763506, -82.374506 ±9ft



7310 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 126°SE (T) • 27.763546, -82.374398 ±9ft



7310 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 106°E (T) • 27.763574, -82.374576 ±9ft



CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.062
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	2,565 ft
POND NUMBER:	5-020	POND AREA:	228,902 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond

INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None

INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents. Recommend district to complete the following maintenance items: 1) Cut back and remove overgrowth in and around the outflow sump from CS 5-020 and implement routine vegetation cut back at sump; 2) Secure detached support bracket on skimmer board that has come loose.

5310 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 314°NW (T) • 27.761107, -82.376458 ±9ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:04:10 PM

5308 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 273°W (T) • 27.761135, -82.376137 ±16ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:03:44 PM

5312 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 354°N (T) • 27.761499, -82.376998 ±16ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:05:08 PM

5310 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 326°NW (T) • 27.761375, -82.376817 ±13ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:04:47 PM

7723 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 356°N (T) • 27.762387, -82.377207 ±13ft



7719 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 0°N (T) • 27.762038, -82.377092 ±13ft



5338 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 4°N (T) • 27.763148, -82.377222 ±16ft



7729 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 14°N (T) • 27.76273, -82.377298 ±16ft



5342 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 205°S (T) • 27.76341, -82.377191 ±9ft



5342 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 110°E (T) • 27.763441, -82.377252 ±16ft



5342 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 26°N (T) • 27.763418, -82.377196 ±9ft



5342 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 117°E (T) • 27.763409, -82.377195 ±9ft



5342 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 51°NE (T) • 27.763424, -82.377197 ±9ft

Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:08:37 PM

5342 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 301°W (T) • 27.763427, -82.377203 ±9ft

Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:08:41 PM



5348 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 56°NE (T) • 27.763937, -82.377005 ±13ft



5342 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 20°N (T) • 27.76369, -82.376967 ±13ft



5350 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 185°S (T) • 27.764128, -82.376552 ±13ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:10:40 PM

5350 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 108°E (T) • 27.764135, -82.376815 ±13ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:10:19 PM

5346 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 178°S (T) • 27.763692, -82.376605 ±13ft

Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:11:25 PM

5342 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 172°S (T) • 27.763398, -82.376576 ±13ft

Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:12:05 PM

5338 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 170°S (T) • 27.763123, -82.376575 ±13ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:12:31 PM

5336 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 162°SE (T) • 27.762888, -82.376507 ±13ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:12:56 PM

5330 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 157°SE (T) • 27.762495, -82.376358 ±16ft



5326 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 175°S (T) • 27.7622, -82.376156 ±16ft





5312 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 183°S (T) ● 27.761452, -82.37624 ±16ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:15:29 PM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.062
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	2,277 ft
POND NUMBER:	5-030	POND AREA:	152,055 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond

INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None

INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents. Recommend district to complete the following maintenance items: 1) Cut back and remove overgrowth in and around the outflow sump from CS 5-030A and implement routine vegetation cut back at sump; 2) Cut back and remove overgrown vegetation and debris buildup at CS W22 and implement routine vegetation cut back at CS W22; 3) Verify skimmer board clearance on CS W22 and restore if current clearance is not 18"

5505 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 297°W (T) • 27.76149, -82.373678 ±16ft



5511 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 359°N (T) • 27.761012, -82.373585 ±23ft



5513 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 29°N (T) • 27.760921, -82.37367 ±9ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 3:04:46 PM

5513 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 177°S (T) • 27.760914, -82.373668 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 3:04:38 PM



5513 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 73°NE (T) • 27.760848, -82.37369 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 3:03:50 PM

5513 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 33°N (T) • 27.760813, -82.373727 ±16ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 3:03:41 PM

5523 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 344°NW (T) • 27.760529, -82.373712 ±16ft



5527 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 270°W (T) • 27.760412, -82.37313 ±13ft



5547 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 11°N (T) • 27.759886, -82.373162 ±9ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 3:01:12 PM

5557 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 34°NE (T) • 27.759473, -82.373512 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 3:00:16 PM

5527 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 150°SE (T) • 27.760179, -82.373643 ±9ft



5527 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 117°E (T) • 27.760233, -82.373743 ±16ft



7420 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 109°E (T) • 27.760317, -82.374429 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:58:00 PM

7416 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 167°SE (T) • 27.760303, -82.374546 ±9ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:57:48 PM

7416 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 157°SE (T) • 27.760398, -82.374569 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20, 2025, 2:57:36 PM

7416 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 158°SE (T) • 27.7604, -82.374568 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20, 2025, 2:57:35 PM



7416 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 340°NW (T) • 27.760421, -82.374574 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:57:23 PM

7412 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 180°S (T) • 27.760763, -82.374609 ±16ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:56:02 PM

7408 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 214°SW (T) • 27.761126, -82.374417 ±16ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:55:21 PM

7305 Golden Sky Ct, Apollo Beach, FL 33572, USA

☼ 213°S (T) • 27.761499, -82.374012 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:54:34 PM

7305 Golden Sky Ct, Apollo Beach, FL 33572, USA

☼ 255°SW (T) • 27.761587, -82.373868 ±16ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:54:17 PM





CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.062
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,205 ft
POND NUMBER:	5-040	POND AREA:	58,912 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond

INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None

INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.
Recommend district to complete the following maintenance items: 1) Remove turbidity curtain in outflow sump from CS 5-040 and implement routine vegetation cut back at sump

7417 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 17°N (T) • 27.760602, -82.375759 ±13ft



7419 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 353°N (T) • 27.760409, -82.37578 ±16ft



7421 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 352°N (T) • 27.760127, -82.375786 ±16ft



Pond 5-040

Waterset Central CDD
Aug 20 2025, 2:01:41 PM

7425 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 342°NW (T) • 27.759691, -82.375574 ±16ft



7423 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 72°NE (T) • 27.759572, -82.376004 ±16ft



7419 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 156°SE (T) • 27.760043, -82.3762 ±13ft



Pond 5-040

Waterset Central CDD
Aug 20 2025, 1:59:28 PM

7417 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 177°S (T) • 27.760424, -82.376147 ±16ft



Pond 5-040

Waterset Central CDD
Aug 20 2025, 1:58:54 PM

5308 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 280°W (T) • 27.760829, -82.376164 ±9ft



Pond 5-040

Waterset Central CDD
Aug 20 2025, 1:58:18 PM

5308 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 291°W (T) • 27.760831, -82.376166 ±13ft



Pond 5-040

Waterset Central CDD
Aug 20 2025, 1:58:13 PM

5308 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 325°NW (T) • 27.760833, -82.376168 ±16ft



Pond 5-040

Waterset Central CDD
Aug 20 2025, 1:58:10 PM

5308 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 180°S (T) • 27.76084, -82.376057 ±13ft



Pond 5-040

Waterset Central CDD
Aug 20 2025, 1:57:55 PM

5308 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 277°W (T) • 27.760842, -82.376052 ±13ft



Pond 5-040

Waterset Central CDD
Aug 20 2025, 1:57:49 PM

5308 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 187°S (T) • 27.760848, -82.37605 ±13ft



Pond 5-040

Waterset Central CDD
Aug 20 2025, 1:57:47 PM

5308 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 17°N (T) • 27.760848, -82.376044 ±13ft



5308 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 106°E (T) • 27.760841, -82.37605 ±13ft



5308 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 194°S (T) • 27.761064, -82.375991 ±13ft



Pond 5-040

Waterset Central CDD
Aug 20 2025, 1:57:13 PM

5306 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 281°W (T) • 27.760906, -82.375727 ±9ft



Pond 5-040

Waterset Central CDD
Aug 20 2025, 1:56:48 PM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.062
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	2,868 ft
POND NUMBER:	5-050	POND AREA:	125,794 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Beneficial Vegetation Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond

INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None

INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.
Recommend district to complete the following maintenance items: 1) Implement routine vegetation cut back at sump from control structure 5-050A

7623 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 275°W (T) • 27.759495, -82.376543 ±9ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:49:17 PM

7619 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 23°N (T) • 27.759065, -82.376833 ±16ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:48:32 PM

7609 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 325°NW (T) • 27.758818, -82.376756 ±13ft



7609 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 81°E (T) • 27.758775, -82.376686 ±9ft



7609 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 82°E (T) • 27.758775, -82.376686 ±9ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:47:55 PM

7609 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 164°SE (T) • 27.75875, -82.376783 ±9ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:47:44 PM



7605 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 316°NW (T) • 27.758688, -82.376727 ±13ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:47:25 PM

7527 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 279°W (T) • 27.758413, -82.376311 ±16ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:46:43 PM

7513 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 253°SW (T) • 27.758406, -82.375819 ±16ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:46:04 PM

7505 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 213°S (T) • 27.758626, -82.375578 ±9ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:45:36 PM

7439 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 176°S (T) • 27.758834, -82.375553 ±9ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:45:19 PM

7431 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 172°S (T) • 27.759009, -82.375549 ±16ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:44:59 PM

7425 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 146°SE (T) • 27.759504, -82.375838 ±16ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:44:04 PM

7425 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 233°SW (T) • 27.759535, -82.375687 ±9ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:43:39 PM



7425 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 252°SW (T) • 27.759572, -82.375514 ±9ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:43:08 PM

7439 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 347°NW (T) • 27.75891, -82.375234 ±16ft



7513 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 27°N (T) • 27.758288, -82.375582 ±9ft



7519 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 62°NE (T) • 27.758093, -82.375896 ±16ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:40:14 PM

7529 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 92°E (T) • 27.758149, -82.376551 ±9ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:39:23 PM

7605 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 115°E (T) • 27.758364, -82.3769 ±13ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:38:48 PM

7613 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 136°SE (T) • 27.75872, -82.377161 ±42ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:38:13 PM

7619 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 169°S (T) • 27.759079, -82.377179 ±16ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:36:53 PM

7623 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 169°S (T) • 27.759562, -82.377174 ±13ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:36:07 PM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.062
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,879 ft
POND NUMBER:	3-016	POND AREA:	145,599 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond

INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None

INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.062
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	296 ft
POND NUMBER:	Sump A	POND AREA:	4,396 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING:	Minor
TYPE OF EROSION:	Typical of aging pond

INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level. Recommend district cut back and remove overgrown vegetation on bank between sump and wetland and implement routine cutting and maintenance of vegetation

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	Working Condition
TYPE OF DAMAGE:	None

INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

5352 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 4°N (T) • 27.764366, -82.376445 ±9ft



Sump A

Waterset Central CDD
Aug 20 2025, 2:35:38 PM

5354 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 224°SW (T) • 27.76476, -82.376305 ±9ft



Sump A

Waterset Central CDD
Aug 20 2025, 3:14:37 PM

5354 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 251°SW (T) • 27.764755, -82.376313 ±9ft



Sump A

Waterset Central CDD
Aug 20 2025, 3:14:32 PM

5354 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 311°NW (T) • 27.764552, -82.376349 ±9ft



Sump A

Waterset Central CDD
Aug 20 2025, 3:14:01 PM

5354 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 346°NW (T) • 27.764552, -82.376357 ±9ft



Sump A

Waterset Central CDD
Aug 20 2025, 3:13:55 PM

5352 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 336°NW (T) • 27.764429, -82.376412 ±9ft



Sump A

Waterset Central CDD
Aug 20 2025, 3:13:41 PM

INSPECTION REPORT

Waterset Phase 4A South & 4B South Modifications

Hillsborough S27 T31 R19

Hillsborough S28 T31 R19

PERMIT/REVISION NUMBER: 18888.067

Waterset Central CDD

c/o Rizzetta & Company, Inc. Attn: Ruben Durand

3434 Colwell Avenue - Suite 200

Tampa, FL 33614

Prepared By:



Brletic Dvorak, Inc.

536 4th Ave. S. Unit #4

St. Petersburg, FL 33701

813-361-1466

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.067
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,219 ft
POND NUMBER:	4-040	POND AREA:	89,030 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond

INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None

INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

6105 Goldcoast Ave, Apollo Beach, FL 33572, USA

☀ 2°N (T) • 27.766907, -82.390466 ±9ft



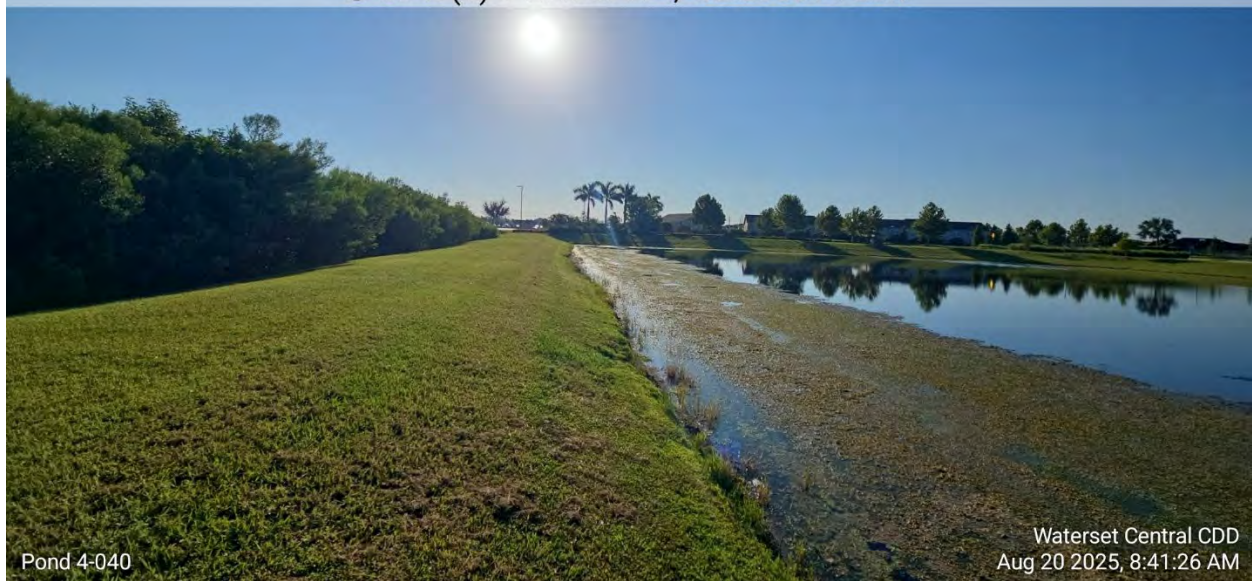
6105 Goldcoast Ave, Apollo Beach, FL 33572, USA

☀ 93°E (T) • 27.767147, -82.390457 ±9ft



5156 Paseo Al Mar Blvd, Apollo Beach, FL 33572, USA

☉ 99°E (T) • 27.767194, -82.390014 ±9ft



6150 Paseo Al Mar Blvd Suite 101, Apollo Beach, FL 33572, USA

☉ 162°SE (T) • 27.76721, -82.389196 ±9ft



6150 Paseo Al Mar Blvd Suite 101, Apollo Beach, FL 33572, USA

☼ 207°S (T) • 27.76702, -82.389055 ±9ft



6060 Milestone Dr, Apollo Beach, FL 33572, USA

☼ 268°W (T) • 27.766535, -82.389164 ±16ft



6060 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 301°W (T) • 27.766434, -82.389427 ±9ft



6105 Goldcoast Ave, Apollo Beach, FL 33572, USA

☉ 307°NW (T) • 27.766583, -82.389887 ±9ft



6105 Goldcoast Ave, Apollo Beach, FL 33572, USA

☉ 348°N (T) • 27.766631, -82.389994 ±9ft



Pond 4-040

Waterset Central CDD
Aug 20 2025, 8:45:24 AM

6105 Goldcoast Ave, Apollo Beach, FL 33572, USA

☉ 41°NE (T) • 27.766688, -82.39 ±9ft



Pond 4-040

Waterset Central CDD
Aug 20 2025, 8:45:35 AM

6105 Goldcoast Ave, Apollo Beach, FL 33572, USA

☼ 312°NW (T) • 27.766677, -82.390009 ±9ft



Pond 4-040

Waterset Central CDD
Aug 20 2025, 8:45:40 AM

6105 Goldcoast Ave, Apollo Beach, FL 33572, USA

☼ 127°SE (T) • 27.766669, -82.389999 ±9ft



Pond 4-040

Waterset Central CDD
Aug 20 2025, 8:45:44 AM

6105 Goldcoast Ave, Apollo Beach, FL 33572, USA

☉ 309°NW (T) ● 27.766662, -82.390008 ±9ft



Pond 4-040

Waterset Central CDD
Aug 20 2025, 8:46:01 AM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.067
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	921 ft
POND NUMBER:	4-050	POND AREA:	39,720 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

6203 N 41 Hwy, Apollo Beach, FL 33572, USA

☉ 115°E (T) • 27.766331, -82.3888 ±13ft



Pond 4-050

Waterset Central-CDD
Aug-20-2025, 8:47:56 AM

6203 N 41 Hwy, Apollo Beach, FL 33572, USA

☉ 202°S (T) • 27.766326, -82.388798 ±9ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:47:59 AM

6203 N 41 Hwy, Apollo Beach, FL 33572, USA

☉ 24°N (T) • 27.766327, -82.388803 ±9ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:48:04 AM

6203 N 41 Hwy, Apollo Beach, FL 33572, USA

☼ 30°N (T) • 27.766329, -82.388805 ±9ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:48:09 AM

6203 N 41 Hwy, Apollo Beach, FL 33572, USA

☼ 50°NE (T) • 27.7663, -82.388821 ±13ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:48:18 AM

6203 N 41 Hwy, Apollo Beach, FL 33572, USA

☉ 168°SE (T) • 27.766359, -82.388796 ±16ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:48:28 AM

6195 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 64°NE (T) • 27.766746, -82.388642 ±16ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:49:06 AM

6195 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 112°E (T) • 27.766956, -82.388306 ±16ft



6195 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 148°SE (T) • 27.766942, -82.388136 ±16ft



6195 Milestone Dr, Apollo Beach, FL 33572, USA

☼ 127°SE (T) • 27.766929, -82.388136 ±16ft



6240 Camino Dr, Apollo Beach, FL 33572, USA

☼ 142°SE (T) • 27.766915, -82.387813 ±9ft



6240 Camino Dr, Apollo Beach, FL 33572, USA

☀ 281°W (T) • 27.766858, -82.387973 ±9ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:51:25 AM

6240 Camino Dr, Apollo Beach, FL 33572, USA

☀ 278°W (T) • 27.766859, -82.38798 ±9ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:51:28 AM

6236 Camino Dr, Apollo Beach, FL 33572, USA

☀ 46°NE (T) • 27.766847, -82.388093 ±9ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:51:45 AM

6236 Camino Dr, Apollo Beach, FL 33572, USA

☀ 218°SW (T) • 27.766842, -82.388098 ±9ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:51:51 AM

6230 Camino Dr, Apollo Beach, FL 33572, USA

☉ 197°S (T) • 27.766632, -82.388267 ±16ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:52:14 AM

6203 N 41 Hwy, Apollo Beach, FL 33572, USA

☉ 195°S (T) • 27.76641, -82.388342 ±9ft

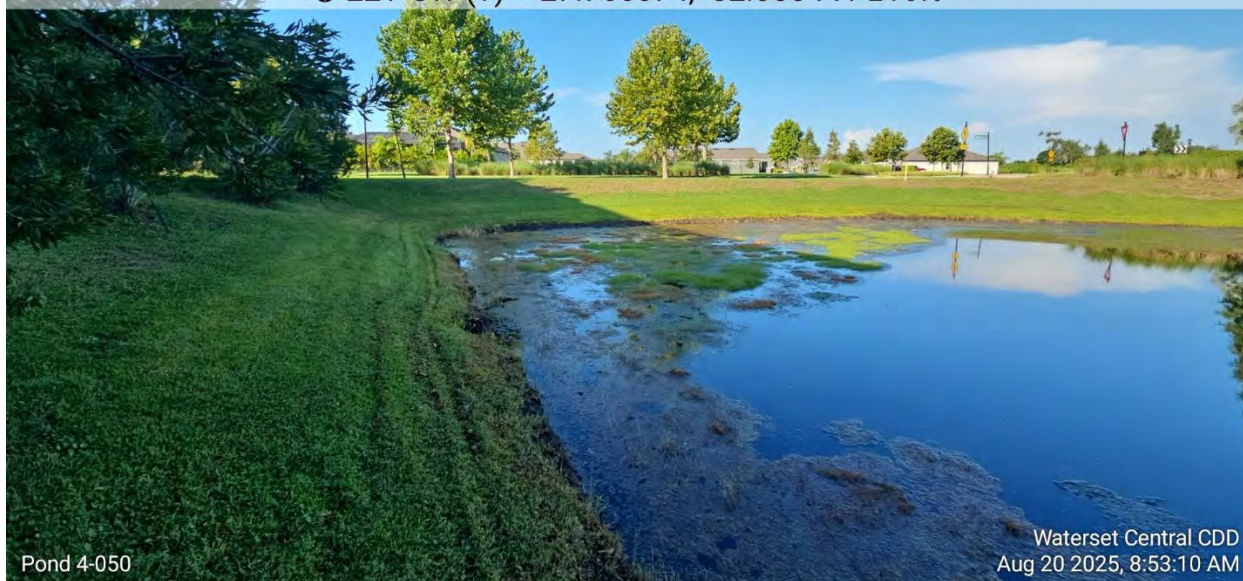


Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:52:38 AM

6203 N 41 Hwy, Apollo Beach, FL 33572, USA

☼ 221°SW (T) • 27.766074, -82.388441 ±16ft



Waterset Central CDD
Aug 20 2025, 8:53:10 AM

6208 Camino Dr, Apollo Beach, FL 33572, USA

☼ 294°W (T) • 27.765914, -82.388483 ±16ft



Waterset Central CDD
Aug 20 2025, 8:53:27 AM

6208 Camino Dr, Apollo Beach, FL 33572, USA

☼ 334°NW (T) ● 27.765955, -82.388654 ±9ft



Pond 4-050

Waterset Central CDD
Aug 20 2025, 8:53:41 AM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.067
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	587 ft
POND NUMBER:	4-060	POND AREA:	15,850 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

6245 Sea Air Dr, Apollo Beach, FL 33572, USA

☀ 114°E (T) • 27.76566, -82.38851 ±13ft



Pond 4-060

Waterset Central CDD
Aug 20 2025, 8:55:17 AM

6232 Goldcoast Ave, Apollo Beach, FL 33572, USA

☼ 184°S (T) • 27.765516, -82.387993 ±16ft



6202 Camino Dr, Apollo Beach, FL 33572, USA

☼ 148°SE (T) • 27.765664, -82.388523 ±13ft



6243 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 151°SE (T) ● 27.765392, -82.388316 ±16ft



Pond 4-060

Waterset Central CDD
Aug 20 2025, 8:57:17 AM

6243 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 139°SE (T) ● 27.765316, -82.388257 ±16ft



Pond 4-060

Waterset Central CDD
Aug 20 2025, 8:57:27 AM

6243 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 78°NE (T) • 27.765285, -82.388235 ±13ft



Pond 4-060

Waterset Central CDD
Aug 20 2025, 8:57:37 AM

6243 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 157°SE (T) • 27.765282, -82.388241 ±13ft



Pond 4-060

Waterset Central CDD
Aug 20 2025, 8:57:44 AM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.067
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,609 ft
POND NUMBER:	4-070	POND AREA:	85,771 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond

INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None

INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

6241 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 178°S (T) • 27.764953, -82.38827 ±13ft



6241 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 204°S (T) • 27.764949, -82.388279 ±16ft



6237 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 207°S (T) • 27.764692, -82.388582 ±16ft



Pond 4-070

Waterset Central CDD
Aug 20 2025, 8:59:28 AM

6231 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 223°SW (T) • 27.764577, -82.388703 ±16ft



Pond 4-070

Waterset Central CDD
Aug 20 2025, 8:59:43 AM

6229 Sea Air Dr, Apollo Beach, FL 33572, USA

☀ 315°NW (T) • 27.764497, -82.388786 ±13ft



6223 Sea Air Dr, Apollo Beach, FL 33572, USA

☀ 183°S (T) • 27.763908, -82.389081 ±16ft



6219 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 168°SE (T) • 27.763699, -82.38915 ±13ft



Pond 4-070

Waterset Central CDD
Aug 20 2025, 9:01:16 AM

6217 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 106°E (T) • 27.763516, -82.38913 ±16ft



Pond 4-070

Waterset Central CDD
Aug 20 2025, 9:01:36 AM

6217 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 15°N (T) • 27.763526, -82.389135 ±13ft



Pond 4-070

Waterset Central CDD
Aug 20 2025, 9:01:40 AM

6217 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 187°S (T) • 27.76353, -82.389137 ±9ft



Pond 4-070

Waterset Central CDD
Aug 20 2025, 9:01:46 AM

6217 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 194°S (T) • 27.763511, -82.389158 ±9ft



6211 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 88°E (T) • 27.76318, -82.389377 ±16ft



6204 Mooring Line Cir, Apollo Beach, FL 33572, USA

☀ 42°NE (T) • 27.763139, -82.388872 ±13ft



Pond 4-070

Waterset Central CDD
Aug 20 2025, 9:03:15 AM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.067
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	2,100 ft
POND NUMBER:	4-080	POND AREA:	127,397 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.
Recommend district to complete the following maintenance item: 1) Cut back and remove overgrowth in and around the outflow sump from CS 4-080A and CS 4-080B and implement routine vegetation cut back at sump

6014 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 30°N (T) • 27.764565, -82.390874 ±16ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:18:56 AM

6014 Milestone Dr, Apollo Beach, FL 33572, USA

☼ 294°W (T) ● 27.764568, -82.390879 ±13ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:19:00 AM

6014 Milestone Dr, Apollo Beach, FL 33572, USA

☼ 334°NW (T) ● 27.76465, -82.391181 ±13ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:19:24 AM

6018 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 43°NE (T) • 27.764982, -82.391377 ±13ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:19:57 AM

6018 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 71°NE (T) • 27.765035, -82.39133 ±16ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:20:05 AM

6018 Milestone Dr, Apollo Beach, FL 33572, USA

☼ 254°SW (T) • 27.765021, -82.391348 ±13ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:20:11 AM

6018 Milestone Dr, Apollo Beach, FL 33572, USA

☼ 288°W (T) • 27.764966, -82.391455 ±13ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:20:30 AM

6018 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 48°NE (T) • 27.765003, -82.39143 ±13ft



6024 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 76°NE (T) • 27.76535, -82.391053 ±16ft



6026 Milestone Dr, Apollo Beach, FL 33572, USA

☀ 59°NE (T) • 27.76545, -82.39068 ±13ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:22:01 AM

6026 Milestone Dr, Apollo Beach, FL 33572, USA

☀ 24°N (T) • 27.76559, -82.390571 ±13ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:22:17 AM

6026 Milestone Dr, Apollo Beach, FL 33572, USA

☼ 4°N (T) • 27.765658, -82.390536 ±9ft



6032 Milestone Dr, Apollo Beach, FL 33572, USA

☼ 23°N (T) • 27.765733, -82.390575 ±9ft



6032 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 106°E (T) • 27.765831, -82.390529 ±13ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:22:49 AM

6032 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 282°W (T) • 27.765823, -82.390526 ±13ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:22:53 AM

6032 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 297°W (T) • 27.765858, -82.390656 ±9ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:23:16 AM

6032 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 70°NE (T) • 27.765879, -82.390593 ±9ft

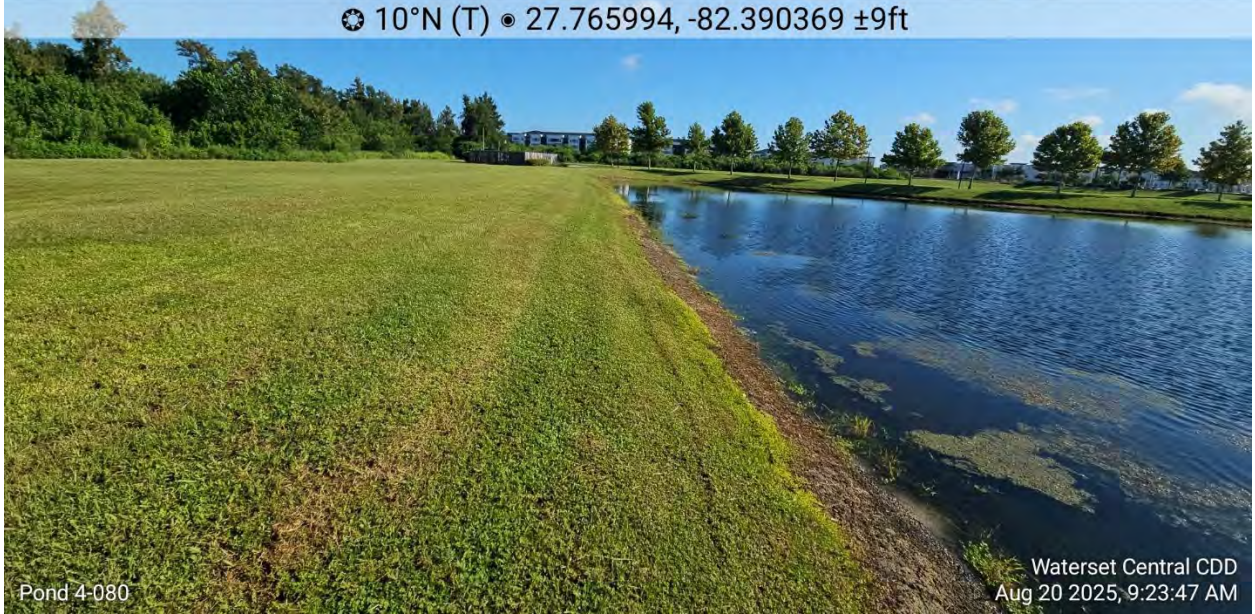


Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:23:27 AM

6034 Milestone Dr, Apollo Beach, FL 33572, USA

☼ 10°N (T) • 27.765994, -82.390369 ±9ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:23:47 AM

6105 Goldcoast Ave, Apollo Beach, FL 33572, USA

☼ 124°SE (T) • 27.766533, -82.390331 ±13ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:24:34 AM

6060 Milestone Dr, Apollo Beach, FL 33572, USA

☼ 182°S (T) • 27.766241, -82.389633 ±9ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:25:39 AM

6036 Milestone Dr, Apollo Beach, FL 33572, USA

☼ 219°SW (T) • 27.765925, -82.389933 ±9ft



Pond 4-080

Waterset Central CDD
Aug 20 2025, 9:27:00 AM

6032 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 211°S (T) • 27.765527, -82.390238 ±9ft



6024 Milestone Dr, Apollo Beach, FL 33572, USA

☉ 210°S (T) • 27.76506, -82.390506 ±16ft



CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.067
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,545 ft
POND NUMBER:	4-090	POND AREA:	94,749 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond

INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None

INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

6104 Sea Air Dr, Apollo Beach, FL 33572, USA

☉ 237°SW (T) ● 27.764235, -82.39169 ±9ft

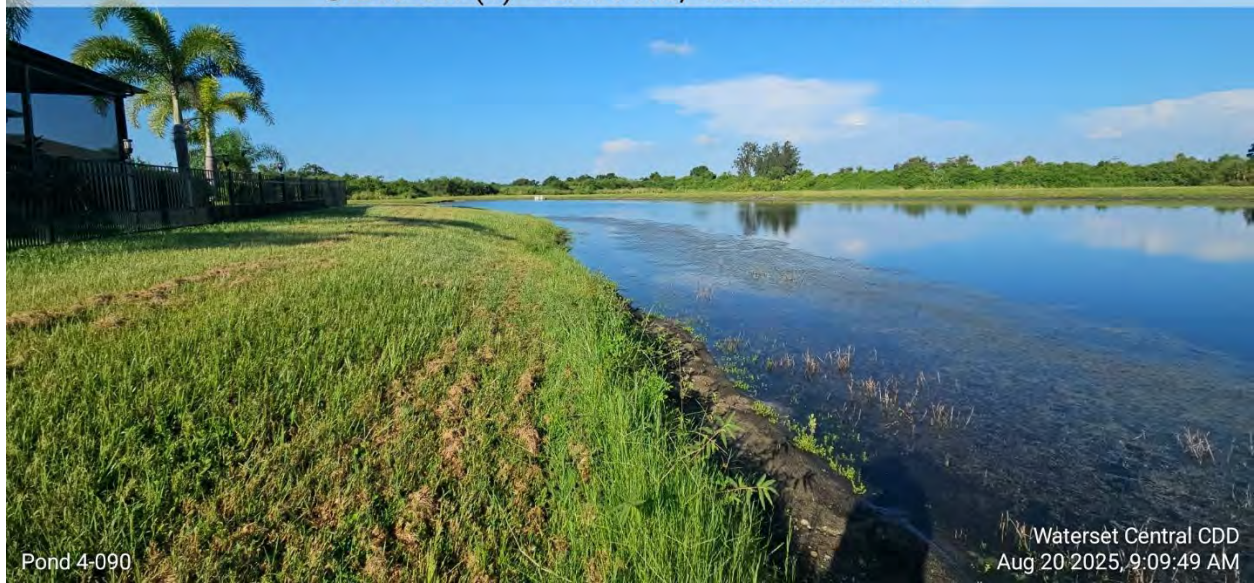


Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:09:22 AM

6102 Sea Air Dr, Apollo Beach, FL 33572, USA

☉ 246°SW (T) • 27.76408, -82.391974 ±16ft

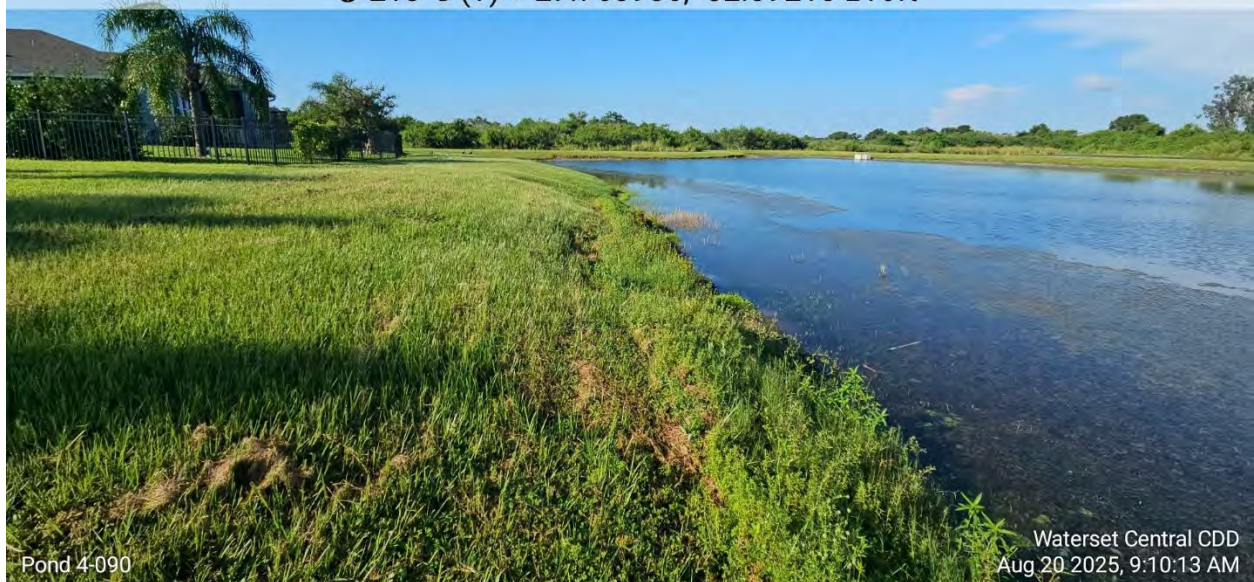


Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:09:49 AM

6102 Sea Air Dr, Apollo Beach, FL 33572, USA

☉ 213°S (T) • 27.763936, -82.39218 ±16ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:10:13 AM

6102 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 207°S (T) • 27.76385, -82.392224 ±16ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:10:25 AM

6101 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 177°S (T) • 27.763716, -82.392298 ±16ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:10:45 AM

6101 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 156°SE (T) • 27.763428, -82.392207 ±16ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:11:14 AM

6103 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 259°W (T) • 27.763377, -82.392176 ±13ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:11:23 AM

6101 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 262°W (T) • 27.763358, -82.392667 ±16ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:12:08 AM

6103 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 349°N (T) • 27.763135, -82.39298 ±9ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:12:43 AM

6101 Sea Air Dr, Apollo Beach, FL 33572, USA

☀ 42°NE (T) • 27.763424, -82.393006 ±16ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:13:15 AM

6101 Sea Air Dr, Apollo Beach, FL 33572, USA

☀ 108°E (T) • 27.763476, -82.392936 ±13ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:13:28 AM

6101 Sea Air Dr, Apollo Beach, FL 33572, USA

☉ 195°S (T) • 27.763473, -82.392941 ±13ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:13:32 AM

6101 Sea Air Dr, Apollo Beach, FL 33572, USA

☉ 17°N (T) • 27.763474, -82.39294 ±13ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:13:41 AM

6101 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 290°W (T) • 27.763498, -82.393035 ±16ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:13:54 AM

6101 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 25°N (T) • 27.763521, -82.392999 ±9ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:14:02 AM

6101 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 26°N (T) • 27.764019, -82.392819 ±16ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:14:47 AM

6102 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 102°E (T) • 27.764558, -82.3926 ±13ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:15:35 AM

6102 Sea Air Dr, Apollo Beach, FL 33572, USA

☼ 122°E (T) • 27.764361, -82.392064 ±16ft



Pond 4-090

Waterset Central CDD
Aug 20 2025, 9:16:27 AM

INSPECTION REPORT

Waterset Phase 5A-2

Hillsborough S23 T31 R19

Hillsborough S26 T31 R19

PERMIT/REVISION NUMBER: 18888.068

Waterset Central CDD

c/o Rizzetta & Company, Inc. Attn: Ruben Durand

3434 Colwell Avenue - Suite 200

Tampa, FL 33614

Prepared By:



Brletic Dvorak, Inc.

536 4th Ave. S. Unit #4

St. Petersburg, FL 33701

813-361-1466

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.068
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,016 ft
POND NUMBER:	5-060	POND AREA:	32,715 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

5632 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 234°SW (T) • 27.75673, -82.374709 ±9ft



Pond 5-060

Waterset Central CDD
Aug 20 2025, 10:54:58 AM

5632 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 146°SE (T) • 27.756708, -82.374701 ±13ft



Pond 5-060

Waterset Central CDD
Aug 20 2025, 10:54:44 AM



5632 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 36°NE (T) • 27.756483, -82.374574 ±16ft



5659 Del Coronado Dr, Apollo Beach, FL 33572, USA

☀ 44°NE (T) • 27.756075, -82.374941 ±16ft



5665 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 163°SE (T) ● 27.756609, -82.375019 ±9ft



Pond 5-060

Waterset Central CDD
Aug 20 2025, 10:50:35 AM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.068
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,037 ft
POND NUMBER:	5-070	POND AREA:	51,958 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

7108 Estero Ct, Apollo Beach, FL 33572, USA

☼ 343°NW (T) • 27.75616, -82.377172 ±9ft



Pond 5-070

Waterset Central CDD
Aug 20 2025, 9:56:03 AM

7110 Estero Ct, Apollo Beach, FL 33572, USA

☼ 283°W (T) • 27.756101, -82.376863 ±16ft



7116 Estero Ct, Apollo Beach, FL 33572, USA

☼ 288°W (T) • 27.756045, -82.376663 ±16ft



5650 Del Coronado Dr, Apollo Beach, FL 33572, USA

☉ 272°W (T) • 27.755924, -82.376158 ±9ft



Pond 5-070

Waterset Central CDD
Aug 20 2025, 9:54:13 AM

5708 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 178°S (T) • 27.756421, -82.37608 ±16ft



Pond 5-070

Waterset Central CDD
Aug 20 2025, 9:53:23 AM

5720 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 99°E (T) • 27.756437, -82.376838 ±13ft



Pond 5-070

Waterset Central CDD
Aug 20 2025, 9:52:21 AM

5720 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 195°S (T) • 27.756431, -82.376827 ±16ft



Pond 5-070

Waterset Central CDD
Aug 20 2025, 9:52:16 AM



CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.068
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	3,494 ft
POND NUMBER:	5-080	POND AREA:	305,619 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

5810 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 141°SE (T) ● 27.757297, -82.378346 ±16ft



Pond 5-080

Waterset Central CDD
Aug 20 2025, 10:39:55 AM

5814 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 156°SE (T) • 27.757748, -82.378698 ±16ft



5822 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 168°SE (T) • 27.758228, -82.378927 ±16ft



5830 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 181°S (T) • 27.758796, -82.379052 ±16ft



5836 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 190°S (T) • 27.759295, -82.379022 ±19ft



5902 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 177°S (T) • 27.760036, -82.379137 ±9ft



Pond 5-080

Waterset Central CDD
Aug 20 2025, 10:35:40 AM

5916 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 162°SE (T) • 27.760874, -82.379452 ±16ft



Pond 5-080

Waterset Central CDD
Aug 20 2025, 10:34:28 AM

5912 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 154°SE (T) • 27.760754, -82.379598 ±9ft



Pond 5-080

Waterset Central-CDD
Aug 20 2025, 10:17:55 AM

5916 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 93°E (T) • 27.760744, -82.379821 ±16ft



5959 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 44°NE (T) • 27.760595, -82.379878 ±13ft



5959 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 5°N (T) • 27.759873, -82.379786 ±16ft



5836 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 3°N (T) • 27.759326, -82.37967 ±16ft



5830 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 10°N (T) ☉ 27.758953, -82.379663 ±13ft



Pond 5-080

Waterset Central CDD
Aug 20 2025, 10:14:45 AM

5821 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 20°N (T) ☉ 27.758145, -82.379771 ±13ft



Pond 5-080

Waterset Central CDD
Aug 20 2025, 10:13:34 AM

7014 Waterline Ct, Apollo Beach, FL 33572, USA

☀ 0°N (T) • 27.757533, -82.379858 ±9ft



Pond 5-080

Waterset Central CDD
Aug 20 2025, 10:12:36 AM

5812 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 285°W (T) • 27.757241, -82.37902 ±9ft



Pond 5-080

Waterset Central CDD
Aug 20 2025, 10:11:29 AM

5812 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 296°W (T) • 27.757245, -82.37895 ±13ft



5806 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 304°NW (T) • 27.757067, -82.378523 ±9ft



5802 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 290°W (T) • 27.756853, -82.378064 ±13ft



5802 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 233°SW (T) • 27.75697, -82.377984 ±13ft



CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.068
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,584 ft
POND NUMBER:	5-090	POND AREA:	67,682 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

5922 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 182°S (T) • 27.761448, -82.379693 ±9ft



5924 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 184°S (T) • 27.761641, -82.379725 ±9ft



5926 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 201°S (T) • 27.762029, -82.379737 ±9ft



Pond 5-090

Waterset Central CDD
Aug 20 2025, 10:32:34 AM

7051 Reservoir Ct, Apollo Beach, FL 33572, USA

☼ 246°SW (T) • 27.762198, -82.379286 ±13ft



Pond 5-090

Waterset Central CDD
Aug 20 2025, 10:31:50 AM

7747 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 179°S (T) • 27.76249, -82.379374 ±9ft



Pond 5-090

Waterset Central CDD
Aug 20 2025, 10:31:25 AM

7030 Reservoir Ct, Apollo Beach, FL 33572, USA

☼ 104°E (T) • 27.762425, -82.379565 ±9ft



Pond 5-090

Waterset Central CDD
Aug 20 2025, 10:22:38 AM

6095 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 93°E (T) • 27.762447, -82.380034 ±9ft



Pond 5-090

Waterset Central CDD
Aug 20 2025, 10:22:01 AM

6095 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 174°S (T) • 27.762412, -82.380049 ±9ft



Pond 5-090

Waterset Central CDD
Aug 20 2025, 10:21:44 AM

6095 Waterset Blvd, Apollo Beach, FL 33572, USA

☼ 16°N (T) • 27.761981, -82.38011 ±9ft



Pond 5-090

Waterset Central CDD
Aug 20 2025, 10:20:48 AM

6095 Waterset Blvd, Apollo Beach, FL 33572, USA

☼ 24°N (T) • 27.761987, -82.380111 ±9ft



Pond 5-090

Waterset Central CDD
Aug 20 2025, 10:20:46 AM

5924 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 20°N (T) • 27.761642, -82.380044 ±16ft



5916 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 342°NW (T) • 27.76081, -82.379835 ±9ft



5916 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 274°W (T) • 27.760898, -82.379612 ±9ft



Pond 5-090

Waterset Central CDD
Aug 20 2025, 10:18:30 AM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.068
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,478 ft
POND NUMBER:	5-100	POND AREA:	75,097 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.
Recommend district to complete the following maintenance item: 1) Cut back and remove overgrowth in and around the outflow sump from CS 5-100 and implement routine vegetation cut back at sump

7030 Reservoir Ct, Apollo Beach, FL 33572, USA

☼ 208°S (T) • 27.762886, -82.379685 ±9ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:30:29 AM

7745 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 205°S (T) • 27.763009, -82.379627 ±9ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:30:10 AM

7743 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 228°SW (T) • 27.763201, -82.379443 ±13ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:29:45 AM

7739 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 253°SW (T) • 27.763393, -82.379106 ±13ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:29:11 AM

7737 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 262°W (T) • 27.763467, -82.378539 ±16ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:28:24 AM

7737 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 137°SE (T) • 27.763566, -82.378714 ±13ft



7743 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 123°E (T) • 27.76379, -82.379484 ±9ft



7743 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 68°NE (T) • 27.76387, -82.379521 ±9ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:26:52 AM

7743 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 32°N (T) • 27.763765, -82.379555 ±9ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:26:42 AM



7743 Paradiso Dr, Apollo Beach, FL 33572, USA

☀ 207°S (T) • 27.763745, -82.379569 ±13ft



7743 Paradiso Dr, Apollo Beach, FL 33572, USA

☀ 147°SE (T) • 27.763825, -82.379612 ±9ft



7743 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 116°E (T) • 27.763886, -82.379842 ±9ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:25:54 AM

7743 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 54°NE (T) • 27.763601, -82.379936 ±9ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:25:26 AM

7745 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 22°N (T) • 27.763374, -82.380004 ±9ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:25:05 AM

7014 Reservoir Ct, Apollo Beach, FL 33572, USA

☉ 355°N (T) • 27.762714, -82.380037 ±9ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:24:01 AM

7030 Reservoir Ct, Apollo Beach, FL 33572, USA

☼ 286°W (T) • 27.762735, -82.37977 ±9ft



Pond 5-100

Waterset Central CDD
Aug 20 2025, 10:23:36 AM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.068
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	764 ft
POND NUMBER:	5-110	POND AREA:	26,137 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.
Recommend district to complete the following maintenance item: 1) Cut back and remove overgrowth in and around the outflow sump from CS 5-110 and implement routine vegetation cut back at sump

7625 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 113°E (T) • 27.759713, -82.377173 ±13ft

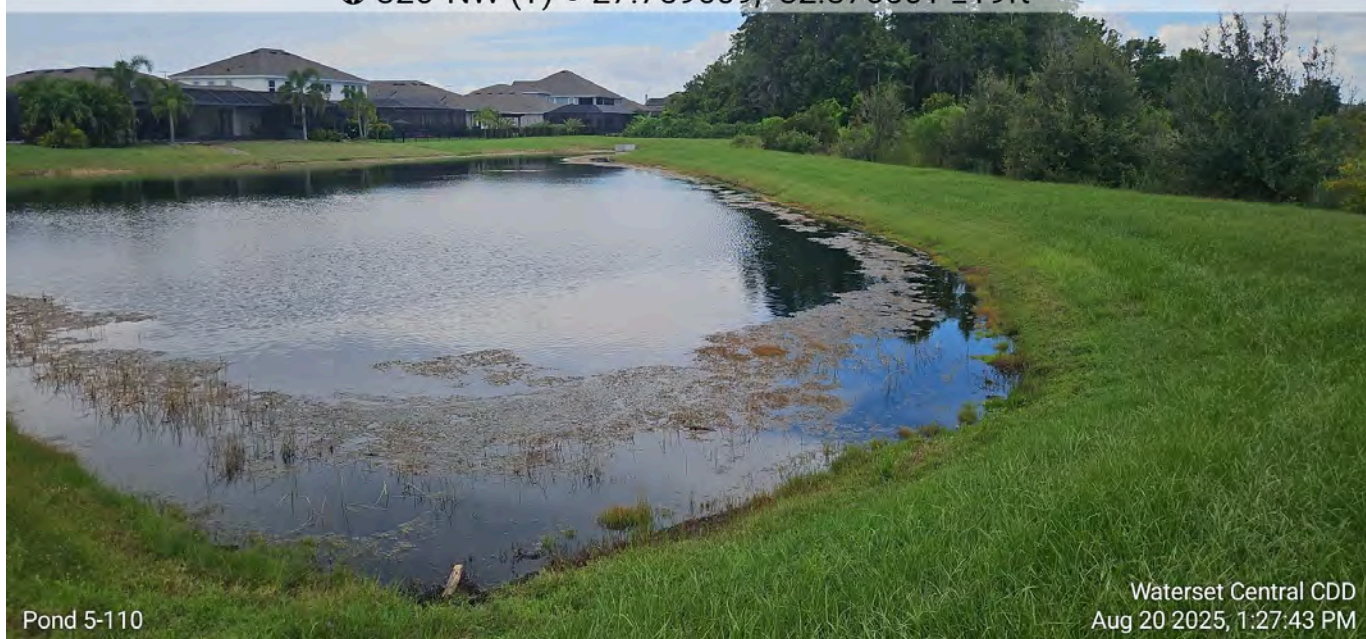


Pond 5-110

Waterset Central CDD
Aug 20 2025, 1:26:02 PM

7623 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 326°NW (T) • 27.759609, -82.376561 ±19ft



Pond 5-110

Waterset Central CDD
Aug 20 2025, 1:27:43 PM

7629 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 315°NW (T) • 27.760135, -82.376979 ±16ft



Pond 5-110

Waterset Central CDD
Aug 20 2025, 1:28:51 PM

7633 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 191°S (T) • 27.760304, -82.37714 ±16ft



Pond 5-110

Waterset Central CDD
Aug 20 2025, 1:29:38 PM

7633 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 143°SE (T) • 27.760321, -82.377161 ±13ft



Pond 5-110

Waterset Central CDD
Aug 20 2025, 1:29:47 PM

7633 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 24°N (T) • 27.760392, -82.377109 ±9ft



Pond 5-110

Waterset Central CDD
Aug 20 2025, 1:29:56 PM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.068
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,956 ft
POND NUMBER:	5-120	POND AREA:	170,990 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.
Recommend district to complete the following maintenance item: 1) Cut back and remove overgrowth in and around the outflow sump from CS 5-120 and implement routine vegetation cut back at sump

5791 Waterset Blvd, Apollo Beach, FL 33572, USA

☼ 134°SE (T) • 27.756946, -82.379159 ±9ft



5791 Waterset Blvd, Apollo Beach, FL 33572, USA

☼ 91°E (T) • 27.757185, -82.380149 ±9ft



5791 Waterset Blvd, Apollo Beach, FL 33572, USA

☼ 39°NE (T) • 27.756751, -82.38035 ±9ft



Pond 5-120

Waterset Central CDD
Aug 20 2025, 10:05:26 AM

5760 Waterset Blvd, Apollo Beach, FL 33572, USA

☼ 27°N (T) • 27.756105, -82.380771 ±9ft



Pond 5-120

Waterset Central CDD
Aug 20 2025, 10:04:21 AM

7000 Mainland Ave, Apollo Beach, FL 33572, USA

☼ 294°W (T) • 27.75587, -82.380219 ±9ft



Pond 5-120

Waterset Central CDD
Aug 20 2025, 10:03:31 AM

5791 Waterset Blvd, Apollo Beach, FL 33572, USA

☼ 229°SW (T) • 27.75628, -82.379885 ±9ft



Pond 5-120

Waterset Central CDD
Aug 20 2025, 10:02:47 AM

5791 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 149°SE (T) • 27.75618, -82.379819 ±9ft



5791 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 334°NW (T) • 27.756288, -82.379878 ±9ft



5791 Waterset Blvd, Apollo Beach, FL 33572, USA

☀ 277°W (T) • 27.756277, -82.379813 ±9ft

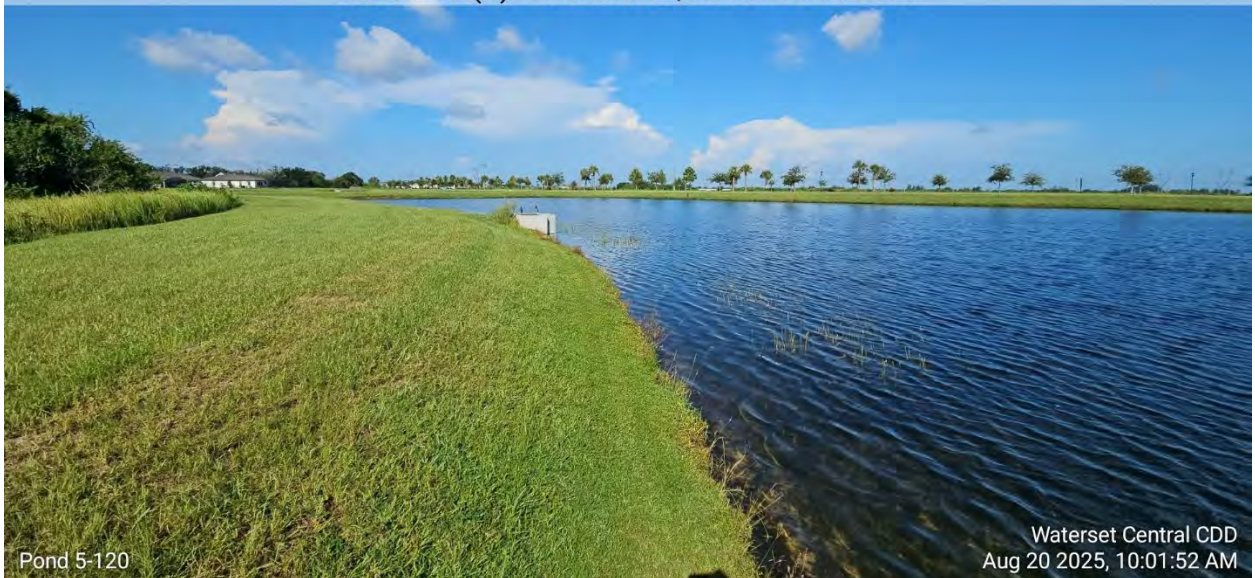


Pond 5-120

Waterset Central CDD
Aug 20 2025, 10:02:07 AM

5791 Waterset Blvd, Apollo Beach, FL 33572, USA

☀ 264°W (T) • 27.75632, -82.379644 ±9ft



Pond 5-120

Waterset Central CDD
Aug 20 2025, 10:01:52 AM

5620 Madrigal Wy, Apollo Beach, FL 33572, USA

☼ 287°W (T) • 27.756295, -82.379185 ±9ft



Pond 5-120

Waterset Central CDD
Aug 20 2025, 10:01:15 AM

5620 Madrigal Wy, Apollo Beach, FL 33572, USA

☼ 290°W (T) • 27.75609, -82.378666 ±16ft



Pond 5-120

Waterset Central CDD
Aug 20 2025, 10:00:33 AM

5622 Madrigal Wy, Apollo Beach, FL 33572, USA

☉ 196°S (T) • 27.756697, -82.378612 ±9ft



Pond 5-120

Waterset Central CDD
Aug 20 2025, 9:59:34 AM

INSPECTION REPORT

Waterset Phase 5B-1 and 5B-2

Hillsborough S26 T31 R19

PERMIT/REVISION NUMBER: 18888.068

Waterset Central CDD

c/o Rizzetta & Company, Inc. Attn: Ruben Durand

3434 Colwell Avenue - Suite 200

Tampa, FL 33614

Prepared By:



Brletic Dvorak, Inc.

536 4th Ave. S. Unit #4

St. Petersburg, FL 33701

813-361-1466

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.072
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	2,577 ft
POND NUMBER:	5-130	POND AREA:	253,816 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents. Recommend district to complete the following maintenance items: 1) Cut back and remove overgrowth in and around the outflow sump from CS 5-130 and implement routine vegetation cut back at sump; 2) Cut back and remove overgrowth in and around CS WL 20 and implement routine vegetation cut back at CS WL20; 3) Verify skimmer board clearances are 18" and greater; restore if needed.

5628 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 254°SW (T) • 27.75444, -82.382451 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 3:29:33 PM

5628 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 229°SW (T) • 27.754449, -82.382472 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 3:29:27 PM

5628 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 235°SW (T) • 27.754442, -82.382477 ±13ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 3:29:20 PM

5629 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 228°SW (T) • 27.755489, -82.381607 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:32:01 PM

5748 Waterset Blvd, Apollo Beach, FL 33572, USA

☼ 222°SW (T) • 27.755731, -82.381304 ±9ft



5760 Waterset Blvd, Apollo Beach, FL 33572, USA

☼ 231°SW (T) • 27.756091, -82.38083 ±9ft



7000 Mainland Ave, Apollo Beach, FL 33572, USA

☉ 299°W (T) • 27.755636, -82.380344 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:29:48 PM

7000 Mainland Ave, Apollo Beach, FL 33572, USA

☉ 249°SW (T) • 27.755563, -82.38031 ±9ft

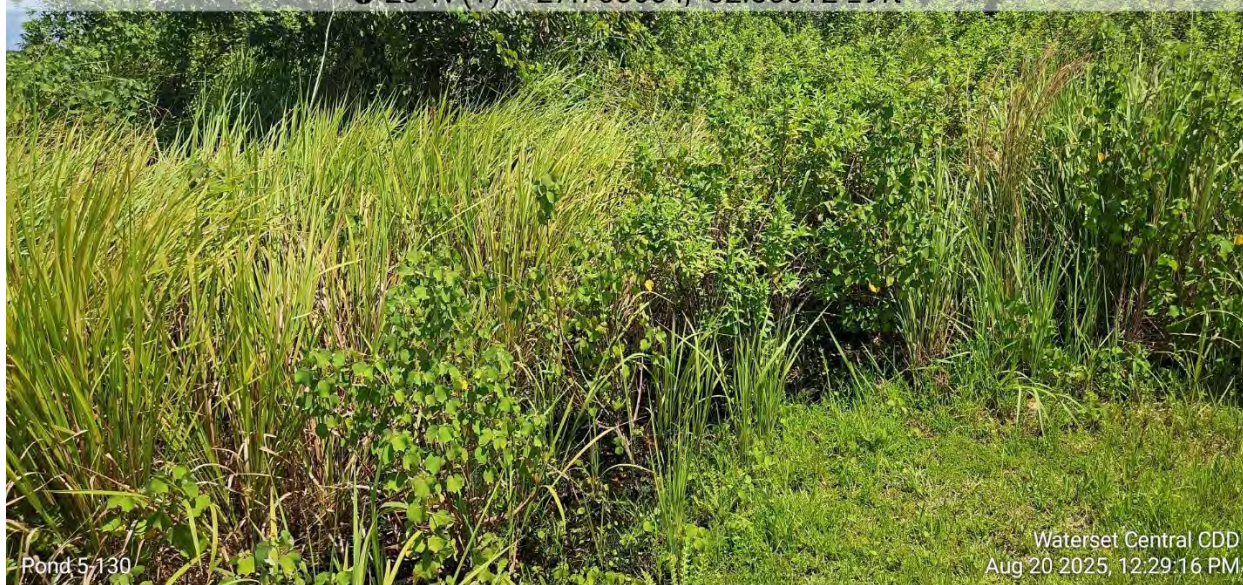


Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:29:38 PM

7000 Mainland Ave, Apollo Beach, FL 33572, USA

☉ 28°N (T) • 27.755654, -82.38012 ±9ft

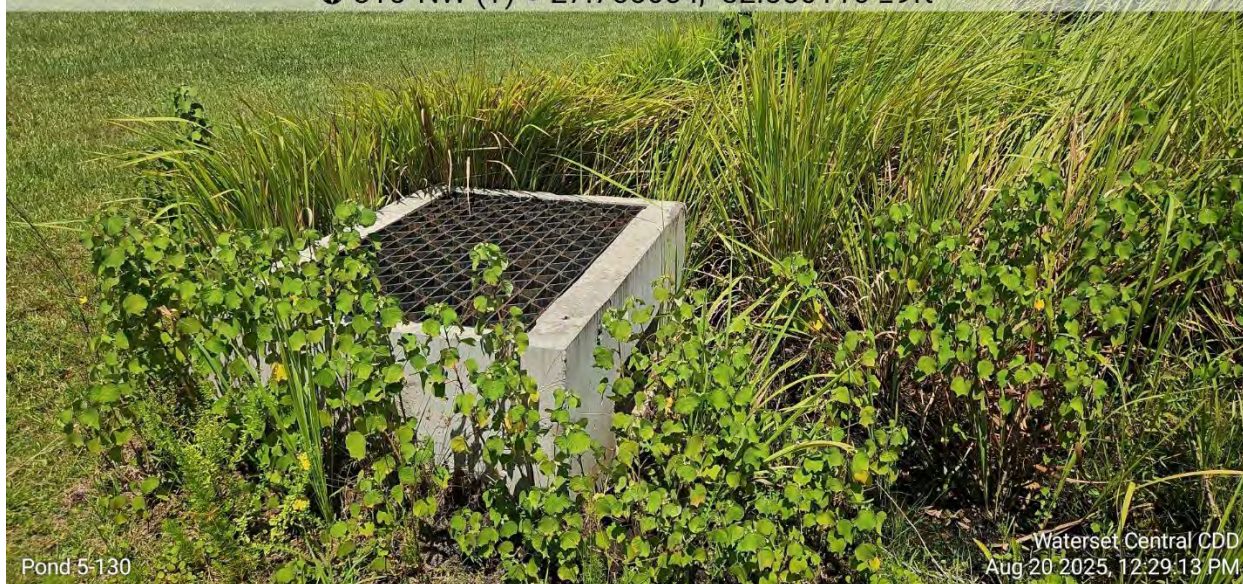


Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:29:16 PM

7000 Mainland Ave, Apollo Beach, FL 33572, USA

☉ 315°NW (T) • 27.755654, -82.380116 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:29:13 PM

7000 Mainland Ave, Apollo Beach, FL 33572, USA

☀ 45°NE (T) • 27.755593, -82.380189 ±9ft

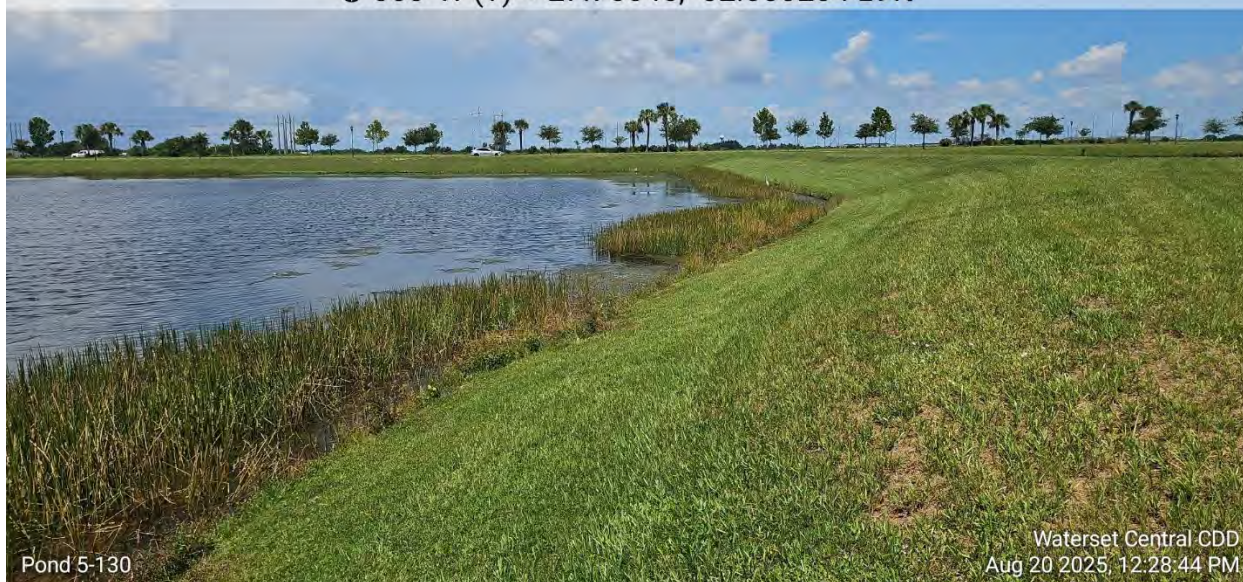


Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:29:01 PM

7000 Mainland Ave, Apollo Beach, FL 33572, USA

☀ 303°W (T) • 27.75545, -82.380204 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:28:44 PM

7002 Mainland Ave, Apollo Beach, FL 33572, USA

☀ 349°N (T) • 27.755429, -82.379864 ±16ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:28:14 PM

7002 Mainland Ave, Apollo Beach, FL 33572, USA

☀ 260°W (T) • 27.75539, -82.379807 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:28:05 PM

7000 Mainland Ave, Apollo Beach, FL 33572, USA

☉ 112°E (T) • 27.755249, -82.380053 ±16ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:27:38 PM

7000 Mainland Ave, Apollo Beach, FL 33572, USA

☉ 24°N (T) • 27.755022, -82.380276 ±13ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:27:10 PM

7003 Mainland Ave, Apollo Beach, FL 33572, USA

☼ 2°N (T) • 27.754777, -82.380322 ±13ft



7005 Mainland Ave, Apollo Beach, FL 33572, USA

☼ 330°NW (T) • 27.754569, -82.380265 ±9ft



5514 Madrigal Wy, Apollo Beach, FL 33572, USA

☼ 319°NW (T) • 27.754099, -82.379809 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:25:21 PM

5514 Madrigal Wy, Apollo Beach, FL 33572, USA

☼ 326°NW (T) • 27.753976, -82.379991 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:25:01 PM

5613 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 63°NE (T) • 27.75376, -82.380412 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:24:20 PM

5623 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 137°SE (T) • 27.754443, -82.380983 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:22:59 PM

5627 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 137°SE (T) • 27.754846, -82.381317 ±13ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:21:50 PM

5627 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 123°E (T) • 27.75496, -82.381513 ±13ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:21:32 PM

5629 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 96°E (T) • 27.755012, -82.381741 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:21:14 PM

5630 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 93°E (T) • 27.755033, -82.38208 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:20:44 PM

5630 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 316°NW (T) • 27.755032, -82.382075 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:20:41 PM

5630 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 47°NE (T) • 27.755032, -82.382067 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:20:35 PM

5630 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 82°E (T) • 27.755009, -82.382092 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:20:26 PM

5630 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 89°E (T) • 27.755021, -82.382143 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:20:20 PM

5630 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 126°SE (T) • 27.755112, -82.382213 ±16ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:20:08 PM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.072
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	387 ft
POND NUMBER:	5-140	POND AREA:	9,439 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.
Recommend district to complete the following maintenance item: 1) Cut back and remove overgrowth in and around the outflow sump from CS 5-140 and implement routine vegetation cut back at sump

5701 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 192°S (T) • 27.754601, -82.382734 ±9ft



Pond 5-140

Waterset Central CDD
Aug 20 2025, 12:17:17 PM

5701 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 197°S (T) • 27.754514, -82.382731 ±9ft

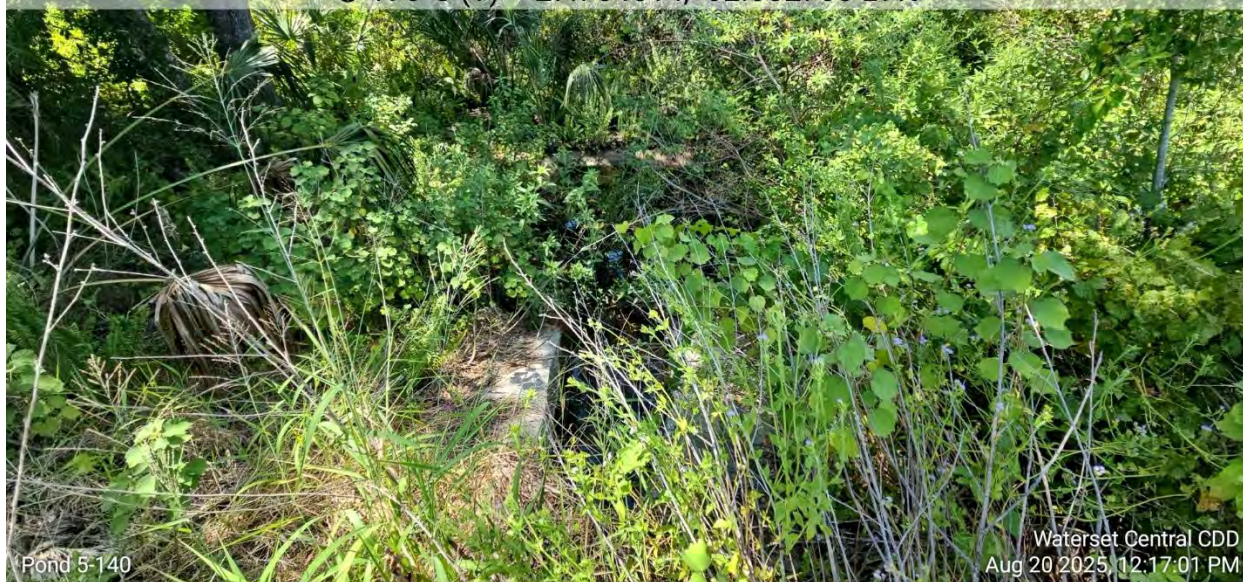


Pond 5-140

Waterset Central CDD
Aug 20 2025, 12:17:03 PM

5701 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 195°S (T) • 27.754514, -82.382733 ±9ft



Pond 5-140

Waterset Central CDD
Aug 20 2025, 12:17:01 PM

5701 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 24°N (T) • 27.754681, -82.382668 ±19ft



Pond 5-140

Waterset Central CDD
Aug 20 2025, 12:16:27 PM

5701 Waterset Blvd, Apollo Beach, FL 33572, USA

☉ 48°NE (T) • 27.754654, -82.382682 ±16ft



Pond 5-140

Waterset Central CDD
Aug 20 2025, 12:16:20 PM

5701 Waterset Blvd, Apollo Beach, FL 33572, USA

☼ 129°SE (T) • 27.754818, -82.382824 ±9ft



Pond 5-140

Waterset Central CDD
Aug 20 2025, 12:15:58 PM

5701 Waterset Blvd, Apollo Beach, FL 33572, USA

☼ 72°NE (T) • 27.75479, -82.382848 ±9ft



Pond 5-140

Waterset Central CDD
Aug 20 2025, 12:15:50 PM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.072
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,101 ft
POND NUMBER:	5-150	POND AREA:	61,022 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.
Recommend district to complete the following maintenance item: 1) Cut back and remove overgrowth in and around the outflow sump from CS 5-150 and implement routine vegetation cut back at sump

5306 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 99°E (T) • 27.752591, -82.382211 ±13ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:10:05 PM

5306 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 187°S (T) • 27.752818, -82.382061 ±16ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:09:40 PM

5306 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 195°S (T) • 27.753207, -82.381977 ±16ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:08:57 PM

5612 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 283°W (T) • 27.753054, -82.381568 ±9ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:08:20 PM

5612 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 228°SW (T) • 27.75311, -82.38138 ±13ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:08:02 PM

5614 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 343°NW (T) • 27.7532, -82.381452 ±16ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:07:36 PM

5614 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 333°NW (T) • 27.753194, -82.381451 ±16ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:07:32 PM

5612 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 317°NW (T) • 27.753112, -82.381354 ±13ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:07:18 PM

5612 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 53°NE (T) • 27.753107, -82.381351 ±13ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:07:16 PM

5612 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 144°SE (T) • 27.753099, -82.381348 ±13ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:07:13 PM

5612 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 158°SE (T) • 27.753143, -82.381365 ±13ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:07:04 PM

5612 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 243°SW (T) • 27.753214, -82.381169 ±16ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:06:44 PM

5606 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 344°NW (T) ● 27.752641, -82.380983 ±9ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:05:47 PM

5414 Limelight Dr, Apollo Beach, FL 33572, USA

☉ 85°E (T) • 27.752541, -82.382003 ±16ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:04:17 PM

5414 Limelight Dr, Apollo Beach, FL 33572, USA

☉ 10°N (T) • 27.752535, -82.382011 ±13ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:04:14 PM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.072
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	1,847 ft
POND NUMBER:	5-160	POND AREA:	105,754 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.
Recommend district to complete the following maintenance item: 1) Cut back and remove overgrowth in and around the outflow sump from CS 5-160 and implement routine vegetation cut back at sump

5436 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 355°N (T) • 27.749409, -82.382408 ±13ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:58:55 AM

5436 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 329°NW (T) • 27.749174, -82.38227 ±16ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:58:31 AM

5434 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 324°NW (T) • 27.748977, -82.38208 ±13ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:58:06 AM

5436 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 131°SE (T) • 27.749349, -82.382785 ±13ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:56:52 AM

5438 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 165°SE (T) • 27.749429, -82.382769 ±16ft

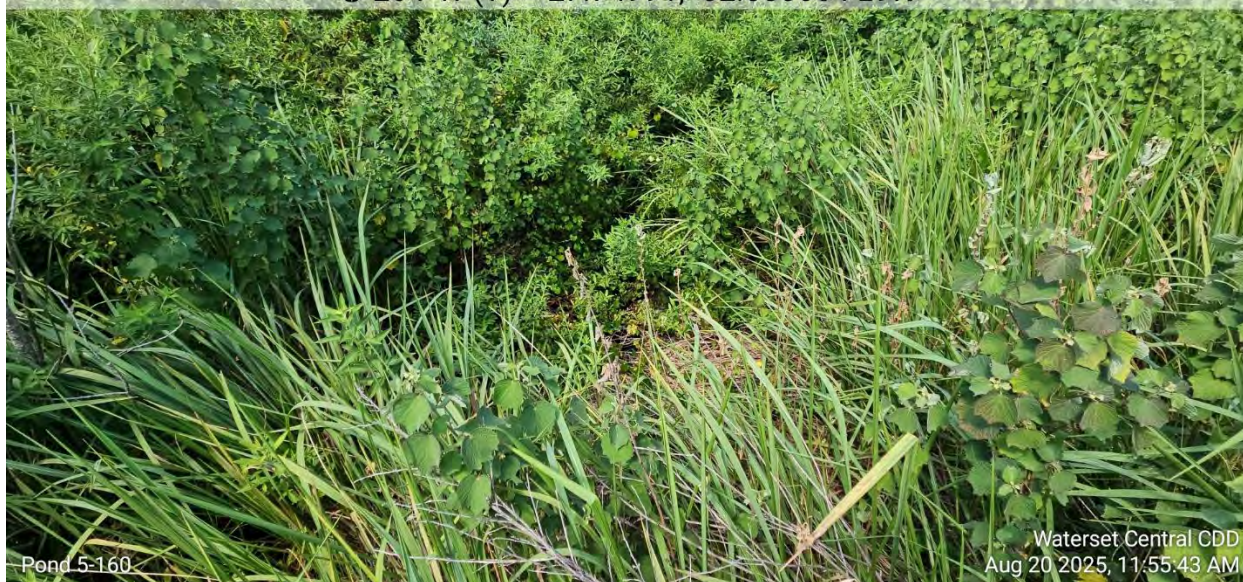


Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:56:41 AM

5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 264°W (T) • 27.74991, -82.383064 ±9ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:55:43 AM

5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 187°S (T) • 27.749918, -82.382932 ±13ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:55:25 AM

5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 253°SW (T) • 27.749919, -82.382928 ±13ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:55:22 AM

5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 346°NW (T) • 27.749917, -82.382922 ±13ft



5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 79°E (T) • 27.74992, -82.382912 ±13ft



5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 140°SE (T) • 27.7501, -82.383058 ±9ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:54:52 AM

5411 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 146°SE (T) • 27.750517, -82.383299 ±16ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:54:08 AM

5411 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 174°S (T) • 27.750605, -82.383287 ±16ft

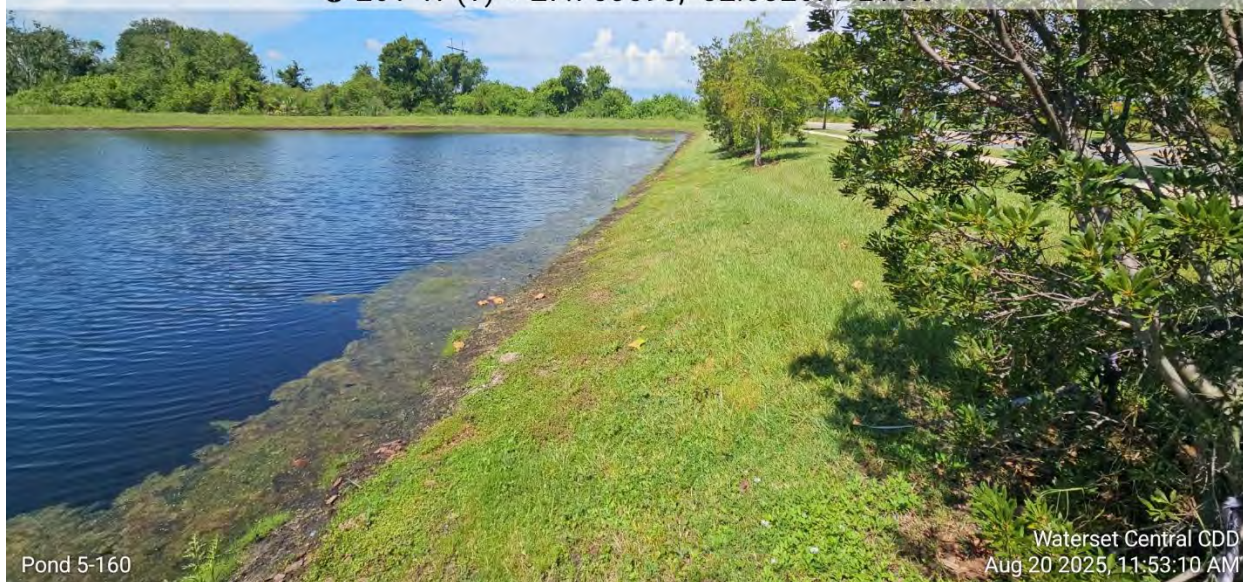


Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:53:59 AM

5415 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 261°W (T) • 27.750593, -82.382679 ±16ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:53:10 AM

5448 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 243°SW (T) • 27.750585, -82.382119 ±16ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:52:24 AM

5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 357°N (T) • 27.750205, -82.3824 ±9ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:51:41 AM

5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

☀ 18°N (T) • 27.749913, -82.382429 ±23ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:51:16 AM

5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

☀ 332°NW (T) • 27.749874, -82.382386 ±13ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:51:09 AM

CDD POND EVALUATION

INSPECTION DATE:	8/20/2025	PERMIT NUMBER:	18888.072
INSPECTED BY:	Kirk Wagner	POND PERIMETER:	2,454 ft
POND NUMBER:	5-170	POND AREA:	115,181 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Benifitial Vegetaion Present:	No	Water Quality:	Good
Tailwater Issue Observed:	Yes	Water Quality Notes:	

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor
TYPE OF EROSION: Typical of aging pond
INSPECTOR NOTES: Minor erosion observed along pond bank. Pond bank was vegetated to observed water level

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Working Condition
TYPE OF DAMAGE: None
INSPECTOR NOTES: All observed structures in working condition in accordance with permitted plan set documents.

5513 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 232°SW (T) • 27.751383, -82.378775 ±9ft



Pond 5-170

Waterset Central CDD
Aug 20 2025, 11:43:24 AM

5529 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 235°SW (T) • 27.751854, -82.377952 ±13ft



Pond 5-170

Waterset Central CDD
Aug 20 2025, 11:42:08 AM

5529 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 133°SE (T) • 27.751847, -82.377945 ±16ft



5529 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 162°SE (T) • 27.751908, -82.377973 ±16ft



5533 Del Coronado Dr, Apollo Beach, FL 33572, USA

☼ 237°SW (T) • 27.752168, -82.377556 ±13ft



Pond 5-170

Waterset Central CDD
Aug 20 2025, 11:41:14 AM

5479 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 33°N (T) • 27.751053, -82.378345 ±9ft



Pond 5-170

Waterset Central CDD
Aug 20 2025, 11:39:25 AM

5475 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 34°NE (T) • 27.75035, -82.378881 ±13ft



5410 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 34°NE (T) • 27.74947, -82.379561 ±13ft



5473 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 176°S (T) • 27.750072, -82.379521 ±16ft



5475 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 225°SW (T) • 27.750346, -82.379229 ±16ft



5477 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 188°S (T) • 27.750627, -82.379084 ±9ft



Pond 5-170

Waterset Central CDD
Aug 20 2025, 11:34:43 AM

5479 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 171°S (T) • 27.750927, -82.37907 ±13ft



Pond 5-170

Waterset Central CDD
Aug 20 2025, 11:34:16 AM

5479 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 144°SE (T) • 27.751199, -82.379167 ±13ft



Pond 5-170

Waterset Central CDD
Aug 20 2025, 11:33:50 AM

Waterset Central CDD
Damage to turf from Pool
Discharge





5447 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 48°NE (T) • 27.762869, -82.373598 ±9ft



5451 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 28°N (T) • 27.762736, -82.373662 ±9ft







5346 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 140°SE (T) • 27.763644, -82.376588 ±13ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:11:34 PM

5350 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 131°SE (T) • 27.764122, -82.376554 ±13ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:10:44 PM

5350 Silver Sun Dr, Apollo Beach, FL 33572, USA

☀ 111°E (T) • 27.764119, -82.376555 ±13ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:10:42 PM



5336 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 129°SE (T) • 27.762881, -82.376503 ±13ft

Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:12:54 PM

7412 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 296°W (T) • 27.760772, -82.374693 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:56:24 PM



7410 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 234°SW (T) • 27.760981, -82.374471 ±16ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:55:37 PM

7410 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 239°SW (T) • 27.760959, -82.37448 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:55:43 PM

7305 Golden Sky Ct, Apollo Beach, FL 33572, USA

☼ 255°SW (T) • 27.761587, -82.373868 ±16ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:54:17 PM

7305 Golden Sky Ct, Apollo Beach, FL 33572, USA

☼ 286°W (T) • 27.761524, -82.373928 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:54:24 PM

7421 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 32°N (T) • 27.760023, -82.375683 ±13ft

Pond 5-040

Waterset Central CDD
Aug 20 2025, 2:01:25 PM

7429 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 359°N (T) • 27.759484, -82.375388 ±16ft

Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:42:56 PM



7621 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 341°NW (T) • 27.759292, -82.377183 ±16ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:35:37 PM

7629 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 311°NW (T) ● 27.759962, -82.377188 ±16ft

Pond 5-110

Waterset Central CDD
Aug 20 2025, 1:25:35 PM

7003 Mainland Ave, Apollo Beach, FL 33572, USA

☼ 76°NE (T) • 27.754824, -82.380305 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:26:50 PM

7003 Mainland Ave, Apollo Beach, FL 33572, USA

☼ 28°N (T) • 27.754789, -82.38032 ±13ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:26:42 PM

7000 Mainland Ave, Apollo Beach, FL 33572, USA

☀ 112°E (T) • 27.755249, -82.380053 ±16ft



7002 Mainland Ave, Apollo Beach, FL 33572, USA

☀ 349°N (T) • 27.755429, -82.379864 ±16ft







5623 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 182°S (T) • 27.754535, -82.381071 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:22:30 PM

5625 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 77°NE (T) • 27.754656, -82.381186 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:22:13 PM

5416 Limelight Dr, Apollo Beach, FL 33572, USA

☉ 241°SW (T) ● 27.752522, -82.381579 ±13ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:04:59 PM

5416 Limelight Dr, Apollo Beach, FL 33572, USA

☼ 216°SW (T) • 27.75252, -82.381578 ±16ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:04:56 PM

5416 Limelight Dr, Apollo Beach, FL 33572, USA

☼ 87°E (T) • 27.752527, -82.381815 ±16ft



Pond 5-150

Waterset Central CDD
Aug 20 2025, 12:04:33 PM

5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

☀ 18°N (T) • 27.749913, -82.382429 ±23ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:51:16 AM

5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

☀ 332°NW (T) • 27.749874, -82.382386 ±13ft



Pond 5-160

Waterset Central CDD
Aug 20 2025, 11:51:09 AM

Tab 5



Waterset Central Community Development District
7281 Paradiso Drive Apollo Beach, FL 33572

Community Director Report
October 2025 Meeting



Administrative

CDD Access Requests: No requests this month.

Management has been working with District Counsel and Allied Universal to finalize the contract for security services. Management has drafted the post orders for review, and if approved, they will be included as an exhibit in the contract.

Management has been working with District Counsel on the pool maintenance vendor contract. Cooper Pools is in the process of signing the contract so that the District can execute it with the final signature. The anticipated start date is November 1st. A 30-day notice was provided to Wahoo Pools by the District Manager on September 29th.

Wahoo Pools conducted a leak detection at the Waterset Club lap pool due to ongoing low water levels. The test confirmed that no leaks were detected; however, they advised that the autofill requires replacement, which is the cause of the low water levels. A proposal in the amount of \$776.04 has been provided to the Chairman for review.

Management has observed vehicles being left in the Waterset Club parking lot that appear to be associated with Turo or other car rental pick-up services, as they are left unattended with lock boxes. In some cases, vehicles have remained overnight or for multiple days. Additionally, a blue van was parked in the lot for nearly two months. While initially believed to belong to the construction crew, management confirmed with the contractor that it was not their vehicle. The van has since been removed. To address the situation, management purchased green violation stickers and has been placing them on vehicle windows when necessary. However, management recommends that the District establish an agreement with a towing company to properly address this issue, as it is anticipated to become a larger concern once the orthopedic building opens. Management has reached out to Target Towing Company regarding an agreement. There would be no cost to the District; towing signs would be installed at the entrances of the parking lot, both at Waterline Station and the Waterset Clubhouse.

Management reached out to Red Tree for a proposal to replenish the sand at the volleyball court. The proposal totals \$7,250.00 and includes a 3-inch layer consisting of 40 yards of sand.

Management reached out to ULS for a second proposal for sand for the volleyball court.

Management ordered new volleyball lines as the previous lines were stolen from the court twice.

The Waterset Club Slides are closed for the season as of October 1st and will reopen again the week of spring break.

Management and the maintenance team are currently working with Welch Tennis Courts on a proposal to replace the windscreens for the tennis courts, as they are worn and some are damaged.

Report Respectfully Submitted,

Katiria Parodi, LCAM





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

September 19, 2025

Sand Replenishment for Volleyball Court

For

Waterset Central

Attn: John Toborg

jtoborg@rizzetta.com



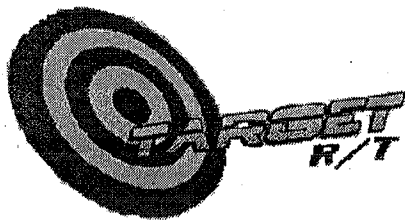
- Replenish sand at volleyball court with 40 yards of clean sand this will provide a 3" layer of sand to entire court area
- Includes all materials, labor, hauling and dump fees

Total: \$7,250.00

Authorized By:

Date:

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



TARGET RECOVERY & TOWING INC.

3800 N. FLORIDA AVE. TAMPA, FL 33603
11954 US HWY 41 S. GIBSONTOWN, FL 33534
PH: (813) 221-6800 Email: sales@targetrt.com

Target Recovery & Towing is a fully bonded private property impound service specializing in residential and commercial properties. Target strives to be the best and has a great working relationship with our Property Managers, Office & Maintenance Personnel and Community Residents. With over 30 years of experience our team ensures to provide the best customer service to offer. Target Recovery & Towing employees undergo a 10-point FBI background check and must obtain a Public Vehicle Drivers Licence (PVDL) with Hillsborough County. Target R/T is licensed with the Hillsborough County Consumer Affairs Division (HCCA) and strictly follows all towing Rules, Regulations and Laws.

Below I have listed several services we provide to suit your needs.

Patrol Program: Towing company will patrol the property to the time set forth per the service agreement.

*** Please specify patrolling times on agreement ***

Examples:

24 hours a day/ full patrol

On-Call: Property Manager, Board Member or Owner may call in to have the vehicle or vessel removed from property. Please note any authorized Manager, Board Member or Owner calling to have the vehicle removed, name must be listed on the Service Agreement. If homeowners are authorized to call for vehicles in driveway or blocking access to driveway must provide a valid driver's license and show proper documentation showing ownership.

Tagging:

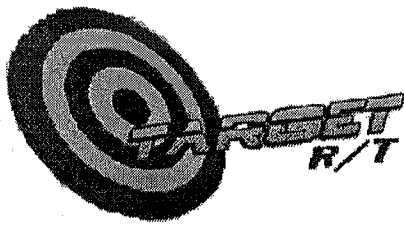
When tagging a vehicle management will receive updates via email. From there you're just a click away from viewing tagged vehicle and violations with photos. Typically vehicles are tagged for 24hrs, 48hrs. This is the time frame allowed for tagged violation to be corrected if not vehicle will be towed by Target R/T.

Examples

- Vehicle with no tag
- Vehicle with expired tag
- Vehicle for sale
- Vehicle leaking fluids, inoperable, non moving
- Vehicle flat tire
- All other violations per the service agreement

Services provided to properties in our patrol agreement at no cost to you!

- Resident decals/parking permits (can be made to your specifications)
- Any signage you may want to post on property (can be made to your specifications)
- Relocation (Vehicle just needs to be moved from one space to another)
- **State of the art towing software. (Property manager get notified immediately once a vehicle is towed or tagged Includes all information of vehicle and pictures)**
- Roadside assistance to property managers and staff in the Tampa Bay area.



TARGET RECOVERY & TOWING INC.

3800 N. FLORIDA AVE. TAMPA, FL 33603
11954 US HYW 41 S. GIBSONTOWN, FL 33534
PH: (813) 221-6800 Email: sales@targetrt.com

A service agreement allows Target R/T to remove vehicles or vessels on behalf of property owner and or management group, board member group per Hillsborough County rules and regulations. You may choose to cancel our services at any time.

Agreement available online at (targetrt.com) for your convenience ,If you choose to start services with Target R/T please fill out agreement completely and email back to Target R/T at (sales@targetrt.com) Please let us know if you have any questions or concerns. We are available at your convenience.

Providing service to all Hillsborough, Pinellas and Pasco Counties.

Please visit us at <http://www.targetrt.com/>

Towing Rates for Hillsborough County (Class A)

Hook Fee- \$160.00

Mileage- \$6.00 per mile the vehicle is towed from property to impound yard. Can **NOT** exceed 10 miles air radios. Max mileage - \$60.00

Storage- \$35.00 after the first 6 hours of the vehicle being impounded. \$35.00 every calendar day following.

After Hours Fee- Anytime between 6PM & 8AM Sunday- Monday a \$70.00 after hours fee will be applied to the bill.

Administration Fee- \$100.00 applied to the bill after 72 hours of vehicle impounded. Certified mail from the State of Florida notifying owners and insurance company vehicles has been impounded . (FL Statue 713.78)

*** Please note these fees are non negotiable and are set forth by Hillsborough County. Fees may vary on class of the vehicle ***

Class A- 0 lbs- 9,999 lbs (GVW)

Class B- 10,000 lbs- 19,999 lbs (GVW)

Class C 20,000- 26,000 or more (GVW)

On Behalf Of Target R/T ,
We Greatly Appreciate The Oppertunity &
Thank You, Luis Aldea
PH: (813) 221-6800
Cell: (813) 278-7040

Tab 6



TARGET RECOVERY TOWING INC.

3800 N. Florida Avenue Tampa, FL 33603
11954 US HWY 41 S Gibsonton, FL 33534
10409 Harney Rd, Thonotosassa, FL 33592

Phone: (813)279-8274 Email: office@targetrt.com

IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 TARGET RECOVERY & TOWING INC., AGREES TO PROVIDE 24-HOUR SERVICE TO

Date: _____ Name of Location: _____
Address: _____
Phone: _____ Email: _____ Alt Phone: _____
Contact Name(s): _____

TO THE BEST OF ITS KNOWLEDGE, TARGET RECOVERY & TOWING INC. HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL HILLSBOROUGH COUNTY LOCAL LAWS AND ORDINANCES.

ANY AND ALL VEHICLES WILL BE TOWED TO TARGET RECOVERY & TOWING INC'S STORAGE FACILITIES. ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND WILL BE REPORTED TO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED YEARLY FROM THE SAID DATE UNLESS TARGET RECOVERY & TOWING INC. HAS BEEN GIVEN A 30 DAY NOTICE TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM TARGET RECOVERY & TOWING INC WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILLIGENCE.

PLEASE CHECK THE APPROPRIATE REASON FOR TOW (CHECK ALL THAT APPLIES).

FIRE LANE _____	LEAKING FLUID _____
GARBAGE AREA _____	FLAT OR MISSING TIRE _____
DOUBLE PARKED _____	ILLEGALLY PARKED _____
COMMERCIAL _____	JUNK! ABANDONED VEHICLE _____
EXPIRED TAG _____	BACKED IN PARKING _____
NO PARKING PERMIT _____	MULTIPLE PARKING SPACES _____
DISABLED PARKING _____	

*ADDITIONAL REQUEST OR COMMENTS PLEASE:

PLEASE CIRCLE WHETHER TOW WILL BE INITIATED BY: ON CALL OR PATROLLING.

PATROL ENFORCEMENT AGREEMENT

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable

1. ____ No valid permit, no valid residents, tenant, or visitor permit.
2. ____ Tow away zone, sign posted and or pavement drawings
3. ____ Abandonment/ inoperable vehicles. Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than ____ hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
4. ____ Fire lanes, vehicles parked in a designated fire lane.
5. ____ Security office may call to have vehicle removed.
6. ____ Management requests an abandoned vehicle removal.
7. ____ Vehicle wrecked or obviously inoperable.
8. ____ No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. ____ Vehicles parked on grass, off pavement or on landscaping.
10. ____ Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. ____ Vehicle blocking or in isle or roadway.
12. ____ No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking).
13. ____ Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14. ____ "For Sale" vehicle. Vehicle is parked out front displaying a for sale sign. Tow immediately.
15. ____ Vehicle parked in a reserved/ assigned/ designated space
16. ____ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. ____ No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18. ____ Non-Customer. Vehicle operator is not a customer of this business located on the property
19. ____ Vehicle is parked on the sidewalk
20. ____ Double parked behind another vehicle
21. ____ Vehicle parked in Manager's or Maintenance space.
22. ____ Multiple parking spaces

Can residents/tenants call to have vehicles removed from their assigned spaces?

(Yes or No)

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold TARGET RECOVERY & TOWING INC or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by: _____
(Signature) (Printed name) (Date)

Target R/T Agent: _____
(Signature) (Printed name) (Date)

Tab 7

**AGREEMENT BETWEEN COOPER POOLS INC. AND WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT
FOR POOL MAINTENANCE SERVICES**

This agreement (the "Agreement") is made and entered into this 24th day of September 2025, by and between:

Waterset Central Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose address is: ("**District**"), and

Cooper Pools Inc., a Florida corporation, with a mailing address of: 4740 Allen Road, PMB 13, Zephyrhills, FL 33541 ("**Contractor**").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping and irrigation, recreation, and other infrastructure; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide pool maintenance services for the Waterline Station, Waterset Club Resort Pool and Waterset Club Lap Pool, within the District; and

WHEREAS, Contractor, who submitted the proposals attached hereto as composite **Exhibit A** ("**Scope of Services**") and incorporated by reference herein, represents that it has the skills, knowledge and ability to provide such operation and management services to the District in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the "**Parties**"), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Contractor's Obligation. The Contractor will provide pool maintenance services, in accord with the pricing and scope of services set forth in Composite "A". Specifically, Contractor shall provide pool maintenance services for the Waterline Station Pool, 5701 Madrigal Way, Apollo Beach, FL 33572, and for the Waterset Club Resort Pool and Lap Pool, 7281 Paradiso Drive, Apollo Beach, FL 33572 (the "**Work**"). Contractor shall provide all labor, materials and equipment necessary for such Work.

properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Contractor waives the right to file mechanic's and construction liens, and will indemnify, defend and save harmless the District against any and all claims or liens filed by Contractor, its subcontractors, laborers or material suppliers.

If a Notice to Owners is filed by any subcontractor, it will be addressed by the Counsel for the District, and the Contractor may be assessed legal fees to address the issue.

Section 12. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

Section 13. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 14. Term and Termination. This Agreement is initially entered into for the time period November 1st, 2025 through November 1st, 2026. The District may terminate this Agreement without cause upon thirty (30) days written notice. The District shall also terminate have the right to terminate this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or for any cause, including but not limited as set forth in Section 14. of this Agreement. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of termination for the work performed up to that date, offset by any damages or costs incurred by the District resulting from Contractor's failure to perform in accordance with this Agreement.

Section 15. Inspections. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

Secretary/Assistant Secretary

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

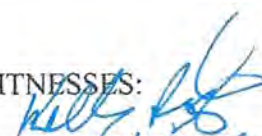


Name: Deneen Klenke

Title: Chair, Board of Supervisors

WITNESSES:

Name: _____


Kelly Ragle

COOPER POOLS INC., a Florida corporation



Name: Krista Wentworth

Title: Office Manager

EXHIBIT "C"

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

I, the undersigned, am an authorized officer or representative of Cooper Pools Inc., a Florida corporation, and I attest that Cooper Pools Inc., does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Under penalty of perjury, I hereby declare and affirm that the above-stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

COOPER POOLS INC., a Florida corporation

By: 

Name: Krista Wentworth

Title: Office Manager

Date: 09/24/2020

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, September 11, 2025, at 11:09 a.m. at Rizzetta Offices** located at **2700 S. Falkenburg Rd. Suite 2740, Riverview, FL 33578.**

Present and constituting a quorum:

Deneen Klenke	Board Supervisor, Chairman
Brandon Bentley	Board Supervisor, Vice – Chairman
Thomas McNutt	Board Supervisor, Assistant Secretary

Also present were:

Ruben Durand	District Manager, Rizzetta & Co.
John Toborg	Field Services, Rizzetta & Co.
Erin McCormick	District Counsel, Erin McCormick Law.
Rafael Rosario	Representative, Red Tree
Trey Ballenger	Representative, Ballenger
Jerry Whited	Representative, BDI Engineering
Katiria Parodi	Clubhouse Manager; Castle Group
Bert Smith	Representative, Sitex Aquatics

Audience	Not Present
----------	--------------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No Audience Present

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 discussed specific items regarding landscape maintenance. Additionally, an amount has been withheld from final payment to Sunrise due to failing turf and plants prior to Sunrise being terminated. RedTree has provided a prospect to repair and replace items deficient from Sunrise.

ii. Landscape Contractor Update

Mr. Rosario provided updates to the board.

iii. Irrigation Contractor Update

Mr. Ballenger provided updates.

C. District Counsel

Present. Ms. McCormick provided updates on the security contract, and golf cart lease and warranty.

D. District Engineer

Mr. Whited provided updates to the Board.

On a motion by Mr. McNutt, seconded by Mr. Bentley with all in favor, the Board approved a bid process to begin for shoreline restoration and SWFD permit repairs for the Waterset Central Community Development District.

E. Clubhouse Manager

i. Presentation of Management Report

Ms. Parodi provided updates. The Supervisor of Elections would like to use the club house on August 18, 2026 and November 3, 2026.

On a motion by Mr. Bentley, seconded by Mr. McNutt with all in favor, the Board authorized the use of the amenity center contingent on staff review, for the Waterset Central Community Development District.

F. District Manager

Mr. Durand stated that the next meeting will be a regular meeting held on October 8th, 2025, at 10:00 am at The Waterset Club.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of District Management Contract

On a motion by Mr. McNutt, seconded by Mr. Bentley with all in favor, the Board approved the District Management Contract with Rizzetta and Co. for the Waterset Central Community Development District.

B. Consideration of Arbitage Agreement Series 2018

On a motion by Ms. Klenke, seconded by Mr. McNutt with all in favor, the Board approved the Arbitrage Agreement Series 2018 for the Waterset Central Community Development District.

C. Consideration of Resolution 2025 – 14; Redesignating Officer

On a motion by Mr. McNutt, seconded by Mr. Bentley with all in favor, the Board approved Resolution 2025 – 14; Redesignating Officers for the Waterset Central Community Development District.

D. Review of FY 24 / 25 Goals and Objectives

On a motion by Mr. Bentley, seconded by Mr. McNutt with all in favor, the Board accepted the FY 24 / 25 Goals and Objectives for the Waterset Central Community Development District.

E. Consideration of FY 25 / 26 Goals and Objectives

On a motion by Mr. Bentley, seconded by Mr. McNutt with all in favor, the Board approved the FY 25 / 26 Goals and Objectives for the Waterset Central Community Development District.

F. Opening of Public Hearing on Proposed Increase to Fees for Rental of the Waterset Club Gathering Room

On a motion by Ms. Klenke, seconded by Mr. McNutt with all in favor, the Board opened the Public Hearing on Proposed Increase to Fees for Rental of the Waterset Club Gathering Room for the Waterset Central Community Development District.

G. Closing of Public Hearing on Proposed Increase to Fees for Rental of the Waterset Club Gathering Room

On a motion by Mr. McNutt, seconded by Ms. Klenke with all in favor, the Board closed the Public Hearing on Proposed Increase to Fees for Rental of the Waterset Club Gathering Room for the Waterset Central Community Development District.

H. Consideration of Resolution 2025 – 12; Adopting Amended Rates for The Rental of The Gathering Room at The Waterset Club

On a motion by Mr. McNutt, seconded by Mr. Bentley with all in favor, the Board approved Resolution 2025 – 12; Adopting Amended Rates for The Rental of The Gathering Room at The Waterset Club for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors' Audit Committee and Regular Meeting Held on August 13, 2025

On a motion by Mr. McNutt, seconded by Mr. Bentley, with all in favor, the Board approved the minutes for the Board of Supervisors' Meeting held on August 13, 2025, for the Waterset Central Community Development District.

B. Consideration of Operations and Maintenance Expenditures for July 2025.

On a motion by Ms. Klenke, seconded by Mr. McNutt, with all in favor, the Board ratified the Operations & Maintenance Expenditures for July 2025 (\$97,916.96), for the Waterset Central Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bentley asked for contracts for vendors and District Management to be sent to the Board.

Ms. Klenke asked The Board and Ms. Parodi to review the policies for all amenity facilities.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. McNutt, seconded by Mr. Bentley, the Board agreed to the adjournment of the meeting at 1:21 p.m., for the Waterset Central Community Development District.

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 9

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

Operations and Maintenance Expenditures August 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$105,765.96**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	101039	135343 Balance	Replace 2 Damage DSX Controllers - Balance from deposit 08/25	\$ 1,525.00
Accurate Electronics, Inc.	101036	135020	Service Call-Women's Restroom 08/25	\$ 171.00
Ballenger & Company, Inc.	101019	266	Irrigation Repairs 07/25	\$ 1,276.74
Ballenger Landcare, LLC	101040	311	Irrigation Repairs 07/25	\$ 703.56
Ballenger Landcare, LLC	101024	279	Irrigation Maintenance 08/25	\$ 5,831.00
Brandon Industries, Inc.	101041	2019431-IN	Replacement of Damaged Post 08/25	\$ 308.00
Brletic Dvorak, Inc.	101025	2061	Engineering Services 07/25	\$ 1,440.00
Castle Management, LLC	101042	PREIM08-08-25-422	Payroll Period 07/19/25-08/01/25	\$ 11,885.61
Castle Management, LLC	101037	INS-0725-298	Insurance Reimbursement 07/25	\$ 419.35
Castle Management, LLC	101037	PREIM07-25-25-279	Payroll Period 07/05/25-07/18/25	\$ 14,441.51
City Wide Facility Solutions	101043	52019010030	Janitorial Supplies 08/25	\$ 382.20
City Wide Facility Solutions	101026	52019009966	Janitorial Supplies 08/25	\$ 557.54
City Wide Facility Solutions	101026	52019009967	Janitorial Supplies 08/25	\$ 255.00
City Wide Facility Solutions	101016	32019033985	Janitorial Services 08/25	\$ 1,968.70

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
DCSI, Inc.	101044	33970	Cloud Cover Music Server Subscription 08/25	\$ 49.98
DCSI, Inc.	101027	33629	Alarm Monitoring System 05/25	\$ 199.00
DCSI, Inc.	101027	33919	Alarm Monitoring System 08/25	\$ 231.00
DCSI, Inc.	101027	33948	Alarm Monitoring System -Replacing Speaker at Main Pool Area 08/25	\$ 829.00
DCSI, Inc.	101020	33877	Alarm Monitoring System 07/25	\$ 335.00
Erin McCormick Law, P.A.	101038	10838	Legal Services- General Representation 06/10/25-07/10/25	\$ 8,008.98
Erin McCormick Law, P.A.	101038	10846	Legal Services- General Representation 07/15/25-08/13/25	\$ 7,191.00
FitRev, Inc.	101028	35580	Fitness Equipment 07/25	\$ 170.00
FitRev, Inc.	101028	35651	Preventative Maintenance - Waterset Club 08/25	\$ 340.00
Florida Department of Revenue	20250821-1	39-8017823354-9 07/25 ACH	Sales & Use Tax 07/25	\$ 170.93
Frontier Florida, LLC	20250826-3	813-649-0263-041723-5 08/25 ACH	Internet 08/25	\$ 129.99
Frontier Florida, LLC	20250826-2	813-741-0603-061118-5 08/25 ACH	Internet 08/25	\$ 473.18
Frontier Florida, LLC	20250801-2	813-649-0263-041723-5 07/25 ACH	Internet 07/25	\$ 129.99
Frontier Florida, LLC	20250801-1	813-741-0603-061118-5 07/25 ACH	Internet 07/25	\$ 478.15

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hillsborough County BOCC	20250822-1	7687161865 07/25 ACH	Water Summary 07/25	\$ 2,736.01
Jean Ocampo	101034	JO081325	Board of Supervisor Meeting 08/13/25	\$ 200.00
Karl J. Koudelka	101029	4507245	Access Card 07/25	\$ 509.76
Nvirotect Pest Control Service, Inc.	101017	367333	Pest Control 07/25	\$ 217.00
Nvirotect Pest Control Service, Inc.	101017	367688	Pest Control 07/25	\$ 135.00
Owens Electric, Inc.	101030	33932358	Service Call 08/25	\$ 165.00
Owens Electric, Inc.	101021	33812938	Service Call 07/25	\$ 264.00
Pristine Promotional Marketing	101022	073025 Pristine	Custom Printed Lanyard Split Cost Invoice #1682 07/25	\$ 219.33
Republic Services	20250826-1	0696-001291657 ACH	Waste & Recycle Container Service 08/25	\$ 856.27
Republic Services	20250808-1	0696-001285097 ACH	Waste & Recycle Container Service 07/25	\$ 977.69
Rizzetta & Company, Inc.	101015	INV0000101180	District Management Fees 08/25	\$ 5,981.25
School Now	101023	INV-SN-887	ADA Website Quarterly 07/25	\$ 384.38
Securitas Security Services USA Inc	101031	12242661	Security Patrol 07/25	\$ 5,264.43
Sitex Aquatics, LLC	101032	10074-b	Monthly Lake Maintenance 08/25	\$ 3,600.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20250820-4	221008884712 07/25 ACH	5701 Madrigal Way (Amenity) 07/25	\$ 1,035.72
TECO	20250820-2	221008697536 07/25 ACH	5701 Madrigal Way - Streetlights 07/25	\$ 350.83
TECO	20250820-1	321000017137 06/25 ACH	TECO Summary 321000017137 06/25	\$ 5,365.07
TECO Peoples Gas	20250820-3	221008930457 07/25 ACH	5701 Madrigal Way 07/25	\$ 174.42
Thomas Paul McNutt	101035	TM081325	Board of Supervisor Meeting 08/13/25	\$ 200.00
Wahoo Pools Group, Inc.	101033	20250649	Pool Maintenance 07/25	\$ 4,862.12
Wahoo Pools Group, Inc.	101018	20250640	Monthly Pool Services 07/25	\$ 4,500.00
Wahoo Pools Group, Inc.	101018	20250459	Pool Filbur Install 07/25	\$ 251.42
Wahoo Pools Group, Inc.	101018	20250641	Pool Pump Install 07/25	\$ 770.69
Wahoo Pools Group, Inc.	101018	20250646	Monthly Pool Services 08/25	\$ 4,500.00
Waterset Central	DC 081825	DC 081825	Debit Card Replenishment	<u>\$ 2,344.16</u>
Report Total				<u>\$ 105,765.96</u>

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
8/19/2025	135343

08/19/25

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

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

P.O. No.	Terms
DENEEN KLENKE	Due on receipt

Quantity	Description	Rate	Amount
	COMPLETION OF QQ 072425WCCDD RE: Replace (2) damaged DSX controllers per work order #22855 (Problem reported: 7/14/2025 AT 1:20PM BY HEIDI TORRES @ 813-677-2114 HEIDI REPORTS: THE GATE ON MADRIGAL HAS NOT BEEN WORKING SINCE THE RECENT WEATHER HAS HIT, NEED TECHNICIAN TO TROUBLESHOOT THE ISSUE. RETURN TO SITE PER WO#22829 DSX CERTIFIED TECH TO RETURN TO TROUBLESHOOT POOL GATE,MAGLOCK AND REWIRE THE PUSH TO EXIT BUTTON AT THE SPLASH. TECH DETERMINED THE FOLLOWING SYSTEM ISSUES.2] AT LAKESIDE PARK, MASTER 1042 CONTROLLER NEEDS REPLACING. 3] AT MADRIGAL SITE BOTH DSX 1042 CONTROLLERS NEED TO BE REPLACED. AT LOCATION TECH WAS SUCCESSFUL IN MAKING TEMPORARY REPAIRS TO SECURE THE POOL PEDESTRIAN GATES. COMPLETED ON 8/14/2025		
2	DSX-1042 INTELLIGENT TWO DOOR ACCESS I/O CONTROLLER (2) 1042 CONTROLLER FOR THE MADRIGAL LOCATION	1,245.00	2,490.00
1	SHIPPING	45.00	45.00
1	LABOR TO INSTALL	515.00	515.00
1	CUSTOMER DEPOSIT ON CONTRACT - 50% DEPOSIT ON CONTRACT	-1,525.00	-1,525.00
	PLEASE SEE CONTRACT FOR ALL WARRANTY AND DISCOUNT INFORMATION Exempt Sales	0.00%	0.00
		Total	\$1,525.00

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$1,525.00

ACCURATE ELECTRONICS, INC.

9225 ULMERTON ROAD, SUITE 410
LARGO, FL 33771

Pinellas (727) 533-0295
Hillsborough (813) 983-9131
Sarasota (941) 952-1088
Orlando (407) 203-2620
Ft. Myers (239) 332-8700
Facsimile (727) 518-1995

AUGUST 19TH, 2025

WAIVER AND RELEASE OF LIEN - FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of **\$1,525.00** **WATERSET CENTRAL CDD** on or to the Property of the job for **QQ 072425WCCDD** to the above specified property.

JOB LOCATION:

WATERSET CENTRAL CDD
7281 PARADISO DR
APOLLO BEACH, FL 33572

This release is contingent upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job. This waiver and release does not cover any retention or labor, or services, or material furnishes after the date specified.

Dated: **AUGUST 19TH, 2025**

Signed: 

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally, appeared before me, this **19TH DAY OF AUGUST, 2025** who is being duly sworn on oath say that he is **Nick F. Neel** of Accurate Electronics, Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on special instance and request.


NOTARY PUBLIC



ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
8/1/2025	135020

08/14/25

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

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

P.O. No.	Terms
HEIDI TORRES	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 7/25/2025 AT 1:19PM BY HEIDI TORRES @ 813-677-2114 (WO-0023017) HEIDI REPORTS; THE WOMEN'S BATHROOM DOOR AT THE RESORT POOL. THEY CAN HEAR IT CLICK BUT THE DOOR IS NOT TRIGGERING TO OPEN. PROBLEM FOUND: 08/01/25 AT 4:05 PM 1] THE WOMEN'S BATHROOM IS WORKING INTERMITTENTLY WHEN ATTEMPTING TO OPEN USING CARD READER CREDENTIALS. 2] THE DOOR STRIKE NEEDS TO BE REPLACED. A RETURN TO SITE WILL BE SCHEDULED. ACTION TAKEN: 1] THE TECHNICIAN, AL, TROUBLESHOT AND TESTED THE WOMEN'S RESTROOMS HES DOOR STRIKE. AL FOUND THAT THE DOOR STRIKE WAS WORKING INTERMITTENTLY AT BEST. 2] AL CHECKED THE POWER SUPPLY VOLTAGE AND FOUND THAT IT WAS WITHIN MANUFACTURER SPECIFICATIONS. 3] AL LUBRICATED THE DOOR LOCKSET AND FOUND THAT THIS DID NOT IMPROVE THE OPERATION. 4] AL RECOMMENDATION IS TO REPLACE THE DOOR STRIKE. A QUOTE WAS SENT AND APPROVED FOR THE RECOMMENDED PART. 5] AL UPDATED HEIDI. A RETURN TO SITE IS NEEDED.		
1	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	121.50
1	TRIP CHARGE	49.50	49.50
1	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00	0.00
		0.00%	0.00
	Total		\$171.00

Thank you for your business.

Phone #	Payments/Credits	\$0.00
727-533-0295	Balance Due	\$171.00



Accurate Electronics Inc.
9225 ulmerton road, suite 410
Largo, FL 33771

Date Created: 07/25/2025 6:23 PM

WORK ORDER

WO-0023017

Customer

Name:	WATERSET CENTRAL CDD (M10%)	Contact:	HEIDI TORRES
Site Address:	7281 PARADISO DR 7281 PARADISO DR APOLLO BEACH, FL 33572		
Billing Address:	C/O AMANDA KING 3434 COLWELL AVE, STE #200 TAMPA, FL 33614		

Problem

Service OTHER None (ongoing)
PROBLEM REPORTED: 7/25/2025 AT 1:19PM BY HEIDI TORRES @ 813-677-2114

HEIDI REPORTS; THE WOMENS BATHROOM DOOR AT THE RESORT POOL. THEY CAN HEAR IT CLICK BUT THE DOOR IS NOT TRIGGERING TO OPEN.

Work Done

No data has been entered

Attachments

There are no attachments.

PARTS WARRANTY
All parts as recorded are warrantied as per manufacturer specifications.
LABOR GUARANTEE
The labor charge as recorded here relative to the equipment serviced as noted is guaranteed for a period of 30 days.
We do not guarantee parts other than those we supply. If repairs later become necessary due to other defective parts, they will be separately.
If systems installed and warrantied by Accurate Electronics Inc. are serviced by personnel unauthorized by Accurate Electronics Inc., warranties may be voided at the discretion of Accurate Electronics Inc.
Accurate Electronics Inc. does not warranty acts of nature or acts of God. I.E. LIGHTNING, FLOOD, POWER SURGE



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 266

Date	PO#
07/30/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Property Address
Waterset Central CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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Waterset Central: Controller 5B Drip Zone 4 Leaking

The following includes all labor and material to replace drip valve for zone 4 on controller 5B, The flow side of the valve has been compromised by Viburnum roots and causing a significant leak inside the valve box.







Irrigation Repair - 07/29/2025

\$1,276.74

07/30/2025

Subtotal	\$1,276.74
Sales Tax	\$0.00
Total	\$1,276.74
Credits/Payments	(\$0.00)
Balance Due	\$1,276.74

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,276.74	\$8,911.79	\$2,561.93	\$0.00	\$216.00



3840 68th Ave N
Pinellas Park, FL 33781

Invoice 311

Date	PO#
08/16/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

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

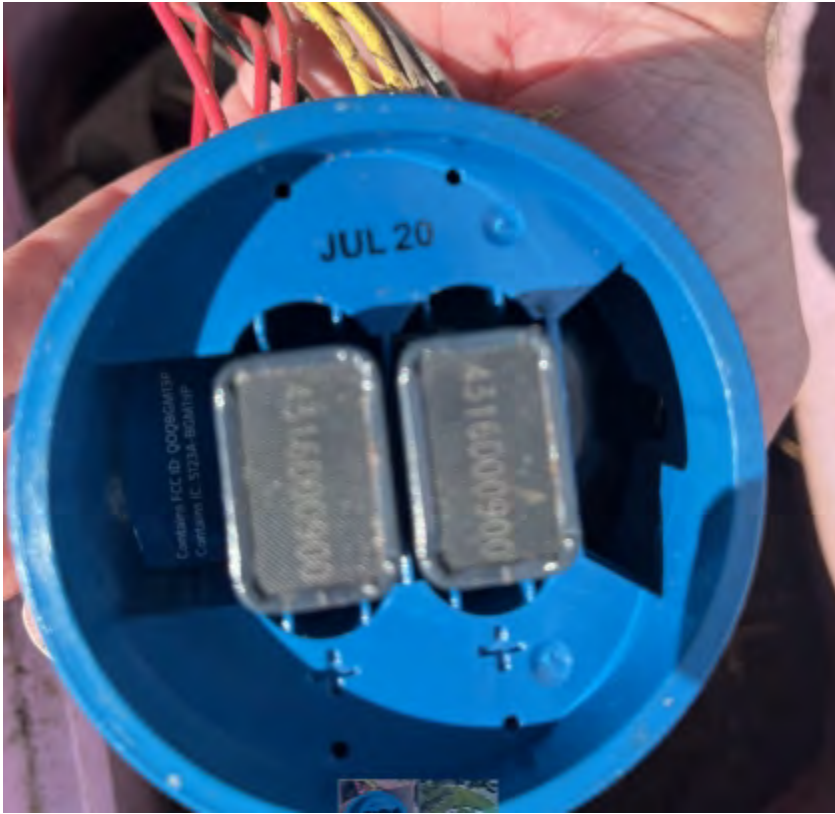
08/18/25

Property Address
Waterset Central CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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Mainland Cul-De-Sac NODE Replacement

The following includes all labor and material to replace (1) Hunter NODE battery operated timer, this is in correlation to item # 67 on the July 23,2025 Waterset Central Landscape Report. This round about was inspected and found that the battery operated timer is not operational. The following includes a new Hunter NODE-BT-400 and labor for installation.



Irrigation Repair - 08/15/2025

\$703.56

Subtotal	\$703.56
Sales Tax	\$0.00
Total	\$703.56
Credits/Payments	(\$0.00)
Balance Due	\$703.56

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$703.56	\$7,107.74	\$0.00	\$0.00	\$216.00



3840 68th Ave N
Pinellas Park, FL 33781

Invoice 279

Date	PO#
08/01/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

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

Property Address
Waterset Central CDD Apollo Beach, FL

08/01/25

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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,831.00	\$2,831.49	\$9,918.97	\$0.00	\$216.00



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: 2019431-IN

Invoice Date: 8/15/2025

Order Number : 1031126

Order Date: 7/30/2025

Salesperson: Tristin Kosco

Customer Number: 20-FLCASTLE

Bill To:

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

Ship To:

Brandon Industries
1201 Tech Blvd
STE 108
TAMPA, FL 33619

08/19/25

Confirm To:

Customer P.O.			Ship VIA	F.O.B.	Terms	
Waterset Central Post Replace			INSTALL		Due Upon Receipt	
Quantity			Item Number	Description	Unit Price	Amount
Ordered	Shipped	B/O				
1.00	1.00		SPF3X13 BK	FLUTED Aluminum Pole 6005-T6 3"OD x 13' 0" Black	208.00	208.00
			/INSTALL FL Replacement of damaged post	Installation Labor Florida		100.00

Net Invoice: 308.00
Less Discount: 0.00

Sales Tax: 0.00
Invoice Total: 308.00

THANK YOU!

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 2061
DATE 07/31/2025
TERMS Net 30
DUE DATE 08/30/2025

PROJECT NAME
Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[July 02 - July 31]	8:00	180.00	1,440.00

BALANCE DUE **\$1,440.00**

Pay invoice

08/06/2025



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
Jul-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	6.00	\$180	J. Whited	\$1,080.00
Silver Sun Erosions Review, Resident and Staff	2.00	\$180	J. Whited	\$360.00
Communication.	0.00	\$120	K. Wagner	\$0.00
INVOICE TOTAL	8.00			\$1,440.00



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

Document No:INS-0725-298
Document Date:07/31/2025

08/12/25

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$419.35

Date	Description	Amount
07/31/2025	Insurance Reimbursement Torres, Heidy ASTPM	\$178.75
07/31/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$240.60

Report Totals

Billing: \$419.35
Total Sales Tax: \$0.00
Balance Due: **\$419.35**



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

INVOICE

Total Due: \$382.20

Invoice Number: 52019010030
Our Order No. 51019008975
Invoice Date: 8/13/2025
Due Date: 9/12/2025

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

08/13/25

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

CG-410001	heavenly soft toilet paper & tissue roll 4.1x3.5 in 2ply white 96 rolls/case	4	95.55	382.20
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DPS-SCA-MB579	Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2)
---------------	--

FREIGHT - ALL Flat Fee Freight

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

Subtotal:	382.20
Sales Tax:	0.00
Total Due:	\$382.20



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

INVOICE

Total Due: \$557.54

Invoice Number: 52019009966
Our Order No. 51019009001
Invoice Date: 7/31/2025
Due Date: 8/30/2025

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	
RUSH DELIVERY PLEASE	01019000216	Seymour Wright	Net 30 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE			2	216.27	432.54
DPS-FLEX- 20075	FlexWipes Disinfectant Wipes, 7"x8", 75/ct, 6/case			2	55.00	110.00
FREIGHT - ALL	Flat Fee Freight			1	15.00	15.00

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

Subtotal: 557.54
Sales Tax: 0.00
Total Due: \$557.54

08/06/2025



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

INVOICE

Total Due: \$255.00

Invoice Number: 52019009967
Our Order No. 51019008975
Invoice Date: 7/31/2025
Due Date: 8/30/2025

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			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

CG-410001 heavenly soft toilet paper & tissue roll
4.1x3.5 in 2ply white 96 rolls/case

DPS-SCA-MB579	Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2)	4	60.00	240.00
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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: 255.00
Sales Tax: 0.00
Total Due: \$255.00

08/06/2025



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

INVOICE

Total Due: \$1,968.70

Invoice Number: 32019033985

Our Order No. 31019101331

Invoice Date: 8/1/2025

Due Date: 8/31/2025

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		08/01/25 to 08/31/25	
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

07/29/2025



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
33970	08/11/2025	\$49.98	08/26/2025	Net 15	

P.O. NUMBER

Install Date: 4/11/25

SALES REP

DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Cloud Cover Music Server Subscription 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	

\$49.98

08/11/2025



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
33629	05/25/2025	\$199.00	06/09/2025	Net 15	

SALES REP
NB

ACCT#/LOT/BLK
Clubhouse CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring \$199 Month (no contract) ** This includes 30 OHE (operator handled events) per month, \$2 an event after that.	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	0	2.00	0.00

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	199.00
TAX (7.5%)	0.00
TOTAL	199.00
BALANCE DUE	\$199.00

08/08/2025



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
Waterline Station Pool

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33919	08/04/2025	\$231.00	08/19/2025	Net 15	

P.O. NUMBER

Install Date: 06/04/2025

SALES REP

DC

ACCT#/LOT/BLK

Waterline Station Pool MTDS

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring \$199 Month no contract (30 OHE/month)	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	16	2.00	32.00

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 231.00

TAX (6.5%) 0.00

TOTAL 231.00

BALANCE DUE **\$231.00**

08/06/2025



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
33948	08/07/2025	\$829.00	08/22/2025	Net 15	

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse Audio

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This invoice is for replacing the bad Landscape speaker at the main pool, installing waterproof junction boxes at all (5) Landscape speakers, and adding a separate volume control for the meeting room/Patio speakers. Services (1) Klipsch AWR650SM Outdoor Rock Speaker (granite) (5) Outdoor waterproof junction boxes (1) SDB2.1- speaker selector with volume control Installation and setup included.	1	829.00	829.00

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	829.00
TAX (6.5%)	0.00
TOTAL	829.00
BALANCE DUE	\$829.00

08/08/2025



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
33877	07/25/2025	\$335.00	08/09/2025	Net 15	

SALES REP
NB

ACCT#/LOT/BLK
Clubhouse CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring \$199 Month (no contract) ** This includes 30 OHE (operator handled events) per month, \$2 an event after that.	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	68	2.00	136.00

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	335.00
TAX (7.5%)	0.00
TOTAL	335.00
BALANCE DUE	\$335.00

07/30/2025

08/19/25

**Waterset Central Community Development
District**

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;
lscock@rizzetta.com

Invoice Date	Invoice Number
07/12/2025	10838
Terms	Service Through
	07/12/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
06/10/2025	Erin R McCormick	Review of snippet of recording and email from Deneen Klenke regarding above; email to Deneen Klenke, Heidi Torres (Castle), Katiria Parodi and Ruben Durand; review of email from Deneen Klenke to James Davis and Jose Rivero; review of email from Deneen Klenke and respond	0.80	\$ 376.00
06/12/2025	Erin R McCormick	Prepare for, travel to and attend Special Board meeting	5.20	\$ 2,444.00
06/24/2025	Erin R McCormick	Research regarding location of incident involving Eduardo Pena and review of correspondence from William Ritzman of Egis; review of email, letter and attachments from Keith Shutter and forward to Deneen Klenke, Jerry Whited and Ruben Durand;	0.70	\$ 329.00
06/27/2025	Erin R McCormick	Review of email from Katiria Parodi regarding pool maintenance and respond; email to Katiria Parodi, Ruben Durand and Deneen Klenke regarding above; telephone conference with Katiria Parodi;	0.30	\$ 141.00
06/30/2025	Erin R McCormick	Review of email from Deneen Klenke regarding pool maintenance proposal from Wahoo Pools; review of Division of Corporations information and insurance requirements; email to Deneen Klenke, Katiria Parodi and Ruben Durand regarding COIs and other information needed; prepare Pool Maintenance Agreement; prepare email to Deneen Klenke, Katiria Parodi, Matthew Huber and Ruben Durand and transmit Agreement for execution;	2.60	\$ 1,222.00
07/05/2025	Erin R McCormick	Review of email from Derrick Evans and letter from Kevin Schutter; review of engagement letter from audit company; email to Derrick Evans regarding above; review of budget and assessment resolution and email from Derrick Evans; email to Derrick Evans; review of Agenda, Minutes and backup materials for Board of Supervisors meeting; review of emails from Katiria Parodi and Deneen Klenke and Certificate of Insurance for Wahoo Pools; email to Katiria Parodi and Deneen Klenke regarding above;	2.10	\$ 987.00

Waterset Central Community Development District
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com; lspock@rizzetta.com

Invoice Date	Invoice Number
07/12/2025	10838
Terms	Service Through
	07/12/2025

07/09/2025	Erin R McCormick	Review of Agenda, Minutes and backup materials and prepare for Board of Supervisors meeting;	0.80	\$ 376.00
07/10/2025	Erin R McCormick	Travel to and attend Board of Supervisors meeting	4.40	\$ 2,068.00

In Reference To: General Representation (Expenses)				
Date	By	Expenses	Amount	
06/12/2025	Erin R McCormick	Mileage to and from Board of Supervisors meeting	\$ 32.99	
07/10/2025	Erin R McCormick	Mileage to and from Board of Supervisors meeting	\$ 32.99	

Total Hours	16.90 hrs
Total Work	\$ 7,943.00
Total Expenses	\$ 65.98
Total Invoice Amount	\$ 8,008.98
Previous Balance	\$ 3,774.40
Balance (Amount Due)	\$ 11,783.38



Erin McCormick | Law, PA

Erin McCormick, Esq.

08/19/25

Waterset Central Community Development District

3434 Colwell Avenue

Suite 200

Tampa, FL 33614

Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;

lscock@rizzetta.com

Invoice Date	Invoice Number
08/16/2025	10846
Terms	Service Through
	08/16/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
07/15/2025	Erin R McCormick	Prepare letter to be mailed to all property owners for FY 2025-2026 Assessments and Budget hearing; prepare email to Derrick Evans, Ruben Durand and Deneen Klenke regarding above;	1.00	\$ 470.00
07/31/2025	Erin R McCormick	Prepare Agreement for Security Management Services; email to Deneen Klenke, Katiria Parodi and Ruben Durand regarding above	2.30	\$ 1,081.00
08/01/2025	Erin R McCormick	Review of email from Derrick Evans regarding Resolutions needed for upcoming Board meeting; review of email from Derrick Evans regarding staff reports for Board Agenda	0.20	\$ 94.00
08/07/2025	Erin R McCormick	Review of email from Deneen Klenke regarding security services agreement and respond;	0.20	\$ 94.00
08/08/2025	Erin R McCormick	Review of comments from Allied Signal concerning security agreement; review of draft Agreement; left message for Deneen Klenke; email to Deneen Klenke, Ruben Durand and Katiria Parodi;	0.80	\$ 376.00
08/11/2025	Erin R McCormick	Telephone conference with Katiria Parodi regarding Agreement with Allied Signal; left message for Carrie Buck regarding above; telephone conference with Carrie Buck; review of proposed language from Allied Signal; email to Ruben Durand, Katiria Parodi and Deneen Klenke regarding above; review of email from Derek regarding Resolutions and respond;	1.00	\$ 470.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

Waterset Central Community Development District

3434 Colwell Avenue

Suite 200

Tampa, FL 33614

Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com; ispock@rizzetta.com

Invoice Date	Invoice Number
08/16/2025	10846
Terms	Service Through
	08/16/2025

08/13/2025	Erin R McCormick	Telephone conference with John Toborg regarding sod that was not replaced and letter to be sent to previous landscape maintenance contractor; revise Assessment Resolution and Appropriation Resolution and transmit to Derrick Evans, Ruben Durand and Deneen Klenke; emails to and from Ruben Durand; telephone conference with Deneen Klenke regarding issues for Board of Supervisors meeting; review of Agenda packages and prepare for Board meeting; review of Sod Replacement Report; review of Turf Decline Report; email to Ruben Durand, John Toborg and Deneen Klenke regarding above; telephone conference with Deneen Klenke regarding letter to Sunrise and withholding of payment; review of emails to and from Judah Ruben regarding request for temporary use of CDD water during construction; review of emails from Deneen Klenke and Ruben Durand re elections and review election chart; travel to and attend Board of Supervisors meeting	9.80	\$ 4,606.00
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Total Hours	15.30 hrs
Total Work	\$ 7,191.00
Total Invoice Amount	\$ 7,191.00
Previous Balance	\$ 8,008.98
Balance (Amount Due)	\$ 15,199.98



7823 N Dale Mabry Hwy,
STE 107
Tampa, FL 33614
Ofc: 813-870-2966
Fax: 813-870-2896

Invoice

Date	Invoice #
7/31/2025	35580

07/31/25

Bill To
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

Ship To
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

P.O. No.	Terms	Rep
	Due on receipt	KM

Item	Description	Qty	Rate	Amount
Parts	Precor ab/back SN# BDS5C12180018	1	65.00	65.00
Labor	AB STRAP	1	80.00	80.00
Freight Sales (INV)	Labor		25.00	25.00
	Freight Charges are subject to change			

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867. Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.	Subtotal	\$170.00
	Sales Tax (0.0%)	\$0.00
	Total	\$170.00
	Payments/Credits	\$0.00
	Balance Due	\$170.00



7823 N Dale Mabry Hwy., STE 107
Tampa, FL 33614
Ofc: 813-870-2966
Fax: 813-870-2896

Invoice

Date	Invoice #
8/8/2025	35651

Bill To
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

Ship To
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

S.O. No.	P.O. No.	Terms	Rep
37415		Due on receipt	KM

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed				340.00	340.00
					08/08/2025	

				Subtotal	\$340.00
				Sales Tax (0.0%)	\$0.00
Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.				Total	\$340.00
				Payments/Credits	\$0.00
				Balance Due	\$340.00



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.

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 39-8017823354-9

July 2025

T

FD

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

□□□□□□.□□ 170.93

Due: 08/20/25

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

08/20/25

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 39-8017823354-9

□□□□□□

T

FD

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.

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)							2,279.07	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)							.		
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)							2,279.07		
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)							170.93	Signature of Taxpayer _____ Date _____ Telephone # _____	
5. Less Lawful Deductions							.		Signature of Preparer _____
6. Less DOR Credit Memo							.		Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX B. Total Discretionary Sales Surtax Due 34.19
7. Net Tax Due							170.93		
8. Less Collection Allowance or Plus Penalty and Interest							.		E-file / E-pay to Receive Collection Allowance
9. Amount Due With Return (Enter this amount on front)							170.93	Please do not fold or staple.	

	DOLLARS						CENTS		
1. Gross Sales (Do not include tax)							.		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)							.		
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)							.		
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)							.		Signature of Taxpayer _____ Date _____ Telephone # _____
5. Less Lawful Deductions							.		Signature of Preparer _____ Telephone # _____
6. Less DOR Credit Memo							.		Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX B. Total Discretionary Sales Surtax Due 34.19
7. Net Tax Due							.		
8. Less Collection Allowance or Plus Penalty and Interest							.		E-file / E-pay to Receive Collection Allowance
9. Amount Due With Return (Enter this amount on front)							.		Please do not fold or staple.



WATERSET CENTRAL Account Number:
813-649-0263-041723-5

Billing Date:
Aug 17, 2025
Billing Period:
Aug 17 - Sep 16, 2025

08/25/25

Hi WATERSET CENTRAL,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Bill history

Previous balance	\$129.99
Payment received by Aug 17, thank you	-\$129.99

Service summary

	Previous month	Current month
Internet	\$129.99	\$129.99
Total services	\$129.99	\$129.99
Total balance		\$129.99

Total balance

\$129.99

due

Sep 10

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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 17 08192025 NNNNNNNY 01 992410

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

Total balance
\$129.99

Due by
Sep 10

Account number
813-649-0263-041723-5

Amount enclosed
\$

Mail payment to:
FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

950009813649026304172300000000000000129995



WATERSET CENTRAL Account Number:
813-649-0263-041723-5

Billing Date:
Aug 17, 2025

Billing Period:
Aug 17 - Sep 16, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

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 Internet			
Monthly Charges			
08.17-09.16	Business Fiber Internet 1 Gig		\$104.99
	Valued Customer Fiber 2 Gig Upgrade		\$0.00
	1 Usable Static IP Address		\$25.00
Internet Total			\$129.99
Total current month charges			\$129.99

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$129.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



LET FRONTIER BE YOUR TECH SUPPORT

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business.frontier.com



WATERSET CENTRAL Account Number:
813-649-0263-041723-5

Billing Date:
Aug 17, 2025

Billing Period:
Aug 17 - Sep 16, 2025





WATERSET CENTRAL CDD Account Number:
813-741-0603-061118-5

Billing Date:
Aug 14, 2025
 Billing Period:
Aug 14 - Sep 13, 2025

Hi WATERSET CENTRAL CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions. 08/19/25

Bill history

Previous balance	\$478.15
Payment received by Aug 14, thank you	-\$478.15
Adjustments to prior bill period	-\$4.97
Prior bill period balance	-\$4.97

Service summary

	Previous month	Current month
Bundle	\$405.51	\$405.51
Taxes and Fees	\$72.64	\$72.64
Total services	\$478.15	\$478.15
Total balance		\$473.18

Total balance

\$473.18

due

Sep 08

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P.O. Box 211579
 Eagan, MN 55121-2879

6790 0107 DY RP 14 08152025 NNNNNNNY 01 994888

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

Total balance
\$ 473.18

Due by
Sep 08

Account number
 813-741-0603-061118-5

Amount enclosed
 \$ _____

Mail payment to:
 FRONTIER
 PO BOX 740407
 CINCINNATI, OH 45274-0407

71100181374106030611180000000000000000473185



WATERSET CENTRAL CDD Account Number:
813-741-0603-061118-5

Billing Date:
Aug 14, 2025

Billing Period:
Aug 14 - Sep 13, 2025

WAYS TO PAY YOUR BILL



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Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

Adjustments to prior bill period

Carrier Cost Recov	-\$0.72
Federal Primary Carrier Line	-\$2.24
Fed Subscriber Ln Ch	-\$1.86
Frontier Road Work Recovery Surcharge	-\$0.15
Total Adjustments	-\$4.97

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$337.17 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Bundle

Monthly Charges

08.14-09.13	FiberOptic Internet 300 Dynamic IP w/ OneVoice	\$195.97
	Business FiberOptic 300/300M Dynamic IP	
	OneVoice Access Line	
(2)	OneVoice Nationwide	\$109.98
	OneVoice Access Line	
(3)	Federal Primary Carrier Multi Line Charge	\$44.97
	Carrier Cost Recovery Surcharge	\$13.99
	Frontier Roadwork Recovery Surcharge	\$4.00
(3)	Multi-Line Federal Subscriber Line Charge	\$27.60
(3)	Access Recovery Charge Multi-Line Business	\$9.00
Bundle Total		\$405.51



Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	\$21.24
	Federal USF Recovery Charge	\$13.17
	Federal Excise Tax	\$2.89
	Federal Taxes	\$37.30
	FL State Communications Services Tax	\$14.73
	County Communications Services Tax	\$14.36
	FL State Gross Receipts Tax	\$4.44
(3)	Hillsborough County 911 Surcharge	\$1.20
	FL State Gross Receipts Tax	\$0.37
(3)	FL Telecommunications Relay Service	\$0.24
	State Taxes	\$35.34
Taxes and Fees Total		\$72.64

Total current month charges **\$478.15**



WATERSET CENTRAL CDD Account Number:
813-741-0603-061118-5

Billing Date:
Aug 14, 2025
Billing Period:
Aug 14 - Sep 13, 2025

LOCAL MEASURED SVC-FREE

8137410603	# of calls	Minutes	Charge
Dial Day	0	301	\$0.00
Dial Evening	91	0	\$0.00
Dial Night	0	17	\$0.00
Dial Day	0	9	\$0.00
Dial Evening	8	0	\$0.00
Dial Night	0	1	\$0.00
Allowance			\$0.00
Billed			\$0.00
Total			\$0.00



9500098136490263041723000000000000000129995

WATERSET CENTRAL Account Number:
813-649-0263-041723-5

Billing Date:
Jul 17, 2025

Billing Period:
Jul 17 - Aug 16, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

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Internet

Monthly Charges

07.17-08.16	Business Fiber Internet 1 Gig	\$104.99
	1 Usable Static IP Address	\$25.00
	Valued Customer Fiber 2 Gig Upgrade	\$0.00
Internet Total		\$129.99

Total current month charges

\$129.99

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$129.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.

LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com

WATERSET CENTRAL Account Number:
813-649-0263-041723-5

Billing Date:
Jul 17, 2025

Billing Period:
Jul 17 - Aug 16, 2025





WATERSET CENTRAL CDD Account Number:
813-741-0603-061118-5

Billing Date:
Jul 14, 2025

Billing Period:
Jul 14 - Aug 13, 2025

Hi WATERSET CENTRAL CDD,

0/17/25

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Bill history

Previous balance	\$476.67
Payment received by Jul 14, thank you	-\$476.67

Service summary

	Previous month	Current month
Bundle	\$403.38	↑\$405.51
Taxes and Fees	\$73.29	↓\$72.64
Total services	\$476.67	\$478.15
Total balance		\$478.15

Total balance

\$478.15

due

Aug 07



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Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 NO RP 14 07152025 NNNNNNY 01 994965

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

Total balance
\$ 478.15

Due by
Aug 07

Account number
813-741-0603-061118-5

Amount enclosed
\$ _____

Mail payment to:
FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

11100681374106030611180000000000000000478155



WATERSET CENTRAL CDD Account Number:
813-741-0603-061118-5

Billing Date:

Jul 14, 2025

Billing Period:

Jul 14 - Aug 13, 2025

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 Bundle			If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$337.17 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.	
Monthly Charges				
07.14-08.13	FiberOptic Internet 300 Dynamic IP w/ OneVoice	\$195.97		
	Business FiberOptic 300/300M Dynamic IP			
	OneVoice Access Line			
(2)	OneVoice Nationwide	\$109.98	Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges .	
(3)	OneVoice Access Line	\$44.97		
(3)	Federal Primary Carrier Multi Line Charge	\$13.99		
	Carrier Cost Recovery Surcharge	\$4.00		
(3)	Frontier Roadwork Recovery Surcharge	\$27.60		
	Multi-Line Federal Subscriber Line Charge	\$9.00		
(3)	Access Recovery Charge Multi-Line Business			
Bundle Total		\$405.51		
 Taxes and Fees				
	FCA Long Distance - Federal USF Surcharge	\$21.24		
	Federal USF Recovery Charge	\$13.17		
	Federal Excise Tax	\$2.89		
	Federal Taxes	\$37.30		
	FL State Communications Services Tax	\$14.73		
	County Communications Services Tax	\$14.36		
	FL State Gross Receipts Tax	\$4.44		
(3)	Hillsborough County 911 Surcharge	\$1.20		
	FL State Gross Receipts Tax	\$0.37		
(3)	FL Telecommunications Relay Service	\$0.24		
	State Taxes	\$35.34		
Taxes and Fees Total		\$72.64		
Total current month charges		\$478.15		





WATERSET CENTRAL CDD Account Number:
813-741-0603-061118-5

Billing Date:
Jul 14, 2025
Billing Period:
Jul 14 - Aug 13, 2025

LOCAL MEASURED SVC-FREE

8137410604	# of calls	Minutes	Charge
Dial Day	0	257	\$0.00
Dial Evening	59	0	\$0.00
Dial Night	0	21	\$0.00
Dial Day	0	0	\$0.00
Dial Evening	7	0	\$0.00
Dial Night	0	0	\$0.00
Dial Day	0	1	\$0.00
Dial Evening	1	0	\$0.00
Dial Night	0	0	\$0.00
Allowance			\$0.00
Billed			\$0.00
Total			\$0.00



Waterset Central CDD
Hillsborough County BOCC Summary
Master Summary Account #7687161865

July 2025

Due: 08/20/2025

<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	08/08/25
7/30/2025	6116 Sea Air Dr	001-53600-4310	\$12.42	Reclaim
7/30/2025	5701 Madrigal Way	001-53600-4301	\$298.58	Water
7/30/2025	7008 Waterline Ct	001-53600-4310	\$499.78	Reclaim
7/30/2025	5910 Covington Garden Dr	001-53600-4310	\$325.04	Reclaim
7/30/2025	7533 Paradiso Dr	001-53600-4310	\$19.08	Reclaim
7/30/2025	7301 Paradiso Dr	001-53600-4310	\$47.03	Reclaim
7/30/2025	7281 Paradiso Ave	001-53600-4301	\$140.95	Water
7/30/2025	7281 Paradiso Ave	001-53600-4310	\$545.18	Reclaim
7/30/2025	7030 Reservoir Ct	001-53600-4310	\$195.83	Reclaim
7/30/2025	5490 Wayfarer Ave	001-53600-4310	\$188.64	Reclaim
7/30/2025	7054 Reservoir Ct	001-53600-4310	\$38.17	Reclaim
7/30/2025	5459 Wayfarer Ave	001-53600-4310	\$15.90	Reclaim
7/30/2025	5630 Wayfarer Ave	001-53600-4310	\$5.96	Reclaim
7/30/2025	5521 Silver Sun Dr	001-53600-4310	\$5.94	Reclaim
7/30/2025	5424 Wayfarer Ave	001-53600-4310	\$9.70	Reclaim
7/30/2025	5300 Del Cooronado Dr	001-53600-4310	\$104.09	Reclaim
7/30/2025	5494 Del Coronado Dr	001-53600-4310	\$15.21	Reclaim
7/30/2025	7306 Golden Sky Ct	001-53600-4310	\$6.54	Reclaim
7/30/2025	7020 Saguaro Way	001-53600-4310	\$14.23	Reclaim
7/30/2025	6112 Sea Air Dr	001-53600-4310	\$8.37	Reclaim
7/30/2025	7000 Mainland Ave	001-53600-4310	\$5.94	Reclaim
7/30/2025	7310 Betel Palm Ct 1	001-53600-4301	\$77.81	Water
7/30/2025	6060 Milestone Dr	001-53600-4310	\$155.62	Reclaim
	Deposit	01-15601	\$0.00	Deposits
	TOTAL		\$2,736.01	

Summary		
Utility Services	001-53600-4301	\$517.34
Utility Reclaim	001-53600-4310	\$2,218.67
Deposit	001-15601	\$0.00
Credit		<u>\$0.00</u>
TOTAL		\$2,736.01



Hillsborough
County Florida

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CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

Summary of Account Charges

Previous Balance	\$2,368.47
Net Payments - Thank You	\$-2,368.47
Total Account Charges	\$2,736.01
AMOUNT DUE	\$2,736.01

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

Additional Information: HCFLGov.net/Water



THANK YOU!



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

173 8

DUE DATE	08/20/2025
AMOUNT DUE	\$2,736.01
AMOUNT PAID	



0076871618658 00002736015



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

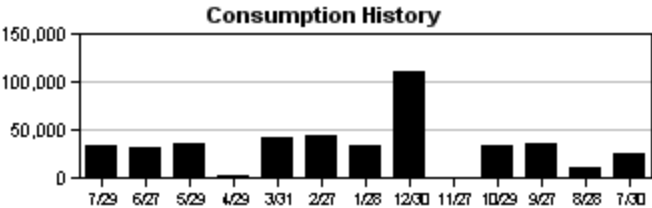
Service Address: 6116 SEA AIR DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	06/27/2025	17661	07/29/2025	18000	33900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.42
Total Service Address Charges	\$12.42



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

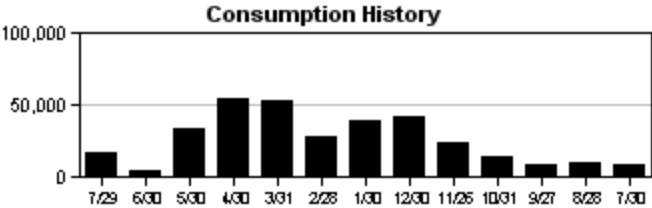
Service Address: 5701 MADRIGAL WAY

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	06/30/2025	736095	07/29/2025	752891	16796 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$50.72
Water Base Charge	\$31.30
Water Usage Charge	\$25.12
Sewer Base Charge	\$75.90
Sewer Usage Charge	\$109.51
Total Service Address Charges	\$298.58





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

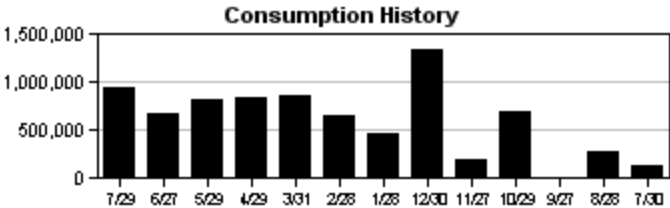
Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	06/27/2025	245918	07/29/2025	255242	932400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$499.78
Total Service Address Charges	\$499.78



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

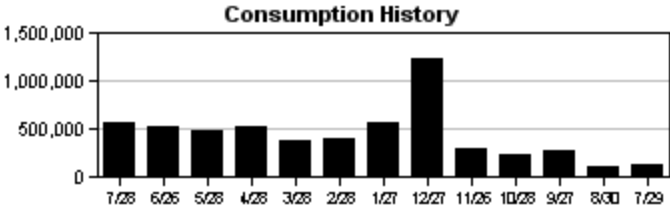
Service Address: 5910 COVINGTON GARDEN DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	06/26/2025	329704	07/28/2025	335319	561500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$325.04
Total Service Address Charges	\$325.04





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

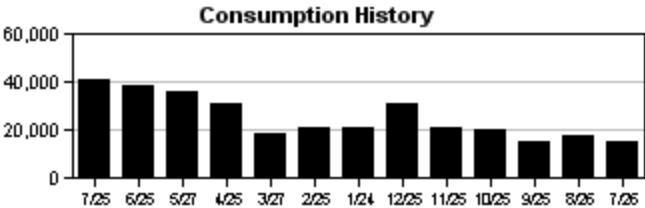
Service Address: 7533 PARADISO DR-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	06/25/2025	12717	07/25/2025	13128	41100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$19.08
Total Service Address Charges	\$19.08



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

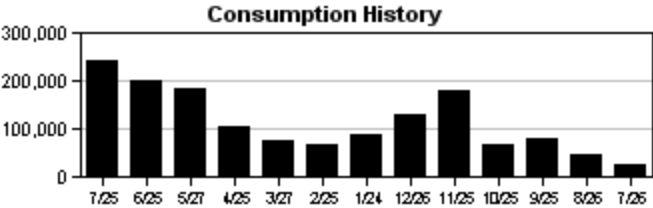
Service Address: 7301 PARADISO DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	06/25/2025	86560	07/25/2025	88977	241700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$47.03
Total Service Address Charges	\$47.03





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

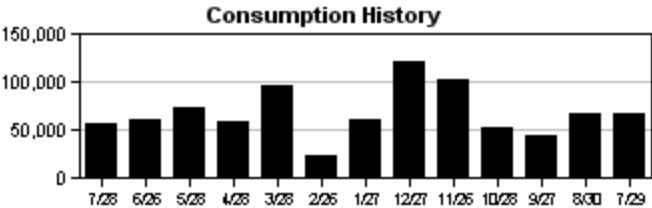
Service Address: 7281 PARADISO AVE

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	06/26/2025	54676	07/28/2025	55162	48600 GAL	ACTUAL	WATER
54230101	06/26/2025	30443	07/28/2025	30527	8400 GAL	ACTUAL	WATER
60998080	06/26/2025	257667	07/28/2025	263720	605300 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$172.14
Water Base Charge	\$66.73
Water Usage Charge	\$113.95
Sewer Base Charge	\$131.56
Sewer Usage Charge	\$54.77
Reclaimed Water Charge	\$140.95
Total Service Address Charges	\$686.13



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

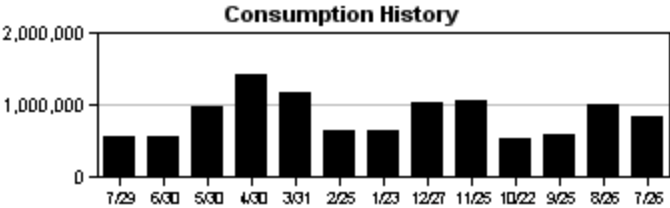
Service Address: 7030 RESERVOIR CT-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	06/30/2025	7461041	07/29/2025	8012946	551905 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$195.83
Total Service Address Charges	\$195.83





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

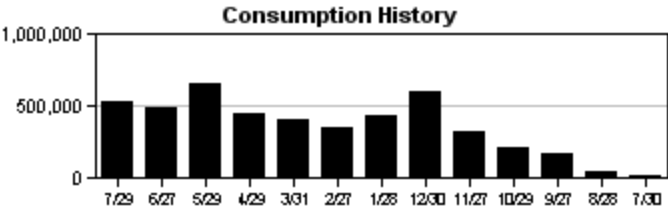
Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	06/27/2025	183021	07/29/2025	188245	522400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$188.64
Total Service Address Charges	\$188.64



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

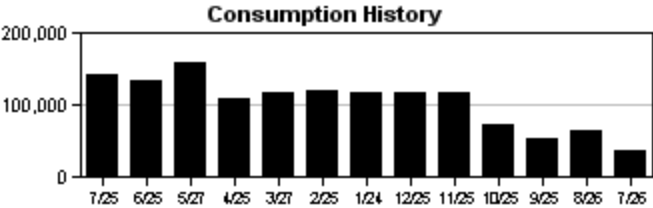
Service Address: 7054 RESERVOIR CT-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	06/25/2025	58343	07/25/2025	59758	141500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$38.17
Total Service Address Charges	\$38.17





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

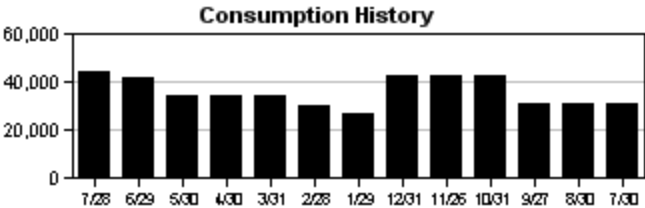
Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

S-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	06/29/2025	376440	07/28/2025	420829	44389 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$15.90
Total Service Address Charges	\$15.90



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

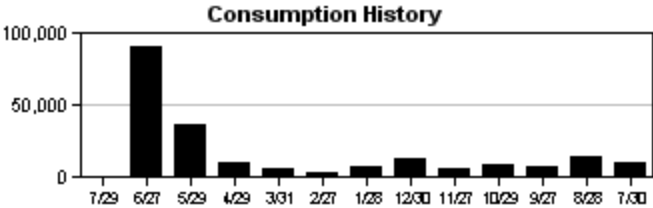
Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

S-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	06/27/2025	6858	07/29/2025	6859	100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.96
Total Service Address Charges	\$5.96





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

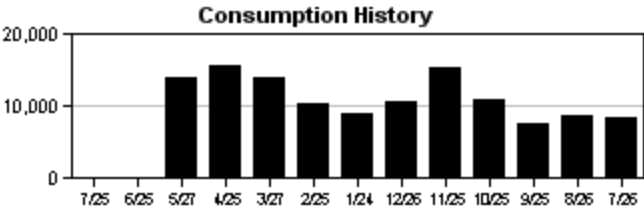
Service Address: 5521 SILVER SUN DR

S-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	06/25/2025	9052	07/25/2025	9052	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.94
Total Service Address Charges	\$5.94



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

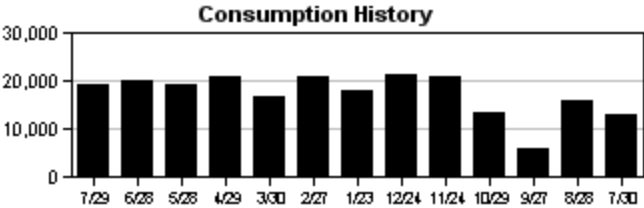
Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

S-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	06/28/2025	149304	07/29/2025	168484	19180 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$9.70
Total Service Address Charges	\$9.70





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

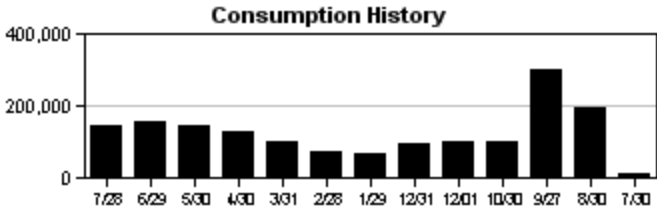
Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

S-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703562000	06/29/2025	1283182	07/28/2025	1428692	145510 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$104.09
Total Service Address Charges	\$104.09



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

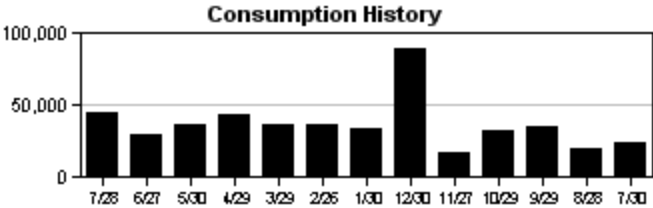
Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

S-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705884634	06/27/2025	186805	07/28/2025	231423	44618 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$15.21
Total Service Address Charges	\$15.21





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

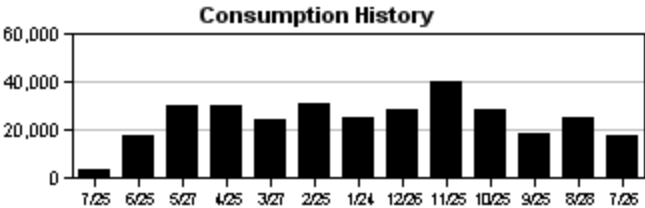
Service Address: 7306 GOLDEN SKY CT

S-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	06/25/2025	16814	07/25/2025	16849	3500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.54
Total Service Address Charges	\$6.54



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

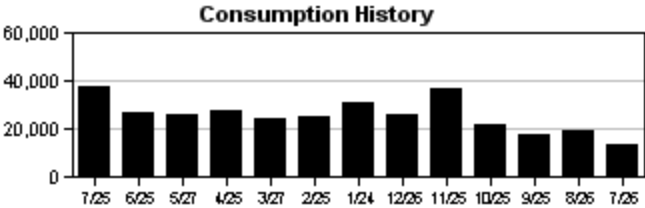
Service Address: 7020 SAGUARO WAY-RECLAIM

S-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	06/25/2025	16296	07/25/2025	16670	37400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$14.23
Total Service Address Charges	\$14.23





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

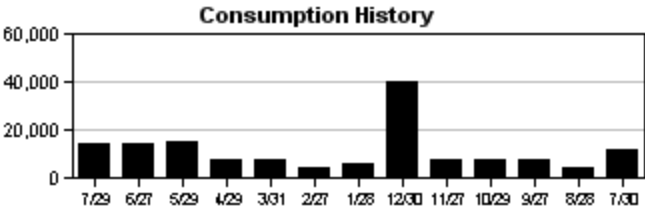
Service Address: 6112 SEA AIR DR

S-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	06/27/2025	7148	07/29/2025	7291	14300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.37
Total Service Address Charges	\$8.37



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

S-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	06/27/2025	6115	07/29/2025	6116	1 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.94
Total Service Address Charges	\$5.94





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

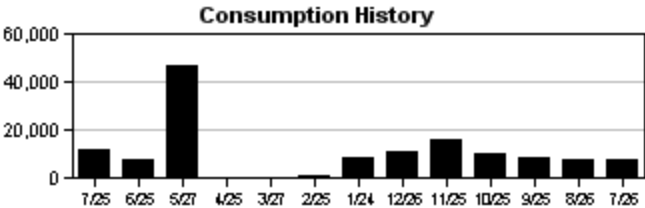
Service Address: 7310 BETEL PALM CT I

S-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	06/25/2025	8063	07/25/2025	8178	11500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$34.73
Water Base Charge	\$15.65
Water Usage Charge	\$21.40
Total Service Address Charges	\$77.81



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	07/30/2025	08/20/2025

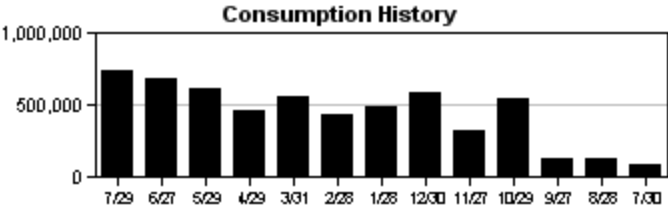
Service Address: 6060 MILESTONE DR

S-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	06/27/2025	297710	07/29/2025	305069	735900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$155.62
Total Service Address Charges	\$155.62



Waterset Central CDD
Meeting Date: August 13, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	
Deneen Klenke*		
Jean Ocampo	✓	JO081325
Lynda McMorro [*] <i>Curtis Thornton</i>		
Thomas McNutt	✓	TM081325
Pete Williams <i>Brandon Bentley</i>		

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

08/15/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>5:39 PM</i>
Meeting End Time:	<i>9:16 PM</i>
Total Meeting Time:	<i>3hrs 37mins</i>

Time Over (3) Hours:	<i>7 37mins</i>
------------------------	-----------------

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: *Z. Durand*

INVOICE

INVOICE NO. 4507245

CARD ACCESSories™ COMPANY
104 Graham St. SE
Port Charlotte, FL 33952

TELEPHONE: (941) 627-0600

FAX: (941) 624-6903

NOTE: OUR REMITTANCE ADDRESS HAS CHANGED.

PLEASE REMIT TO:

CARD ACCESSories Company
20 Asher Lane
Arden, NC 28704

SOLD TO: Waterset Central CDD Email: cddinvoice@rizzetta.com	Waterset Clubhouse ATTN: Ms. Kateria Parodi 7281 Paradiso Drive Apollo Beach, FL 33572 Phone: 813-677-2114 Email: ljorrin@castlegroup.com
--	---

CUSTOMER ORDER #	SLSN	TERMS	SHIP VIA	FOB	DATE
<i>p.o. # 7/18/25 email</i>	<i>k</i>	<i>net 30</i>	<i>UPS/FedX</i>	<i>orig.</i>	<i>August 1, 2025</i>

QUANTITY ORDERED:	QUANTITY SHIPPED:	DESCRIPTION:	UNIT PRICE:	EXTENSION
200	200	CA-Clam Prox	\$ 1.99	\$ 398.00
200	200	CA-AdBak20	.48	96.00

TOTAL MERCHANDISE: \$ 494.00
SHIPPING: 15.76
TOTAL INVOICE (tx xmpt): \$ 509.76

Fedex 883239103598

08/07/2025



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: 7-28-25

Account Number: 12545

Invoice Number: 367333

Previous Balance: \$352.00

Commercial General Pests \$217.00

Sales Tax: \$0.00

Service Amount: \$217.00

Check / Cash: en

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	Structure	Frequency	Type of Service
☐ Bedroom	☐ Bank	☐ Annual Service	☐ Additional Service
☐ Breakroom	☐ Industrial	☒ Every Other Month	☐ Extra Service
☐ Garage	☐ Medical	☒ Monthly Service	☒ General Pest Control
☒ Kitchen	☒ Professional	☐ Quarterly Service	☐ In Wall Tube System
☒ Perimeter	☐ Residence	☐ Twice Per Month	☒ Rodent Control
☐ Rest Room	☐ Retail	☐ Weekly	☐ Annual Service

General Pest

- | | |
|---|--|
| ☐ Acrobat Ants | ☐ Pantry pests |
| ☐ Argentine Ants | ☒ Paper Wasps |
| ☐ Bed Bugs | ☐ Pharaoh Ants |
| ☐ Carpenter Ants | ☒ Preventative |
| ☐ Crazy Ants | ☐ Roaches |
| ☐ Drain Flies | ☐ Silverfish |
| ☐ Fire Ants | ☐ Spiders |
| ☐ Fleas | ☐ Ticks |
| ☐ German Roaches | ☐ White Foot Ants |
| ☐ Ghost Ants | ☐ |
| ☐ Mosquitos | |
| ☒ Mud Daubers | |

Treatment

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

- ☒ TAISW P
☒ Alone W/S

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: _____

07/29/2025



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: 7-28-25

Account Number: 12545

Invoice Number: 367688

Previous Balance: \$352.00

Commercial General Pests \$135.00

Sales Tax: \$0.00

Service Amount: \$135.00

Check / Cash: en

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	Structure	Frequency	Type of Service
☐ Bedroom	☐ Bank	☐ Annual Service	☐ Additional Service
☐ Breakroom	☐ Industrial	☐ Every Other Month	☐ Extra Service
☐ Garage	☐ Medical	☒ Monthly Service	☒ General Pest Control
☐ Kitchen	☒ Professional	☐ Quarterly Service	☐ In Wall Tube System
☒ Perimeter	☐ Residence	☐ Twice Per Month	☐ Rodent Control
☐ Rest Room	☐ Retail	☐ Weekly	☐ Annual Service

General Pest

- | | |
|--|--|
| ☐ Acrobat Ants | ☐ Pantry pests |
| ☐ Argentine Ants | ☐ Paper Wasps |
| ☐ Bed Bugs | ☐ Pharaoh Ants |
| ☐ Carpenter Ants | ☒ Preventative |
| ☒ Crazy Ants | ☐ Roaches |
| ☐ Drain Flies | ☐ Silverfish |
| ☐ Fire Ants | ☐ Spiders |
| ☐ Fleas | ☐ Ticks |
| ☐ German Roaches | ☐ White Foot Ants |
| ☐ Ghost Ants | ☐ _____ |
| ☐ Mosquitos | |
| ☐ Mud Daubers | |

Treatment

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

Rodent Control

- | | |
|--------------------------------|---|
| ☐ Mice | ☐ Rodent Bait Stations |
| ☐ Rats | ☐ T-Rex Rat Snap Traps |
| ☐ _____ | ☐ Victor Glue Boards |

Treatment

- | | |
|--|---|
| ☐ CM Rat Snap Traps | ☐ Rodent Bait Stations |
| ☐ Contrac Blox Bait .005% | ☐ T-Rex Rat Snap Traps |
| ☐ Final Blox Bait .005% | ☐ Victor Glue Boards |

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

07/29/2025



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 33932358
Invoice Date 8/4/2025
Completed Date 8/4/2025
Payment Term Due Upon Receipt
Due Date 8/4/2025

Billing Address

Waterset Central CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

Job Address

Waterset Central
7821 Paradiso Drive
Apollo Beach, FL 33572 USA

Description of work

Arrived to further troubleshoot lights at the pickleball courts after they did not turn on the night prior after repairs. Found the lighting control panel to have the relay blown again. Bypassed the relay and tested, found all lights working. Kept wires bypassed and the power on to see if the lighting control panel would go through its off cycle. Let the customer know if they did not go through the proper light cycle that the Cooper Lighting panel was bad and they would need a specialist to correct issue.

Service #	Description	Quantity	Your Price	Total
1HR LBR 1.00 SVC	1 Labor Hours Service Technician	1.00	\$165.00	\$165.00

Sub-Total \$165.00

Tax \$0.00

Total \$165.00

Payment \$0.00

Balance Due \$165.00

08/06/2025

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 33812938
Invoice Date 7/29/2025
Completed Date 7/29/2025
Payment Term Due Upon Receipt
Due Date 7/29/2025

Billing Address

Waterset Central CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

Job Address

Waterset Central
7821 Paradiso Drive
Apollo Beach, FL 33572 USA

Description of work

Found lighting system to be working properly. Found #27 feeding out to tennis court lights to be putting out wrong voltage only 18v. Removed wires from relay and put onto new relay, turned on breakers and tested found lights working properly.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC DIA	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
1HR LBR 1.00 SVC	1 Labor Hours Service Technician	1.00	\$165.00	\$165.00

Sub-Total \$264.00

Tax \$0.00

Total \$264.00

Payment \$0.00

Balance Due \$264.00

07/30/2025

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

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

Check Request

Amount: \$219.33

Date: 07/30/2025

07/30/25

Payable To: Pristine Promotional Marketing

Address: 16410 Chapman Crossing Drive Lithia FL 33547

Requestor: Karla Pena (Staff Accountant)

Description: Custom Printed Lanyard Split Cost Invoice #1682

Code to: 001-57900-6409



Pristine Promotional Marketing

16410 Chapman Crossing
Drive
Lithia, FL 33547

Invoice

Due Date	Date	Invoice #
7/23/2025	7/23/2025	1682

Bill To
Waterset Central CDD

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Balance Due	\$658.00
--------------------	-----------------

New e-mail address? Enter here: _____

Pristine Promotional Marketing

16410 Chapman Crossing Drive
Lithia, FL 33547

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

		P.O. No.	Terms	Project	Rep
		2083PPM	Due on receipt		
Item	Description	Qty	Rate	Amount	
LPY34	3/4" POLYESTER CUSTOM PRINTED LANYARD	400	1.50	600.00T	
Shipping Fee	Shipping	1	58.00	58.00T	
	No Sales Tax (Recurring)		0.00%	0.00	

There will be a \$15 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 90 days. For billing inquiries: 954-818-7217.

Total	\$658.00
Payments/Credits	\$0.00
Balance Due	\$658.00

From: [Katiria Parodi](#)
To: [Karla Pena](#)
Subject: [EXTERNAL]Fw: Invoice 1682 from Pristine Promotional Marketing
Date: Wednesday, July 30, 2025 2:40:35 PM
Attachments: [signature\(3\)_86364dc0-d1ee-48f9-a1ec-0a67ea217f4b.png](#)
[signaturerecommendation\(2\)_1567fa83-d687-49de-a632-308a636f23e3.png](#)
[Inv_1682_from_Pristine_Promotional_Marketing_14968.pdf](#)

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Karla!

Would it be possible to have this invoice processed and split between the 3 districts?

Waterset Central CDD \$219.33
Waterset South CDD \$219.34
Waterset North CDD \$219.33

Thank you,



Katiria Parodi
Property Manager | Castle Group
Waterset "Proudly Managed by Castle Group" 7281 Paradiso Drive,, Apollo Beach, FL 33572
kparodi@castlegroup.com | www.castlegroup.com
P: 813-677-2114



We're Hiring
Click here to join our team!

From: Jericho Flinn <jericho@pristinepromos.com>
Sent: Wednesday, July 30, 2025 2:13 PM
To: Katiria Parodi <kparodi@castlegroup.com>
Subject: Invoice 1682 from Pristine Promotional Marketing

Pristine Promotional Marketing

Invoice *Due: 07/23/2025*
1682 Amount Due: **\$658.00**

Dear AYLAH VEIRA :

Your invoice-1682 for 658.00 is attached. Please remit payment at your earliest convenience.

A check or ACH transfer is our preferred method of payment as we are charged fees on all credit card transactions.

Thank you for your business - we appreciate it very much.

Sincerely,
Pristine Promotional Marketing

9548187217
www.pristinepromos.com

[View & Pay Invoice](#)



5210 W Linebaugh Ave
Tampa FL 33624-503434

08/21/25

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

An upcoming invoice will reflect a rate adjustment.
Please contact us with any questions.

Account Number 3-0696-0036370
Invoice Number 0696-001291657
Invoice Date August 17, 2025
Previous Balance \$977.69
Payments/Adjustments -\$977.69
Current Invoice Charges **\$856.27**

Total Amount Due \$856.27	Payment Due Date September 06, 2025
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/07	5555555	-\$977.69

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset Central Cdd 7281 Paradiso Drive PO joe roethke				
Apollo Beach, FL Contract: 9696002 (C1)				
2 Waste Container 4 Cu Yd, 2 Lifts Per Week				
Disposal:SOUTHCO - CLASS 1				
Waste/Recycling Overage 08/06		1.0000	\$88.00	\$88.00
Pickup Service 09/01-09/30			\$515.90	\$515.90
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$246.42
CURRENT INVOICE CHARGES				\$856.27

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due	\$856.27
Payment Due Date	September 06, 2025
Account Number	3-0696-0036370
Invoice Number	0696-001291657

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit RepublicServices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at RepublicServices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

IMPORTANT INFORMATION

(Continued from Page 1)

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



5210 W Linebaugh Ave
Tampa FL 33624-503434

07/21/25

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0696-0036370
Invoice Number 0696-001285097
Invoice Date July 17, 2025
Previous Balance \$843.46
Payments/Adjustments -\$843.46
Current Invoice Charges \$977.69

Total Amount Due \$977.69	Payment Due Date August 06, 2025
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/10	5555555	-\$843.46

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset Central Cdd 7281 Paradiso Drive PO joe roethke				
Apollo Beach, FL Contract: 9696002 (C1)				
2 Waste Container 4 Cu Yd, 2 Lifts Per Week				
Disposal:SOUTHCO - CLASS 1				
Waste/Recycling Overage 07/02		1.0000	\$88.00	\$88.00
Waste/Recycling Overage 07/02		1.0000	\$88.00	\$88.00
Pickup Service 08/01-08/31			\$515.90	\$515.90
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$279.84
CURRENT INVOICE CHARGES				\$977.69

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

☐

Total Amount Due	\$977.69
Payment Due Date	August 06, 2025
Account Number	3-0696-0036370
Invoice Number	0696-001285097

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

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Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

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Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

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BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

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

Invoice

Date	Invoice #
8/2/2025	INV0000101180

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00168

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,696.50	\$1,696.50
Administrative Services	1.00	\$421.75	\$421.75
Dissemination Services	1.00	\$416.67	\$416.67
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$421.75	\$421.75
Landscape Consulting Services	1.00	\$900.00	\$900.00
Management Services	1.00	\$1,924.58	\$1,924.58
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$5,981.25
Total			\$5,981.25



INVOICE

Waterset Central CDD
2700 S. Falkenburg Rd., Suite 2745
Riverview FL 33578
United States

07/28/25

Invoice # INV-SN-887
Invoice Date: 7/17/2025
Due Date: 8/16/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00

Subscription start: 10/1/2024
Subscription end: 9/30/2025

Subtotal: \$384.38
Tax Total:
Total: \$384.38
Amount Paid: \$0.00

Direct Deposit Instruction:

Amount Due: \$384.38

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

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



Account#	582786
Engagement#	5000076904
PO#	
Inv#	12242661
Invoice Amount	\$5,264.43
Invoice Date	07/31/2025
Invoice Period	07/01/2025 - 07/31/2025
Page 1 of 2	Please Pay Promptly

Subject to 1.5% monthly finance
charge if not paid by 08/30/2025

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
-------------	-----	-----	-----	-----	-----	-----	-----	----	----	----	-------

Guard Services

002-Security Officer

Wk 1

07/01

07/02

07/03

Jefferson, Neicojiar

7.00

8.00

15.00

002-Security Officer Wk 1 Subtotal

Straight

15.00 Hours

@ \$

29.410

= \$

441.15

Wk 2

07/04

07/05

07/06

07/07

07/08

07/09

07/10

Jefferson, Neicojiar

8.00

1.00

7.00

8.00

16.00

8.00

Jefferson, Neicomelvin

7.00

8.00

1.00

16.00

002-Security Officer Wk 2 Subtotal

Premium

8.00 Hours

@ \$

44.120

= \$

352.96

Straight

32.00 Hours

@ \$

29.410

= \$

941.12

Wk 3

07/11

07/12

07/13

07/14

07/15

07/16

07/17

Jefferson, Neicojiar

8.00

1.00

7.00

8.00

24.00

Jefferson, Neicomelvin

7.00

8.00

1.00

16.00

002-Security Officer Wk 3 Subtotal

Straight

40.00 Hours

@ \$

29.410

= \$

1,176.40

Wk 4

07/18

07/19

07/20

07/21

07/22

07/23

07/24

Jefferson, Neicojiar

8.00

1.00

7.00

1.00

7.00

8.00

32.00

Jefferson, Neicomelvin

7.00

1.00

8.00

002-Security Officer Wk 4 Subtotal

Straight

40.00 Hours

@ \$

29.410

= \$

1,176.40

Wk 5

07/25

07/26

07/27

07/28

07/29

07/30

07/31

Jefferson, Neicojiar

8.00

1.00

7.00

1.00

7.00

8.00

32.00

Jefferson, Neicomelvin

7.00

1.00

8.00

002-Security Officer Wk 5 Subtotal

Straight

40.00 Hours

@ \$

29.410

= \$

1,176.40

002-Security Officer

32.00

32.00

32.00

4.00

0.00

35.00

40.00

Total Hrs

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#	12242661
Invoice Amount	\$5,264.43
Invoice Date	07/31/2025
Invoice Period	07/01/2025 - 07/31/2025
Page 2 of 2	Please Pay Promptly

Subject to 1.5% monthly finance
charge if not paid by 08/30/2025

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
-------------	-----	-----	-----	-----	-----	-----	-----	----	----	----	-------

002-Security Officer - Summary

Premium	8.00	Hours	@	\$	44.120	=	\$	352.96			
Straight	167.00	Hours	@	\$	29.410	=	\$	4,911.47		\$	5,264.43

Total Guard Hours

Premium	8.00
Straight	167.00

Total - Guard Services	\$	5,264.43
------------------------	----	----------

Comments:

08/06/2025

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

Total - Guard Services	\$	5,264.43
------------------------	----	----------

Invoice Amount	\$	5,264.43
----------------	----	----------

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

Remittance Advice

Invoice#	12242661
Invoice Date	07/31/2025

Invoice Total	\$	5,264.43
---------------	----	----------

Subject to 1.5% monthly finance charge if not paid by 08/30/2025

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

08/01/25

Invoice details
Invoice no.: 10074 b
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

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



WATERSET CENTRAL CDD
5701 MADRIGAL WAY, AMENITY
APOLLO BEACH, FL 33572

Statement Date: August 04, 2025

Amount Due: \$1,035.72

Due Date: August 25, 2025

Account #: 221008884712

Account Summary

08/20/25

Current Service Period: June 28, 2025 - July 29, 2025

Previous Amount Due \$989.72

Payment(s) Received Since Last Statement -\$989.72

Current Month's Charges \$1,035.72

Amount Due by August 25, 2025 \$1,035.72

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 **2.05% higher** than the same period last year.

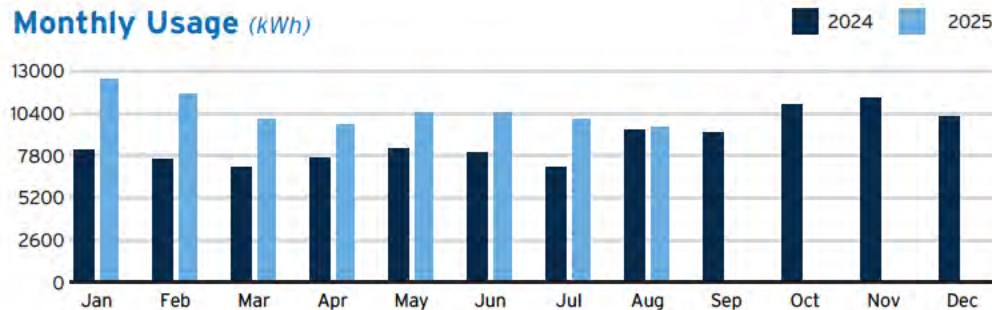


Your peak billing demand was **40% higher** than the same period last year.



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

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 221008884712

Due Date: August 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 to enroll now.

Amount Due: \$1,035.72

Payment Amount: \$ _____

618051162626

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.

6180511626262210088847120000001035724



Service For:
5701 MADRIGAL WAY
AMENITY, APOLLO BEACH, FL 33572

Account #: 221008884712
Statement Date: August 04, 2025
Charges Due: August 25, 2025

Meter Read

Service Period: Jun 28, 2025 - Jul 29, 2025 Rate Schedule: General Service Demand - Standard

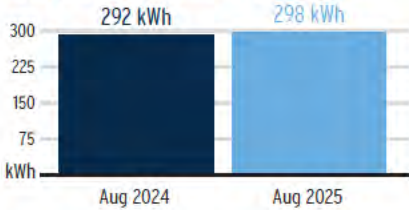
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	07/29/2025	72,386	62,840		9,546 kWh	1	32 Days
1000812338	07/29/2025	21.17	0		21.17 kW	1	32 Days

Charge Details

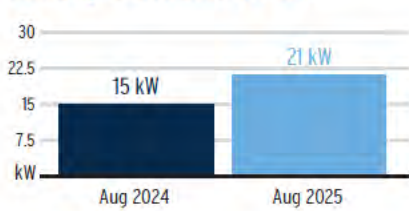
Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	21 kW @ \$18.07000/kW	\$379.47
Energy Charge	9,546 kWh @ \$0.00773/kWh	\$73.79
Fuel Charge	9,546 kWh @ \$0.03391/kWh	\$323.70
Capacity Charge	21 kW @ \$0.30000/kW	\$6.30
Storm Protection Charge	21 kW @ \$2.08000/kW	\$43.68
Energy Conservation Charge	21 kW @ \$0.93000/kW	\$19.53
Environmental Cost Recovery	9,546 kWh @ \$0.00068/kWh	\$6.49
Clean Energy Transition Mechanism	21 kW @ \$1.15000/kW	\$24.15
Storm Surcharge	9,546 kWh @ \$0.01035/kWh	\$98.80
Florida Gross Receipt Tax		\$25.89
Electric Service Cost		\$1,035.72

Total Current Month's Charges **\$1,035.72**

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

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 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. Convenience fee will be charged.

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

Contact Us

Online:
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: August 04, 2025
Charges Due: August 25, 2025

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: August 04, 2025

Amount Due: \$350.83

Due Date: August 25, 2025

Account #: 221008697536

Account Summary

08/20/25

Current Service Period: June 28, 2025 - July 29, 2025

Previous Amount Due \$350.83

Payment(s) Received Since Last Statement -\$350.83

Current Month's Charges \$350.83

Amount Due by August 25, 2025 \$350.83

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



Scan here to view
your account online.

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by
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stamp and pay securely online.
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and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008697536

Due Date: August 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 to enroll now.

Amount Due: \$350.83

Payment Amount: \$ _____

621754863758

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.

6217548637582210086975360000000350832



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008697536
Statement Date: August 04, 2025
Charges Due: August 25, 2025

Service Period: Jun 28, 2025 - Jul 29, 2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 32 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		\$24.58
	Lighting Charges		\$350.83

Total Current Month's Charges \$350.83

Important Messages

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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 **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**. Convenience fee will be charged.

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

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	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**Teco Summary**

08/08/25

Master Summary Account #321000017137

Jun-25

Summary Account #321000017137

Due Date: 08/19/2025

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	
221003734730	8/5/2025	Phase 4 South	001-53200-4304	\$157.86	Pool Heaters - Gas
221004023737	8/5/2025	7281 Paradiso Dr.	001-53200-4304	\$47.86	Pool Heater - Gas
211018655814	8/5/2025	6044 Milestone Dr	001-53100-4301	\$42.57	Sign
211019514606	8/5/2025	6350 Camino Dr.	001-53100-4301	\$21.51	Irrigation
211021571990	8/5/2025	7008 Waterline Ct	001-53100-4301	\$22.68	Irrigation
211023029229	8/5/2025	5490 Wayfarer Ave.	001-53100-4301	\$22.35	Irrigation
211024719158	8/5/2025	Covington Garden Dr, PH 5B2	001-53100-4307	\$2,205.20	Street Lights
221003491596	8/5/2025	7281 Paradiso Dr.	001-53100-4301	\$1,540.56	General Service
221003491596	8/5/2025	7281 Paradiso Dr.	001-53100-4301	\$1,212.43	General Service
221006521464	8/5/2025	7302 Paradiso Dr.	001-53100-4304	\$22.17	Pool Heaters
221006546453	8/5/2025	6002 Covington Garden Dr. S	001-53100-4301	\$23.01	General Service
221007184437	8/5/2025	6930 Goldcoast Ave.	001-53100-4304	\$22.51	General Service
221007764808	8/5/2025	30th Street	001-53100-4307	\$24.36	Street Lights
		Deposit	01-15601		Deposits
		Miscellaneous Adjustments			Miscellaneous Adjustments
		Payments & Credits			Payments & Credits
TOTAL				\$5,365.07	

Summary		
Utility Services	001-53100-4301	\$2,885.11
Recreation	001-53100-4304	\$44.68
Street Lights	001-53100-4307	\$2,229.56
Recreation	001-53200-4304	\$205.72
Deposit	001-15601	\$0.00
Credit		\$0.00
TOTAL AMOUNT		\$5,365.07



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

Statement Date: August 05, 2025

Amount Due: \$5,365.07

Due Date: August 19, 2025

Account #: 321000017137

Account Summary

Previous Amount Due	\$4,888.84
Payment(s) Received Since Last Statement	-\$4,888.84
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$5,365.07

Amount Due by August 19, 2025 \$5,365.07

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

08/06/2025

Your Locations With The Highest Usage



7281 PARADISO DR,
APOLLO BEACH, FL
33572-1637

**10,741
KWH**



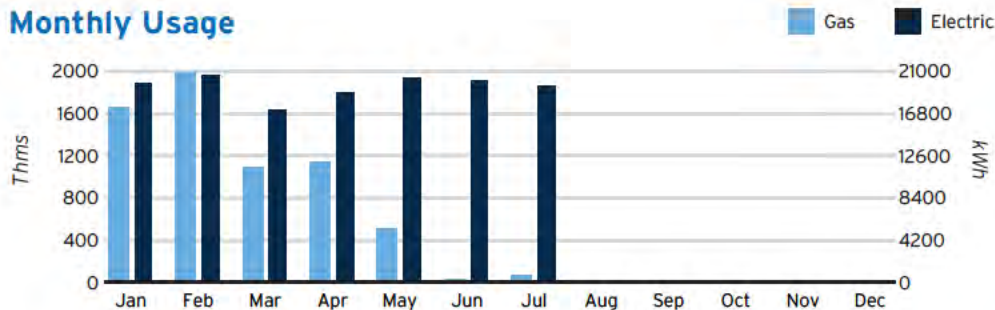
6044 MILESTONE DR,
SIGN, APOLLO BEACH,
FL 33572-2611

**132
KWH**



Scan here to interact
with your bill online.

Monthly Usage



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.



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

Account #: 321000017137

Due Date: August 19, 2025



Pay your bill online at PeoplesGas.com or TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$5,365.07

Payment Amount: \$ _____

700125004386

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.

7001250043863210000171370000005365077

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	07/02/2025	40,103		40,052		51 CCF		1.040		1.1168		59.2 Therms	30 Days	\$157.86
														▲ 325.9%

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
SH114676	07/02/2025	40		39		1 CCF		1.040		1.0000		1.0 Therms	30 Days	\$47.86
														= 0.0%

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	06/27/2025	6,148		6,016		132 kWh	1	29 Days	\$42.57
									▲ 7.3%

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	06/27/2025	433		426		7 kWh	1	29 Days	\$21.51
									= 0.0%

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

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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

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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	06/27/2025	661		647		14 kWh	1	29 Days	\$22.68
									 6.7%

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	06/27/2025	567		555		12 kWh	1	29 Days	\$22.35
									 7.7%

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

Sub-Account Number: 211024719158

Amount: \$2,205.20

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	06/27/2025	32,112		21,371		10,741 kWh	1	29 Days	\$2,752.99
1000864538	06/27/2025	34.59		0		34.59 kW	1	29 Days	 3.2%
1000864536	06/27/2025	36,745		28,183		8,562 kWh	1	29 Days	
1000864536	06/27/2025	26.97		0		26.97 kW	1	29 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	06/27/2025	637		626		11 kWh	1	29 Days	\$22.17
									 15.4%

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	06/27/2025	820		804		16 kWh	1	29 Days	\$23.01
									 6.7%

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	06/27/2025	757		744		13 kWh	1	29 Days	\$22.51
									 7.1%

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	06/27/2025	1,372		1,348		24 kWh	1	29 Days	\$24.36
									 7.7%

Total Current Month's Charges \$5,365.07



Sub-Account #: 221003734730
Statement Date: 07/31/2025

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

Meter Read

Meter Location: Pool Heaters

Service Period: 06/03/2025 - 07/02/2025

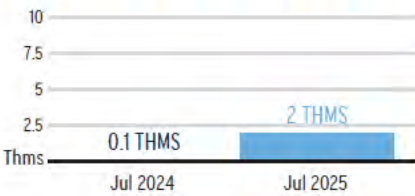
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	07/02/2025	40,103	40,052	51 CCF	1,040	1,1168	59.2 Therms	30 Days

Charge Details

 Natural Gas Charges		
Customer Charge		\$66.05
Distribution Charge	59.2 THMS @ \$0.53640	\$31.75
PGA	59.2 THMS @ \$0.80000	\$47.36
Florida Gross Receipts Tax		\$1.69
Natural Gas Service Cost		\$146.85
State Tax		\$11.01
Total Natural Gas Cost, Local Fees and Taxes		\$157.86

Avg THMS Used Per Day



Current Month's Natural Gas Charges **\$157.86**

Billing information continues on next page →



Sub-Account #: 221004023737
Statement Date: 07/31/2025

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

Meter Read

Meter Location: Water Heaters

Service Period: 06/03/2025 - 07/02/2025

Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
SH114676	07/02/2025	40	39	1 CCF	1.040	1.0000	1.0 Therms	30 Days

Charge Details

 Natural Gas Charges		
Customer Charge		\$43.07
Distribution Charge	1.0 THMS @ \$0.62028	\$0.62
PGA	1.0 THMS @ \$0.80000	\$0.80
Florida Gross Receipts Tax		\$0.03
Natural Gas Service Cost		\$44.52
State Tax		\$3.34
Total Natural Gas Cost, Local Fees and Taxes		\$47.86

Avg THMS Used Per Day



Current Month's Natural Gas Charges \$47.86

Billing information continues on next page →



Sub-Account #: 211018655814
Statement Date: 07/31/2025

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

Meter Read

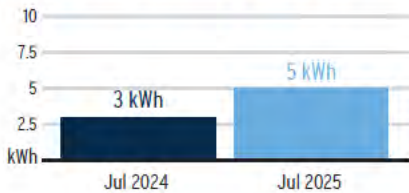
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	06/27/2025	6,148		6,016		132 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	132 kWh @ \$0.08641/kWh	\$11.41
Fuel Charge	132 kWh @ \$0.03391/kWh	\$4.48
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		\$0.98
Electric Service Cost		\$39.25
State Tax		\$3.32
Total Electric Cost, Local Fees and Taxes		\$42.57

Avg kWh Used Per Day



Current Month's Electric Charges **\$42.57**

Billing information continues on next page →



Sub-Account #: 211019514606
Statement Date: 07/31/2025

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

Meter Read

Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	06/27/2025	433		426		7 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.83
State Tax		\$1.68
Total Electric Cost, Local Fees and Taxes		\$21.51

Avg kWh Used Per Day



Current Month's Electric Charges \$21.51

Billing information continues on next page →



Sub-Account #: 211021571990
Statement Date: 07/31/2025

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

Meter Read

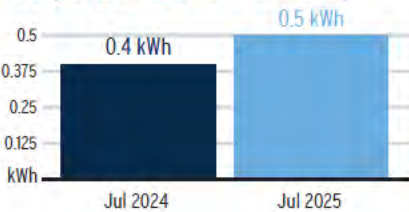
Service Period: 05/30/2025 - 06/27/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	06/27/2025	661		647		14 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	14 kWh @ \$0.08641/kWh	\$1.21
Fuel Charge	14 kWh @ \$0.03391/kWh	\$0.47
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		\$0.52
Electric Service Cost		\$20.91
State Tax		\$1.77
Total Electric Cost, Local Fees and Taxes		\$22.68

Avg kWh Used Per Day



Current Month's Electric Charges \$22.68

Billing information continues on next page →



Sub-Account #: 211023029229
Statement Date: 07/31/2025

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

Meter Read

Meter Location: IRRIGATION
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	06/27/2025	567		555		12 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	12 kWh @ \$0.08641/kWh	\$1.04
	Fuel Charge	12 kWh @ \$0.03391/kWh	\$0.41
	Storm Protection Charge	12 kWh @ \$0.00577/kWh	\$0.07
	Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
	Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.61
	State Tax		\$1.74
	Total Electric Cost, Local Fees and Taxes		\$22.35

Avg kWh Used Per Day



Current Month's Electric Charges \$22.35

Billing information continues on next page →



Sub-Account #: 211024719158
Statement Date: 07/31/2025

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

Service Period: 05/30/2025 - 06/27/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
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 @ \$0.03363/kWh	\$28.11
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		\$1.84
State Tax		\$154.50
Lighting Charges		\$2,205.20

Current Month's Electric Charges	\$2,205.20
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Billing information continues on next page ➡



Sub-Account #: 221003491596
Statement Date: 07/31/2025

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

Meter Read

Meter Location: POOL

Service Period: 05/30/2025 - 06/27/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	06/27/2025	32,112		21,371		10,741 kWh	1	29 Days
1000864538	06/27/2025	34.59		0		34.59 kW	1	29 Days

Charge Details



Electric Charges

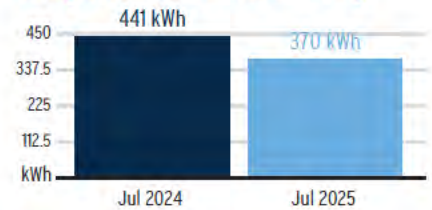
Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	35 kW @ \$18.07000/kW	\$632.45
Energy Charge	10,741 kWh @ \$0.00773/kWh	\$83.03
Fuel Charge	10,741 kWh @ \$0.03391/kWh	\$364.23
Capacity Charge	35 kW @ \$0.30000/kW	\$10.50
Storm Protection Charge	35 kW @ \$2.08000/kW	\$72.80
Energy Conservation Charge	35 kW @ \$0.93000/kW	\$32.55
Environmental Cost Recovery	10,741 kWh @ \$0.00068/kWh	\$7.30
Clean Energy Transition Mechanism	35 kW @ \$1.15000/kW	\$40.25
Storm Surcharge	10,741 kWh @ \$0.01035/kWh	\$111.17
Florida Gross Receipt Tax		\$35.51
Electric Service Cost		\$1,420.53
State Tax		\$120.03
Total Electric Cost, Local Fees and Taxes		\$1,540.56

Current Month's Electric Charges

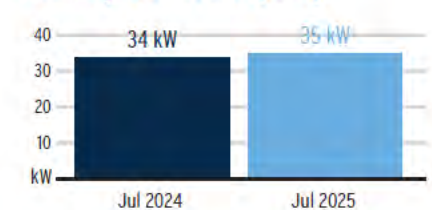
\$1,540.56

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



Sub-Account #: 221003491596
Statement Date: 07/31/2025

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

Meter Read

Service Period: 05/30/2025 - 06/27/2025

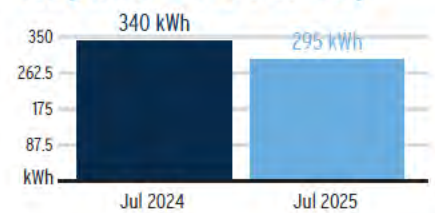
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	06/27/2025	36,745		28,183		8,562 kWh	1	29 Days
1000864536	06/27/2025	26.97		0		26.97 kW	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	27 kW @ \$18.07000/kW	\$487.89
Energy Charge	8,562 kWh @ \$0.00773/kWh	\$66.18
Fuel Charge	8,562 kWh @ \$0.03391/kWh	\$290.34
Capacity Charge	27 kW @ \$0.30000/kW	\$8.10
Storm Protection Charge	27 kW @ \$2.08000/kW	\$56.16
Energy Conservation Charge	27 kW @ \$0.93000/kW	\$25.11
Environmental Cost Recovery	8,562 kWh @ \$0.00068/kWh	\$5.82
Clean Energy Transition Mechanism	27 kW @ \$1.15000/kW	\$31.05
Storm Surcharge	8,562 kWh @ \$0.01035/kWh	\$88.62
Florida Gross Receipt Tax		\$27.95
Electric Service Cost		\$1,117.96
State Tax		\$94.47
Total Electric Cost, Local Fees and Taxes		\$1,212.43

Avg kWh Used Per Day



Current Month's Electric Charges

\$1,212.43

Billing information continues on next page →



Sub-Account #: 221006521464
Statement Date: 07/31/2025

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

Meter Read

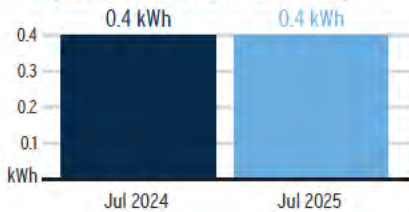
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	06/27/2025	637		626		11 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	11 kWh @ \$0.08641/kWh	\$0.95
Fuel Charge	11 kWh @ \$0.03391/kWh	\$0.37
Storm Protection Charge	11 kWh @ \$0.00577/kWh	\$0.06
Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	11 kWh @ \$0.02121/kWh	\$0.23
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.44
State Tax		\$1.73
Total Electric Cost, Local Fees and Taxes		\$22.17

Avg kWh Used Per Day



Current Month's Electric Charges **\$22.17**

Billing information continues on next page →



Sub-Account #: 221006546453
Statement Date: 07/31/2025

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

Meter Read

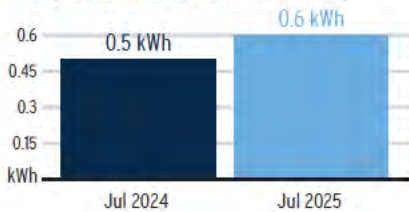
Service Period: 05/30/2025 - 06/27/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	06/27/2025	820		804		16 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	16 kWh @ \$0.08641/kWh		\$1.38
Fuel Charge	16 kWh @ \$0.03391/kWh		\$0.54
Storm Protection Charge	16 kWh @ \$0.00577/kWh		\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh		\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh		\$0.34
Florida Gross Receipt Tax			\$0.53
Electric Service Cost			\$21.22
State Tax			\$1.79
Total Electric Cost, Local Fees and Taxes			\$23.01

Avg kWh Used Per Day



Current Month's Electric Charges \$23.01

Billing information continues on next page →



Sub-Account #: 221007184437
Statement Date: 07/31/2025

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

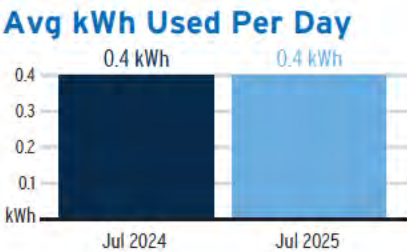
Meter Read

Service Period: 05/30/2025 - 06/27/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	06/27/2025	757		744		13 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	13 kWh @ \$0.08641/kWh	\$1.12
Fuel Charge	13 kWh @ \$0.03391/kWh	\$0.44
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		\$0.52
Electric Service Cost		\$20.76
State Tax		\$1.75
Total Electric Cost, Local Fees and Taxes		\$22.51



Current Month's Electric Charges **\$22.51**

Billing information continues on next page →



Sub-Account #: 221007764808
Statement Date: 07/31/2025

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

Meter Read

Meter Location: IRRIGATION

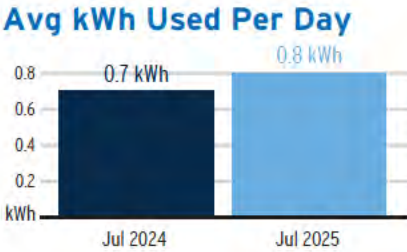
Service Period: 05/30/2025 - 06/27/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	06/27/2025	1,372		1,348		24 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	24 kWh @ \$0.08641/kWh		\$2.07
Fuel Charge	24 kWh @ \$0.03391/kWh		\$0.81
Storm Protection Charge	24 kWh @ \$0.00577/kWh		\$0.14
Clean Energy Transition Mechanism	24 kWh @ \$0.00418/kWh		\$0.10
Storm Surcharge	24 kWh @ \$0.02121/kWh		\$0.51
Florida Gross Receipt Tax			\$0.56
Electric Service Cost			\$22.46
State Tax			\$1.90
Total Electric Cost, Local Fees and Taxes			\$24.36



Current Month's Electric Charges \$24.36

Total Current Month's Charges \$5,365.07



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: August 04, 2025

Amount Due: \$174.42

Due Date: August 25, 2025

Account #: 221008930457

Account Summary

08/20/25

Current Service Period: July 03, 2025 - July 30, 2025

Previous Amount Due \$326.66

Payment(s) Received Since Last Statement -\$326.66

Current Month's Charges \$174.42

Amount Due by August 25, 2025 \$174.42

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



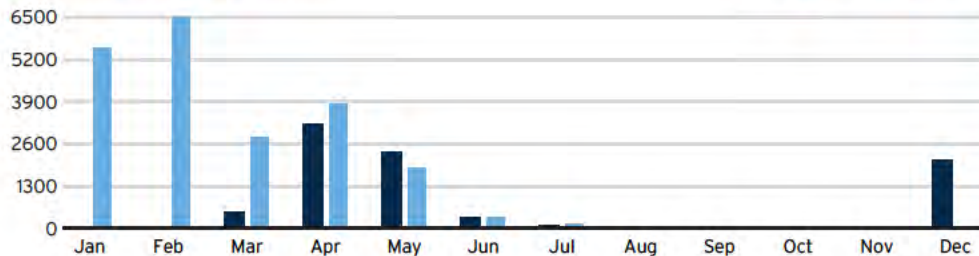
Your average daily THMS used was **76.6% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (Therms)

2024 2025



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Get rebates on natural gas equipment

- Cooking
- Water heating
- Drying
- Air conditioning (Gas heat pump)

Learn more at PeoplesGas.com/BizRebates



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

Account #: 221008930457

Due Date: August 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 to enroll now.

Amount Due: \$174.42

Payment Amount: \$ _____

618051162627

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.

6180511626272210089304570000000174429



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008930457
Statement Date: August 04, 2025
Charges Due: August 25, 2025

Meter Read

Service Period: Jul 03, 2025 - Jul 30, 2025

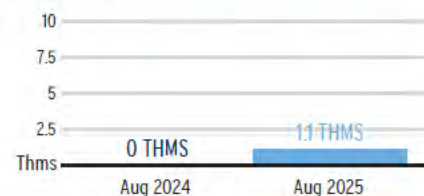
Rate Schedule: General Service 2 (GS2)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANR00230	07/30/2025	25,301	25,275	26 CCF	1,040	1.1168	30.2 Therms	28 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$123.47
Distribution Charge	30.2 THMS @ \$0.45547	\$13.76
PGA	30.2 THMS @ \$0.80000	\$24.16
Florida Gross Receipts Tax		\$0.86
Natural Gas Service Cost		\$162.25
State Tax		\$12.17
Total Natural Gas Cost, Local Fees and Taxes		\$174.42

Avg THMS Used Per Day



Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Peoples Gas service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for rebate programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Total Current Month's Charges

\$174.42

For more information about your bill and understanding your charges, please visit PeoplesGas.com

Ways To Pay Your Bill



Bank Draft

Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at PeoplesGas.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 PeoplesGas.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

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

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

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.

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

INVOICE

Invoice Number
20250649

Amount Due
\$4,862.12

Bill To:

Waterset Central CDD

7281 Paradiso Drive,
Apollo Beach, FL 33572

Invoice Date

July 31, 2025

Due Date

August 15, 2025

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
Variable Frecuancy Drive (x2)	Yaskawa iQmicro 4X VFD * 200-240V, 56A, 10HP, N4X OUTDOOR RATED *CIMR-PW2V0056GAA	1	3,245.45	3,245.45
Certified Specialist Install	Turn Key Installation and Programming * Remove Exsisting VFD * Install and program new VFD * Install Exterior Keyed On/Off Switch	1	1,366.67	1,366.67
Parts and Materials + Labor to prime club pump	This Item line has been completed. It was needed to open the club pool: Water spigot x2, New Chlorine tank, Conecctig house to prime pump.	1	250.00	250.00

Please call (813) 699-3282 if you need assistance.

Subtotal \$4,862.12

Tax \$0.00

Total \$4,862.12

07/31/25 Amount Due **\$4,862.12**

Wahoo Pools Group, Inc
www.wahoopools.com

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

INVOICE

Invoice Number
20250640

Amount Due
\$4,500.00

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

Invoice Date
July 1, 2025

Due Date
July 18, 2025

LOCATION: 5701 Madrigal Way, Apollo Beach

Item	Description	Qty	Rate	Amount
Pool Maintenance		1	1,500.00	1,500.00
Liquid Chlorine (10%)	gal	88.2	0.00	0.00
Cyanuric Acid	lb	20	0.00	0.00
Cal Hypo Shock (70- 73%)	lb	16.6	0.00	0.00
Muriatic Acid (31.45%)	gal	0.57	0.00	0.00

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
Pool Maintenance		1	1,500.00	1,500.00
Liquid Chlorine (10%)	gal	77	0.00	0.00
Cal Hypo Shock (70-73%)	lb	7.5	0.00	0.00
Muriatic Acid (31.45%)	gal	0.87	0.00	0.00
Cyanuric Acid	lb	34.42	0.00	0.00

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
Pool Maintenance		1	1,500.00	1,500.00
Liquid Chlorine (10%)	gal	71	0.00	0.00
Cal Hypo Shock (70-73%)	lb	20	0.00	0.00
Cyanuric Acid	lb	22.53	0.00	0.00
Muriatic Acid (31.45%)	gal	0.91	0.00	0.00

Please call (813) 699-3282 if you need assistance.

Subtotal	\$4,500.00
Tax	\$0.00
Total	\$4,500.00
Amount Due	\$4,500.00

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

INVOICE

Invoice Number
20250459

Amount Due
\$251.42

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

Invoice Date
July 15, 2025
Due Date
July 23, 2025

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
DE Filter Grid	Filbur APCFGR12 24 x 13.5 in. Anthony DE Grid	2	50.71	101.42
Install	Equipment Install. Wahoo Certified Technician	1	150.00	150.00

Please call (813) 699-3282 if you need assistance.

Subtotal	\$251.42
Tax	\$0.00
Total	\$251.42
Amount Due	\$251.42

Wahoo Pools Group, Inc
www.wahoopools.com

07/16/2025

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

INVOICE

Invoice Number
20250641

Amount Due
\$770.69

Bill To:

Waterset Central CDD

7281 Paradiso Drive,
Apollo Beach, FL 33572

Invoice Date

July 16, 2025

Due Date

July 31, 2025

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
Stenner Pump Chlorine	Classic 45M4 Single Head Adjustable Output Pump 40GPD	1	620.69	620.69
Install	Equipment Install. Wahoo Certified Technician	1	150.00	150.00

Please call (813) 699-3282 if you need assistance.

Subtotal \$770.69

Tax \$0.00

Total \$770.69

Amount Due **\$770.69**

Wahoo Pools Group, Inc
www.wahoopools.com

07/16/2025

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

07/24/25

INVOICE

Invoice Number
20250646

Amount Due
\$4,500.00

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

Invoice Date
July 23, 2025
Due Date
August 1, 2025

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
Weekly Pool Service x3	August 2025	1	1,500.00	1,500.00

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
Weekly Pool Service x3	August 2025	1	1,500.00	1,500.00

LOCATION: 5701 Madrigal Way, Apollo Beach

Item	Description	Qty	Rate	Amount
Weekly Pool Service x3	August 2025	1	1,500.00	1,500.00

Please call (813) 699-3282 if you need assistance.

Subtotal	\$4,500.00
Tax	\$0.00
Total	\$4,500.00
Amount Due	\$4,500.00

Waterset Central
Clubhouse Debit Card
For the Month

Limit \$2,500.00
 August 2025

08/12/25

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	Vehicle	Janitorial Supplies	Office Supplies	Misc. Contingency
				001-57200- 4619	001-57200- 4660	001-57200- 4707	001-57200- 5101	001-57900- 6409
Date	Vendor Name	Description	Amount					
07/07/25	Amazon	Soap Dispensers Stainless Steel	(79.96)			(79.96)		
07/07/25	Amazon	Disinfectant Concentrate	(72.64)			(72.64)		
07/07/25	Amazon	Disposable Gloves, Spray Bottle, Cleaner Spray, Folders	(113.87)			(74.95)	(38.92)	
07/07/25	Amazon	Cleaning Cloth, Trash Bags	(263.93)			(263.93)		
07/07/25	Amazon	Dog Waste Station Refill Roll Bags	(45.99)	(45.99)				
07/07/25	AA Tires	Tires	(33.45)		(33.45)			
07/15/25	AA Tires	Tires	(28.99)		(28.99)			
07/15/25	Amazon Prime	Prime Subscription	(14.99)					(14.99)
07/18/25	Amazon	Red Exit Signs	(160.00)	(160.00)				
07/18/25	Amazon	Urinal Salt Remover	(64.99)			(64.99)		
07/21/25	Amazon	Cleaner Spray for Glass, Chalk Set fro Kids, Caution Tape	(140.03)	(140.03)				
07/21/25	Amazon	Envelopes, Rechargeable Battery Replacement, Printer Paper	(279.18)				(279.18)	
07/21/25	Amazon	Sticky Notes, Note Pads, Tape	(56.84)				(56.84)	
07/24/25	Sam's Club	Purified Water	(47.02)					(47.02)
07/24/25	Amazon	Hydraulic Gate & Door Closer	(435.50)	(435.50)				
07/24/25	Amazon	Hydraulic Gate & Door Closer	(87.10)	(87.10)				
07/24/25	Amazon	Outdoor Cleaner	(259.35)			(259.35)		
07/29/25	Amazon	Pool Closed for Maintenance Sign	(82.50)	(82.50)				
07/29/25	Amazon	Pool Closed for Maintenance Sign	(41.25)	(41.25)				
07/31/25	Amazon	Nu-Calgon Evaporator Power	(36.58)	(36.58)				
	TOTAL	001-10201-168	(2,344.16)	(1,028.95)	(62.44)	(815.82)	(374.94)	(62.01)

DM Approval:

Ruben Durand

Date: 08/12/25

Order Summary

Order placed July 2, 2025 Order # 112-0204182-6585064

Ship to	Payment method	Order Summary
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	Item(s) Subtotal: \$79.96 Shipping & Handling: \$0.00 Total before tax: \$79.96 Estimated tax to be collected: \$0.00 Grand Total: \$79.96

Delivered July 3



Bertreno Commercial Soap Dispenser Wall Mount Stainless Steel Soap Dispensers
Liquid Manual Anti-Leak Pump Hand Soap Dispenser for Bathroom Kitchen Silver
(17 fl.oz./500ml)

Sold by: bertreno

4 Return or replace items: Eligible through August 2, 2025

\$19.99

Order Summary

Order placed July 2, 2025 Order # 112-0631852-1628254

Ship to	Payment method	Order Summary	
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	Item(s) Subtotal:	\$72.64
		Shipping & Handling:	\$0.00
		Total before tax:	\$72.64
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$72.64

Delivered July 3



OdoBan Disinfectant Concentrate and Odor Eliminator, 4 Gallons, Lavender Scent

Sold by: My Two Crowns

Supplied by: Other

Return or replace items: Eligible through August 2, 2025

\$72.64

Order Summary

Order placed July 2, 2025 Order # 112-7868268-0857839

Ship to	Payment method	Order Summary
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	
		Item(s) Subtotal: \$114.87
		Shipping & Handling: \$2.99
		Free Shipping: -\$2.99
		Your Coupon Savings: -\$1.00
		Total before tax: \$113.87
		Estimated tax to be collected: \$0.00
		Grand Total: \$113.87

Delivered July 3

Your package was left near the front door or porch.



4 Oxford Twin-Pocket Folders, Textured Paper, Letter Size, Black, Holds 100 Sheets, Box of 25 (57506EE), 8-1/2 x 11
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through August 2, 2025
\$9.73

Delivered July 3

It was handed directly to a receptionist or someone at a front desk.

Signed by: Front Door



2 Simple Green All-Purpose Cleaner Spray and Refill, Green, 3 Piece Set, Original, 1 Count
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through August 2, 2025
\$14.99



TitanFlex Heavy-Duty Black Disposable Nitrile Gloves, Box of 100, 6-mil, Fully Textured, Powder-Free, Latex-Free, Non-Sterile
Sold by: Schneider Care
Supplied by: Other
Return or replace items: Eligible through August 2, 2025
\$14.99



TitanFlex Disposable Nitrile Exam Gloves, 6-mil, Black, XL 100-ct Box, Heavy Duty, for Cooking, Mechanics, Latex Free, Food Safe Rubber for Food Prep
Sold by: Schneider Care
Return or replace items: Eligible through August 2, 2025
\$11.99



Veco Spray Bottle (5 Pack, 16 Oz) with Measurements and Adjustable Nozzle(Mist & Stream Mode), HDPE Plastic Spray Bottles for Cleaning Solution, Household/Commercial/Industrial Use, No Leak and Clog
Sold by: Yuanfeng USA
Return or replace items: Eligible through August 2, 2025
\$18.99

Order Summary

Order placed July 2, 2025 Order # 112-6067133-6769867

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

Order Summary

Item(s) Subtotal:	\$309.92
Shipping & Handling:	\$0.00
Total before tax:	\$309.92
Estimated tax to be collected:	\$0.00
Grand Total:	\$309.92

Delivered July 5



Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll

Sold by: Zero Waste USA

Return or replace items: Eligible through August 4, 2025

\$45.99



2

AIDEA Microfiber Cleaning Cloth, 100PK, Soft Absorbent Rags, Microfiber Towels for Cars, Kitchen Towels, Dusting Cloth for Home, Window, Cleaning Supplies, 12"×12"

Sold by: AIDEA Cleaning

Return or replace items: Eligible through August 4, 2025

\$26.99

Delivered July 5



2

Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll

Sold by: Zero Waste USA

Return or replace items: Eligible through August 4, 2025

\$45.99

Delivered July 6

It was handed directly to a receptionist or someone at a front desk.

Signed by: Victoria



ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage Bags - Made in USA

Sold by: Shop-Square

Return or replace items: Eligible through August 5, 2025

\$47.99

Return started

Your refund will be processed when we receive your item.



2

HRC Fish Glass Cleaning System Bundle: 2 Items - 1 Microfiber Cloth Set & 1 Gallon Glass Cleaner Refill - Bundle Compatible with Windex Glass Cleaner Refill/Windex Refill 1 Gallon

Sold by: HRC Fish

\$34.99

Order Summary

Order placed July 2, 2025 Order # 112-6067133-6769867

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

Order Summary

Item(s) Subtotal:	\$309.92
Shipping & Handling:	\$0.00
Total before tax:	\$309.92
Estimated tax to be collected:	\$0.00
Grand Total:	\$309.92

Delivered July 5



2 [Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - \(Most Popular\) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll](#)
Sold by: [Zero Waste USA](#)
Return or replace items: Eligible through August 4, 2025
\$45.99

Delivered July 6

It was handed directly to a receptionist or someone at a front desk.
Signed by: Victoria



2 [ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage Bags - Made in USA](#)
Sold by: [Shop-Square](#)
Return or replace items: Eligible through August 5, 2025
\$47.99

Delivered July 5



2 [Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - \(Most Popular\) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll](#)
Sold by: [Zero Waste USA](#)
Return or replace items: Eligible through August 4, 2025
\$45.99



2 [AIDEA Microfiber Cleaning Cloth, 100PK, Soft Absorbent Rags, Microfiber Towels for Cars, Kitchen Towels, Dusting Cloth for Home, Window, Cleaning Supplies, 12"×12"](#)
Sold by: [AIDEA Cleaning](#)
Return or replace items: Eligible through August 4, 2025
\$26.99

Return started

Your refund will be processed when we receive your item.



2 [HRC Fish Glass Cleaning System Bundle: 2 Items - 1 Microfiber Cloth Set & 1 Gallon Glass Cleaner Refill - Bundle Compatible with Windex Glass Cleaner Refill/Windex Refill 1 Gallon](#)
Sold by: [HRC Fish](#)
\$34.99

Central

AA Tires
5129 FL674
Wimauma, FL 33598
(813)764-5960

07/03/2025 10:07

Sale

Trans #: 2 Batch #: 103

CREDIT CARD
VISA CHIP READ
Entry Type: CONTACTLESS
*****4993 **/**

BASE AMT: \$31.20
State Tax: \$2.25
SUB TOTAL: \$33.45

SUB TOTAL: \$33.45

TIP AMT: \$-----

TOTAL AMT: USD \$-----

Tip Suggestions

Percent	Tip	Total
15%	\$4.68	38.13
18%	\$5.61	39.06
20%	\$6.24	39.69

Resp: APPROVAL 003349
Code: 003349
Ref #: 518414332105
TransID: 305184508264450

App Name: VISA DEBIT
AID: A0000000031010
TVR: 0000000000
ATC: 008E
TC: B83F29AA2B6B98E1
IAD: 06011203A00000

Central
Tires AA Tires
5129 FL674
Wimauma, FL 33598
(813)764-5960

07/14/2025

11:14

Sale

Trans #: 3 Batch #: 113

CREDIT CARD
VISA CHIP READ
Entry Type: CONTACTLESS
*****4993 **/**

BASE AMT: \$27.04
State Tax: \$1.95
SUB TOTAL: \$28.99

SUB TOTAL: \$28.99

TIP AMT: \$-----

TOTAL AMT: USD \$-----

Tip Suggestions

Percent	Tip	Total
15%	\$4.05	33.04
18%	\$4.86	33.85
20%	\$5.40	34.39

Resp: APPROVAL 041800
Code: 041800
Ref #: 519515338549
TransID: 585195548613251

App Name: VISA DEBIT
AID: A0000000031010
TVR: 0000000000
ATC: 008F
TC: BBD6EB37C84B8A91
IAD: 06011203A00000



Details for Order # D01-1246007-9734662
Print this page for your records.

Amazon.com order number: D01-1246007-9734662
Order Total: \$14.99

Digital Order: July 14, 2025	
Items Ordered	Price
Prime Membership Fee	\$14.99
Quantity: 1	
Sold By: Amazon.com Services LLC	
Item(s) Subtotal: \$14.99	

Total Before Tax: \$14.99	
Tax Collected: \$0.00	

Total for this Order: \$14.99	

Payment Information	
Payment method	Item(s) Subtotal: \$14.99
VISA Visa ending in 4993	Total Before Tax: \$14.99
	Tax Collected: \$0.00
Billing address	
Waterset Central	
7281 Paradiso Drive	
Apollo Beach, FL	
33572	
United States	
8136772114	
	Grand Total: \$14.99

[Return to the Order Summary.](#)

Please note: This is not a VAT invoice.

English

United States

Help

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Order Summary

Order placed July 17, 2025 Order # 112-0400464-1941051

Ship to	Payment method	Order Summary	
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	Item(s) Subtotal:	\$160.00
		Shipping & Handling:	\$0.00
		Total before tax:	\$160.00
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$160.00

Delivered July 22



LFI Lights | Red Exit Sign | All LED | White Thermoplastic Housing | Hardwired with Battery Backup | Optional Double Face & Knock Out Arrows | UL Listed | Contractor Standard | (2 Pack) | LEDJR-R

Sold by: Light Fixture Industries

Supplied by: Other

Return or replace items: Eligible through August 21, 2025

\$40.00

Order Summary

Order placed July 17, 2025 Order # 112-1839084-5881018

Ship to	Payment method	Order Summary	
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	Item(s) Subtotal:	\$64.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$64.99
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$64.99

Delivered July 21



Allied Science Urinal Salt Remover - Uric Acid Salts Scale Remover Unclogs Urinals and Removes Uric Acid Odors - 1 Gallon / 128 fl oz

Sold by: True Energy

Supplied by: Other

\$64.99

Order Summary

Order placed July 17, 2025 Order # 112-8514669-8589861

Ship to	Payment method	Order Summary	
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	Item(s) Subtotal:	\$147.43
		Shipping & Handling:	\$0.00
		Promotion Applied:	-\$7.40
		Total before tax:	\$140.03
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$140.03

Delivered July 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Letty



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)
Sold by: EcoClean Solutions
Return or replace items: Eligible through August 17, 2025
\$29.99

Delivered July 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Letty



Caution Tape 2 Pack 3 inch x 1000 feet, Bright Yellow w/Bold Black Text, 3" Wide for Maximum Readability Strongest & Thickest Tape for Danger/Hazardous Areas
Sold by: MAX SUPPLY
Return or replace items: Eligible through August 17, 2025
\$18.49

Delivered July 19

Your package was delivered. It was handed directly to a resident.
Signed by: Office



feela 168 Pack Sidewalk Chalk, Sidewalk Chalk Set For Kids Jumbo Chalk Bulk, Great for Kids Family, Paint on Sidewalk Wall School Driveway Blackboard Street Playground, 14 Colors
Sold by: Feela
Return or replace items: Eligible through August 18, 2025
\$24.99

Order Summary

Order placed July 17, 2025 Order # 112-2801080-5676244

Ship to	Payment method	Order Summary	
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	Item(s) Subtotal:	\$280.76
		Shipping & Handling:	\$0.00
		10% off on any 4:	-\$1.58
		Total before tax:	\$279.18
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$279.18

Delivered July 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Letty

- 

YUTSUJO (2-Pack) 1.2V AA 800mAh Ni-CD Rechargeable Battery Replacement for Teig T26000209, Corun AA1000MT, S/L 026-209 Sure-Lites, OSI OSA409
Emergency Light
Sold by: Stormbilly Direct
Return or replace items: Eligible through August 17, 2025
\$14.99
- 

Amazon Basics Catalog Mailing Envelopes, Peel and Seal, 9x12 Inch, Brown Kraft, 100-Pack
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through August 17, 2025
\$15.90

Delivered July 19

Your package was delivered. It was handed directly to a resident.
Signed by: Office

- 

Hammermill Printer Paper, Great White 30% Recycled Paper, 8.5 x 11 - 92 Bright, Made in the USA, 086820C - 3 Ream (1,500 Sheets)
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through August 18, 2025
\$34.46

Delivered July 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Letty

- 

YUTSUJO (2-Pack) 1.2V AA 800mAh Ni-CD Rechargeable Battery Replacement for Teig T26000209, Corun AA1000MT, S/L 026-209 Sure-Lites, OSI OSA409
Emergency Light
Sold by: Stormbilly Direct
Return or replace items: Eligible through August 17, 2025
\$14.99

Delivered July 19

Your package was delivered. It was handed directly to a resident.
Signed by: Office

- 

GZRUIYANG Emergency Lights with Battery Backup, LED Commercial Emergency Lighting Fixtures Two Head Adjustable, UL 924 Certified, Hardwired Emergency Exit Light for Business - 4 Pack(White)
Sold by: RUIYANG LIGHTING
Return or replace items: Eligible through August 18, 2025
\$67.99

Order Summary

Order placed July 17, 2025 Order # 112-2166568-6927412

Ship to	Payment method	Order Summary
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	
		Item(s) Subtotal: \$61.61
		Shipping & Handling: \$2.99
		10% off on any 4: -\$3.37
		Free Shipping: -\$2.99
		Promotion Applied: -\$1.40
		Total before tax: \$56.84
		Estimated tax to be collected: \$0.00
		Grand Total: \$56.84

Delivered July 18

It was handed directly to a receptionist or someone at a front desk.
Signed by: Letty

- 

Amazon Basics Wide Ruled 8.5 x 11.75-Inch 50 Sheet Perforated Lined Writing Note Pads, Pack of 6, 300 Count, Multicolor

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through August 17, 2025

\$13.20
- 

Labelife M-K231 Label Tape Replace for Brother P Touch M Tape M-K231S M231 MK231 M-231 12mm 0.47 Inch for Brother PTouch PT-M95 PT-65 PT-80 PT-70 PT-45 PT-90 Label Makers, Black on White, 4 Pack

Sold by: Labelife

2 Return or replace items: Eligible through August 17, 2025

\$13.99
- 

Amazon Basics Sticky Note Pads for Home and School Organization, Lined, Rectangular, 4x6, Assorted Colors, Pack of 5

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through August 17, 2025

\$6.32
- 

Amazon Basics 3-Ring Binder, 1-Inch - White, 4-Pack

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through August 17, 2025

\$14.11



Jul 21, 2025

Order 10321908034



Delivery items(8)

WATERSET CENTRAL CDD

7281 PARADISO DR

APOLLO BEACH, FL 33572

Member's Mark Purified Water 16.9 fl. oz., 40 pk.	Qty 8	\$31.84
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Subtotal	\$31.84
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Delivery fee	\$12.00
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Sales tax	\$0.00
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Total	\$47.02
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Driver tip	\$3.18
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VISA *4993	\$47.02
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Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available

Order Summary

Order placed July 22, 2025 Order # 112-5630600-5909863

Ship to	Payment method	Order Summary
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	Item(s) Subtotal: \$398.45 Shipping & Handling: \$37.05 Total before tax: \$435.50 Estimated tax to be collected: \$0.00 Grand Total: \$435.50

Delivered July 25



Kant-Slam Hydraulic Gate & Door Closer KS-950

Sold by: HI-Lift Store

Supplied by: Other

Return or replace items: Eligible through August 24, 2025

\$79.69

Order Summary

Order placed July 22, 2025 Order # 112-3812838-2921052

Ship to	Payment method	Order Summary	
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	Item(s) Subtotal:	\$79.69
		Shipping & Handling:	\$7.41
		Total before tax:	\$87.10
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$87.10

Delivered July 25



Kant-Slam Hydraulic Gate & Door Closer KS-950
Sold by: Hi-Lift Store
Supplied by: Other
Return or replace items: Eligible through August 24, 2025
\$79.69

Order Summary

Order placed July 22, 2025 Order # 112-5986232-1539441

Ship to	Payment method	Order Summary	
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	Item(s) Subtotal:	\$259.35
		Shipping & Handling:	\$0.00
		Total before tax:	\$259.35
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$259.35

Now expected by July 30



30 Seconds Outdoor Cleaner 1000 Sq. Ft. Concentrate 5 Gal

Sold by: Heartshire

Supplied by: Other

\$86.45

3

Order Summary

Order placed July 28, 2025 Order # 112-1401407-4454658

Ship to	Payment method	Order Summary	
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	Item(s) Subtotal:	\$82.50
		Shipping & Handling:	\$0.00
		Total before tax:	\$82.50
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$82.50

Arriving August 7 - August 8



(2)

SmartSign 25 x 12 inch "Attention - Pool Closed For Maintenance, No Swimming"
Two-Sided Standing Floor Sign, Portable A-Frame, Easy Grip Handle, Plastic,
Multicolor, Made in USA
Sold by: SmartSign
Supplied by: Other
\$41.25

Order Summary

Order placed July 28, 2025 Order # 112-0967703-5819423

Ship to	Payment method	Order Summary	
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993	Item(s) Subtotal:	\$41.25
		Shipping & Handling:	\$0.00
		Total before tax:	\$41.25
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$41.25

Arriving August 7 - August 8



SmartSign 25 x 12 inch "Attention - Pool Closed For Maintenance, No Swimming"
Two-Sided Standing Floor Sign, Portable A-Frame, Easy Grip Handle, Plastic,
Multicolor, Made in USA
Sold by: SmartSign
Supplied by: Other
\$41.25

Order Summary

Order placed July 30, 2025 Order # 112-5496752-9457862

Ship to	Payment method	Order Summary	
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States	Visa ending in 4993 View related transactions	Item(s) Subtotal:	\$36.58
		Shipping & Handling:	\$0.00
		Total before tax:	\$36.58
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$36.58

Delivered August 4



Nu-Calgon 416808 Evaporator Power, 1-Gallon
Sold by: [SUN PARTS LLC](#)
Supplied by: Other
Return or replace items: Eligible through September 6, 2025
\$36.58