



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors'
Meeting
November 12, 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	Stephanie DeLuna	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

November 12, 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, November 12th, 2025, at 5:30 p.m.** at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572.**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatic Report..... Tab 1
 - B. Landscape & Irrigation..... Tab 2
 - i. Presentation of Landscape Inspection Report..... Tab 3
 - ii. Landscape Contractor Update..... Tab 4**
 - iii. Irrigation Contractor Update
 - C. District Counsel
 - D. District Engineer Tab 5**
 - E. Clubhouse Manager
 - i. Presentation of Management Report..... Tab 6
 - F. District Manager
 - i. Presentation of Action Item List USC
 - ii. Presentation of Quarterly Website Audit Tab 7
- 4. BUSINESS ITEMS**
 - A. Consideration of Towing Policy Agreement USC
 - B. Review of Pool Discharge..... Tab 8**
 - C. Discussion of Irrigation Breach
 - D. Ratification of Wahoo Pools Quote Tab 9
 - E. Discussion on Amenity Policies**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held on October 8th, 2025 Tab 10
 - B. Consideration of Operations & Maintenance Expenditures for September 2025..... Tab 11
- 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,

Stephanie DeLuna

Stephanie DeLuna

District Manager

Tab 1



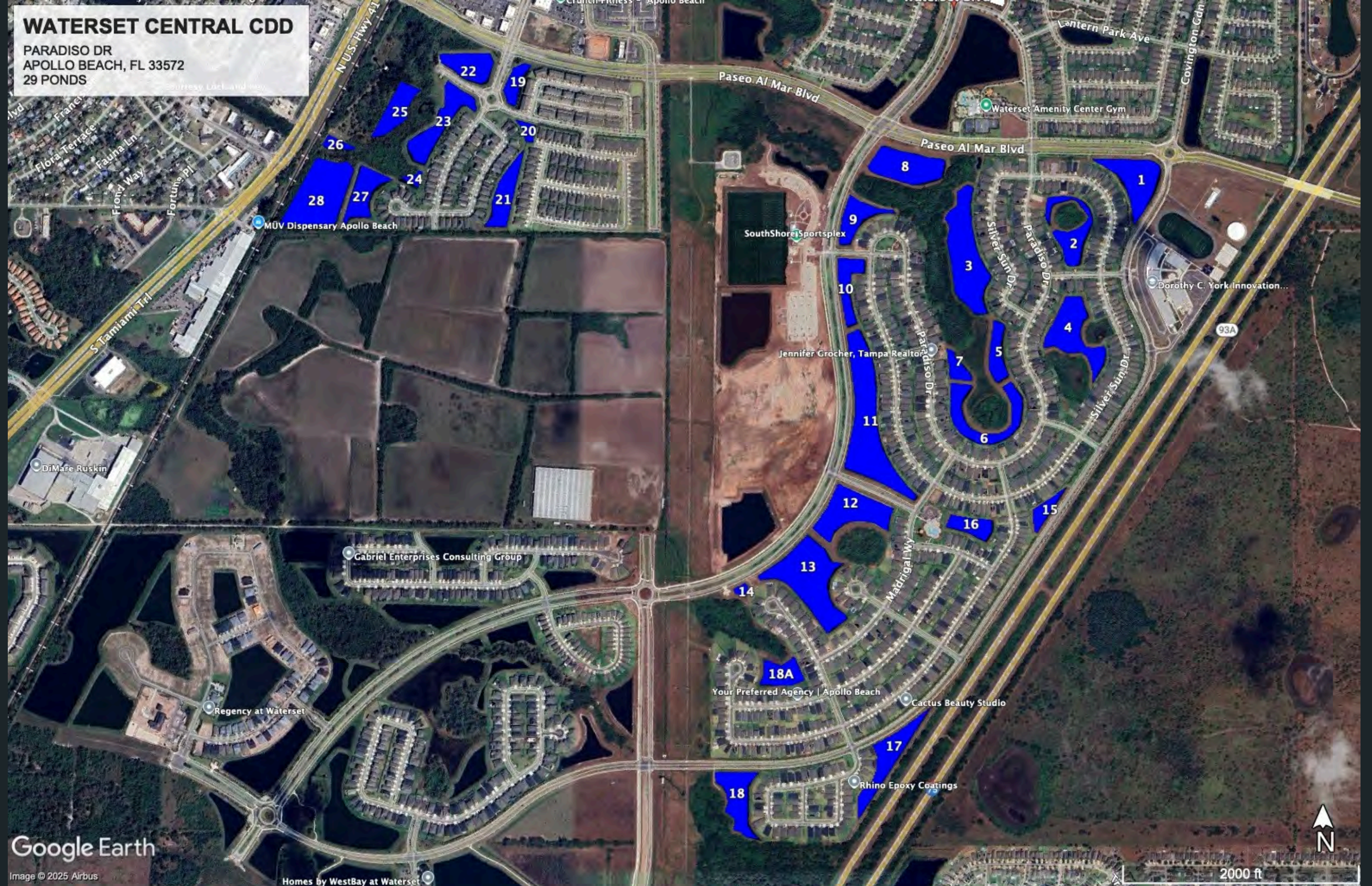
MONTHLY REPORT

NOVEMBER, 2025



WATERSET CENTRAL CDD

PARADISO DR
APOLLO BEACH, FL 33572
29 PONDS



Prepared for: Runen Durand
Prepared By: Devon Craig

SUMMARY:

Water temps are slowly starting to cool down from the air temperatures lowering. Reoccurring algae blooms will start slowing down and prevent maintenance will be doing its job. Things to remember is that algae blooms can still pop up during cooler months with nutrient introductions such as yard clippings, fertilizers, etc. The ability to aggressively combat and prevent them is much greater as dissolved oxygen levels are much higher and water temps much cooler. Hope everyone has a Happy Thanksgiving.



Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #18A Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Algae and Shoreline Vegetation.



Pond #23 Treated for Algae and Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.



Pond #26 Treated for Shoreline Vegetation.



Pond #27 Treated for Algae and Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.

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

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

Tab 2

Tab 3

WATERSET CENTRAL

LANDSCAPE INSPECTION REPORT



November 3, 2025
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Updates, Waterset Club

General Updates, Recent & Upcoming Maintenance Events:

- During the month of November, all St. Augustine turf shall receive an application of **1950 lbs. (39 – 50 lb. bags)** of 19-3-7 fertilizer with a pre-emergent herbicide. Additionally, all Celebration Bermudagrass shall receive an application of **850 lbs. (17 – 50 lb. bags)** of 19-3-7 fertilizer with a pre-emergent herbicide. Also, all Zoysia turf shall receive an application of 850 lbs. **(17 – 50 lb. bags)** of 19-3-7 fertilizer with a pre-emergent herbicide. And finally, 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. What is occurring with irrigation on the Waterset Club lap pool deck. These Petra Crotons were installed and invoiced by RedTree **but now the entire bed is in moderate wilt.** (Pic 1)



2. Make sure the Lady Palm suckers are being plucked out as quickly as possible as they can take over a bed. Also, keep the Variegated Confederate Jasmine from encroaching into the Lady Palm and other plants.

3. The bed of Xanadu surrounding the lagoon pool slide needs to have weeds (Torpedograss) and dead wood removed.

4. **Plants around the lagoon pool perimeter (inside) are all in some form of wilt, including what has been a very impressive hedge adjacent to the beach. What is occurring with the irrigation here? Provide a very thorough update.** (Pic 4)



Waterset Club, Milestone

5. Can RedTree attempt to straighten and re-stake this palm that is now lying on the lagoon pool fencing? (Pic 5)



9. What is occurring with the Variegated Confederate Jasmine on the Milestone median between Paseo Al Mar (PAM) and Goldcoast? Much of it is dying. Is this irrigation related? (Pic 9)



6. Clear the entire pool deck beds of all fallen palm debris. Also remove all palm saplings from the beds.

7. The newly planted Nitida Palm in the Waterset Club parking lot has still not been unbundled. (Pic 7)



8. Although the response to the previous report was that the replacement of the Bougainvillea in the Waterset Club parking lot was complete, frankly I do not see an improvement in the aesthetics of this bed. See last month's photo and this month's photo. (Pics 8a & b>)



Milestone, Sea Air

10. Why is the Bougainvillea on the inbound side of Milestone on the south side of PAM defoliating? Is this Bougainvillea Looper (treat accordingly) or irrigation? Provide an update. Everything is drying up in this area.

11. Documenting again, the condition of the turf on the ROWs of Milestone between PAM and Goldcoast. (holdover from previous vendor) (Pics 11a & b)



12. Mentioned in Item No. 10, the area at Milestone and PAM, including the ornamental grasses (although they also need to be checked for spider mites) and Confederate Jasmine on the trellises. (Pic 12>)

13. As a reminder there are three ponds (yellow) on the map that require mowing once per month between November 1 and June 1.

14. Documenting non-improving turf along the ROWs of Goldcoast (holdover from previous vendor). (Pic 14)



15. Tall weeds that have been sprayed in the Sea Air cul-de-sac as well as the independent bed on the north side of the street now need to be hand pulled. They should have been hand pulled to begin with – save the chemicals! The Dw. Firebush need to be maintained at a consistent height. (Pic 15>)

16. Turf on the Sea Air cul-de-sac was reported to be failing due to fungus caused by the fertilizer blackout, heat and rainfall. Hmmm . That's a lot of varied causes. The fungus has been reportedly treated and declared as non-active. (Pics 16a & b>)



Sea Air, 30th Street

17. Make sure turf weeds are continuing to be treated. These weeds (Chamberbitter, spurge) are on 30th Street, however, there were many of Milestone and Goldcoast as well. (Pic 17>)



18. I'll continue to document turf that is slightly improving on the 30th Street median, however, turf on the east ROW of 30th Street is still down to dirt. (Pic 18a & b)



19. Where turf was left bare from the previous contractor, most areas are now filled with spurge and other weeds – east ROW of 30th Street. (holdover from previous vendor) (Pic 19)



20. Turf on the south ROW of PAM between 30th Street and Waset Blvd. (WS Blvd.) is still extremely weedy and very bare in many areas.

21. There are still single, scraggly Ixora on the south side of PAM east of WS Blvd. behind the sidewalk that I've asked to be removed.

22. The south ROW of PAM west of Paradiso is very weedy, but the south ROW of PAM east of Paradiso is bone dry. Ballenger to provide an update for this area.

23. There is also a dead Oak tree on the south ROW of PAM east of Paradiso. I will request a proposal for its removal and replacement in the proposal section. Is this related to the incredibly dry turf? (Pic 23>)

24. Both beds on the SE & SW corners of the Covington Garden Dr. (CGD)/PAM roundabout are not being maintained very well. Both need attention. There are also lots of dead plants.

25. RedTree needs to make sure they are keeping up with fertilization and turf weed control in the tract of land between the black aluminum fencing and landscape buffer on the west side of CGD across from the school and southward. Is irrigation working properly here? (Pic 25)



26. However, in the same area, a resident is throwing their residential lawn debris into the tract. (Pic 26>)

27. Treat brown Fakahatchee Grasses in the landscape buffer on the west side of CGD.

28. There is a very long section of hedges between Golden Sky & Betel Palm that needs to be trimmed. Hedges north and south of this section are all nice and consistently trimmed.



Golden Sky, Covington Garden Drive East Buffer South, WSBlvd.

29. Bare area of turf are forming on the west side of CGD south of Golden Sky. Both companies need to inspect these areas and make sure there are no insects, disease and **confirm that irrigation is working properly.**

30. The ornamental grass beds at the intersection of Betel Palm and CGD is still very full of grassy weeds and Torpedograss.

31. Water shoots are still not being removed from trees along CGD, including several Sycamore trees that do not have tree staking systems.

32. Make sure the irrigation is working properly on the Sweet Viburnum hedge on the east side of CGD south of Wayfarer. It is thinning.



33. The hedges on the east side of CGD are also not being consistently trimmed. CGD should be consistently maintained at the same heights.

34. Make sure the pocket park at Tagalong and Wayfarer is getting fertilized. Turf is not as green as it should be.

35. The lawn behind the sidewalk on the east side of Paradiso on the south side of PAM is also very dry – clearly connected with the issue along the south side of PAM.

36. Did RedTree ever get the soil test results back from the Madrigal/Paradiso pocket park? We need to plant these beds, but I do not want to until we know why the Jasmine died.

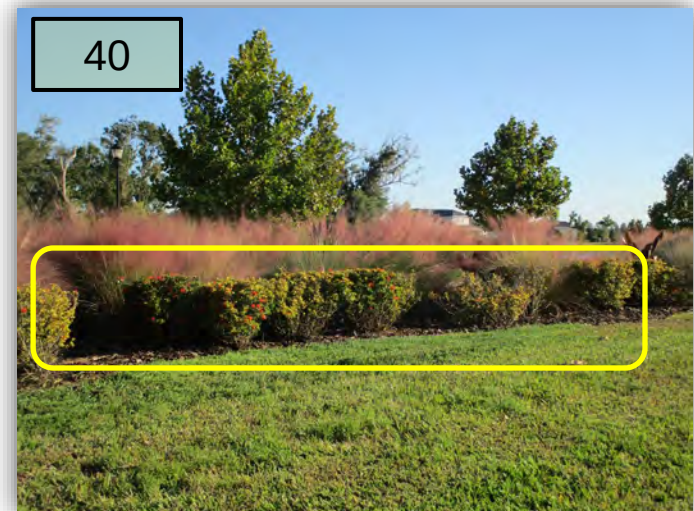
37. The Juniper bed in the Saguaro pocket park is very weedy and still has brown Juniper.

38. The tree ring at the newly planted Sweet Gum at the Saguaro park needs to be detailed and mulched. Turf is off-color in this park. (Pic 38)



39. Hand pull weeds in Reservoir Park.

40. It appears RedTree did not add any sulfur to the ornamental fertilizer as requested, since the Ixora are all still very chlorotic. (Pic 40)



Waterset Blvd. Reservoir to Paseo Al Mar, Waterline Station

41. There continues to be a lot of spurge in turf and Torpedograss in the Bougainvillea on the WSBlvd. between Reservoir and PAM.

42. The Muhlygrasses here are also being overrun with tall, vining weeds. These need to be pulled out.

43. Turf is not improving, In fact, I feel it is worsening, in the west ROW of WSBlvd. leading southbound to the entrance of the sports complex.

44. All beds along the WSBlvd. median from Reservoir southbound are in dire need of hand pulling of a LOT of Nutsedge. These need to be pulled, not sprayed. (Pic 44)



45. RedTree is responsible for the maintenance of the entire perimeter of the lift station on the south side of WSBlvd. before getting to Waterset South. The grasses are overrun with weeds. This was explained to the account manager during the previous ridearound. (Pic 45> & below)



46. Crews are leaving a lot of shrub trimmings behind. This is taken at the Waterline Station pool deck perimeter. Also, please inspect several Walter's Viburnum as many are turning auburn or even brown. Are these receiving enough water? (Pics 46a & b)



Waterline Station, Wayfarer, Del Coronado

47. Make sure large weeds are being pulled from the Bamboo along the parking lot buffer as well as the buffer between the first house adjacent to the pool at Waterline Station.

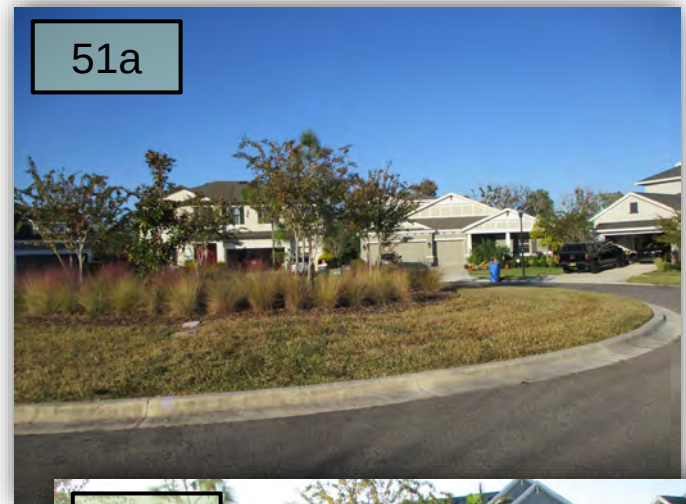
48. RedTree to ensure that all palms surrounding and located within the Waterline Station pool are receiving adequate amounts of the Palm Special fertilizer. The palm in the pool deck cutout is starting to develop yellowish/orange specks.

49. Dead-head the Birds-of-Paradise and hand pull/eradicate Torpedoglass from the Blue Daze beds at the Waterline Station pool.

50. Last month I reported failing turf on the Wayfarer cul-de-sac and requested it be replaced. It reportedly has been replaced and was completed on October 7th. This is the cul-de-sac currently. [Was Ballenger notified of turf replacement?](#) (Pics 50a & b)



51. Now this month Del Coronado turf is failing. What is occurring here? Is it drought, disease, insects, [lack of water?](#) (Pics 51a & b)



52. The Pringle's Podocarpus at the Wayfarer mail kiosk park still needs to be topped.



Proposals

1. RedTree to provide a proposal to completely remove this dead/dying Oak on the south ROW of PAM east of Paradiso and replace with a 3" caliper, Live Oak, *Quercus virginiana*. Proposal must include an 8" -10" earthen berm surrounding the root ball, a 30 Gal. Gator Bag with a working flood bubbler attached and inserted into the top of the Gator Bag to fill it every time the irrigation runs. Proposal must also include mulch. (Pic 1)



2. RedTree to provide a proposal to straighten this leaning Oak on the west side of CGD south of Betel Palm. I am confident it will take small machinery and root pruning on the obtuse angle side of the lean. Please include a substantial staking mechanism and not small stakes and nylon straps. Preferably a duckbill anchor system. (Pic 2)



3. RedTree to provide a proposal to remove remaining tree stump along the Betel Palm ROW near the mail kiosk and replace with a 3" caliper *Acer barbatum*, "Floridanum", Florida Maple. Proposal must include the construction of an 8" – 10" water saucer surrounding the rootball and a 30 Gal. Gator Bag with a working flood bubbler attached to fill the bag every time the irrigation runs. (Pic 3)



4. RedTree to provide a proposal to completely remove this dead/dying Red Maple on the north side of the Reservoir bridge and replace with a 3" caliper Sweetgum, *Liquidambar styraciflua* "rotundiloba". Proposal must include an 8" - 10" earthen berm surrounding the root ball, a 30 Gal. Gator Bag with a working flood bubbler attached and inserted into the top of the Gator Bag to fill it every time the irrigation runs. Proposal must also include mulch. (Pic 4>)
5. This newly planted Sabal Palm on the north side of the Reservoir bridge needs to be replaced under warranty. It was just recently planted. (Pic 5>)
6. I've repeatedly ask for this fourth Oak south of Waterline to be straightened. I'm now requesting a proposal to have this completed. (Pic 6>)



Proposals



Tab 4



The New Standard in Landscape Maintenance

RECAP REPORT

Client:	Waterset Central CDD
Week Of:	November 3rd – 7th, 2025

Recipient Group			
Client Contacts		RedTree Contacts	
John Toborg	JToborg@rizzetta.com	David Lucadano	daveluke@redtreelandscape.systems
Ruben Durand	rdurand@rizzetta.com	Pete Lucadano	peteluke@redtreelandscape.systems
Katiria Parodi	kparodi@castlegroup.com	Rafael Rosario	rrosario@redtreelandscape.systems
Derrick Evans	devans@rizzetta.com	Service Desk	service@redtreelandscape.systems
		Office Admin	bchristensen@redtreelandscape.systems

Service	ReCap
Mowing	All mowing operations have been performed according to schedule.
Detailing	All detailing operations have proceeded according to schedule.
Pest Control & Fertilization	IPM applications are being performed as needed.
Arbor Care	No new Arbor Care work was scheduled.
Landscape	No new landscape projects have been submitted at this time.
Enhancements	No new Landscape Enhancements were completed at this time.

Tab 5

WATERSET CENTRAL CDD
ENGINEERS REPORT FOR NOVEMBER 12th, 2025 BOARD MEETING

Ongoing Projects Report and Updates:

ERP 18888.068, .062, .048, .067 - RFP for Maintenance Work & Pool Discharge Damages:

We have received two proposals for the stormwater repairs, CrossCreek Environmental and Finn Outdoor have both provided a proposal for review. Additionally we have reconciled the list of estimates for the pool discharge damages which is included with the report as well as the proposals from Finn Outdoor to repair the washout areas that were of most concern. 5 locations were formally bid to be filled in, compacted and stabilized. The additional areas were all estimated by the landscaper for the district for fill dirt and sod repair as a cost savings initiative for the locations that do not require compaction or show excessive and progressive damages. Our office has been in contact with 5 of the residents already at the time of writing this update to answer questions and advise the residents on best practices. Additional proposals received for the project will be forwarded to District Management for Board review as soon as received.

Stormwater Repairs Proposals

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Estimate details
Estimate no.: 2421
Estimate date: 11/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Control Structure Maintenance	19 Areas Throughout Waterset Central CDD -- Restore all control structure and outfall areas as identified by BDi and provided on 9/23. All outfall areas to have vegetation removed within 15' radius of the structure; Check skimmers at all areas for durability and proper clearance, make corrections to permit conditions where necessary	1	\$32,500.00	\$32,500.00
2.			Project is expected to take 7 working days.			
Total						\$32,500.00

Note to customer
All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted dateAccepted by



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
11/7/2025	14218

Name / Address

Waterset Central CDD
BDi Engineers
Kirk Wagner
536 4th Ave. S, Unit 4
St. Petersburg, Fl 33701

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Waterset Central CDD Stormwater Deficiency and Maintenance Project Maintenance and restoration of 15 areas per the BDI RFP and plan sheets. All access areas to be repaired to original condition. The above cost includes the following tasks in the areas identified on the BDI RFP: Removal of all overgrown vegetation, debris, and sediment from MESSs, headwalls, sumps, and control structures in a 15' radius with disposal offsite. Restoration of conveyance swales where needed. Restore skimmer board clearances to 18". Treat all stumps with aquatic herbicide. *The work described above will take 3-4 weeks to complete. Mobilization will occur 2-4 weeks after a signed estimate is received.* 30% deposit due prior to commencement of work. Amount to be deducted from final invoice. **It will be the Owners responsibility to keep sod watered once Contract Work has been completed.	1	47,350.00	47,350.00
Please sign and return if accepted		Total	\$47,350.00

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com

Waterset Central CDD – Pool Discharge Damages

Location	Report Page	RFP	Estimate to Repair
5533 Silver Sun Dr	2	NA	\$ 68.00
5539 Silver Sun Dr	3	NA	\$ 113.00
5551 Silver Sun Dr	3	NA	\$ 90.00
5447 Silver Sun Dr	4	NA	\$ 36.00
5324 Silver Sun Dr	5	YES	\$ 450.00
5340 Silver Sun Dr	6	YES	\$ 450.00
5342 Silver Sun Dr	7	NA	\$ 113.00
5350 Silver Sun Dr	8	NA	\$ 135.00
5334 Silver Sun Dr	9	NA	\$ 180.00
7414 Paradiso Dr	11-12	NA	\$ 225.00
7410 Paradiso Dr	12	NA	\$ 270.00
7305 Golden Sky Ct	13	NA	\$ 270.00
7421 Paradiso Dr	14	NA	\$ 57.00
7425 Paradiso Dr	14	NA	\$ 45.00
7513 Paradiso Dr	15	NA	\$ 180.00
7621 Paradiso Dr	16	NA	\$ 225.00
7629 Paradiso Dr	17	YES	\$ 800.00
7003 Mainland Ave	18	YES	\$ 1,100.00
7002 Mainland Ave	19	NA	\$ 90.00
5617 Wayfarer Ave	20	NA	\$ 113.00
5619 Wayfarer Ave	21	NA	\$ 270.00
5623 Wayfarer Ave	21-22	YES	\$ 800.00
5416 Limelight Dr	23-24	NA	\$ 113.00
5444 Wayfarer Ave	25	NA	\$ 45.00

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Estimate details
Estimate no.: 2424
Estimate date: 11/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	5340 Silver Sun -- Restore eroded grounds from pool discharge and sod to match surroundings	1	\$450.00	\$450.00

Total \$450.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Estimate details
Estimate no.: 2425
Estimate date: 11/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	7629 Paradiso -- Restore eroded grounds from pool discharge and sod to match surroundings	1	\$800.00	\$800.00

Total \$800.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Estimate details
Estimate no.: 2426
Estimate date: 11/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	7003 Mainland -- Restore eroded grounds from pool discharge and sod to match surroundings	1	\$1,100.00	\$1,100.00

Total \$1,100.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Estimate details
Estimate no.: 2427
Estimate date: 11/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	5623 Wayfarer -- Restore eroded grounds from pool discharge and sod to match surroundings	1	\$800.00	\$800.00

Total \$800.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Estimate details
Estimate no.: 2423
Estimate date: 11/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	5324 Silver Sun -- Restore eroded grounds from pool discharge and sod to match surroundings	1	\$450.00	\$450.00

Total \$450.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

Waterset Central CDD
Damage to turf from Pool
Discharge



5539 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 34°NE (T) • 27.76002, -82.373092 ±9ft



5551 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 94°E (T) • 27.759673, -82.373312 ±9ft



5447 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 48°NE (T) • 27.762869, -82.373598 ±9ft



Pond 5-010

Waterset Central CDD
Aug 20 2025, 2:45:17 PM



5340 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 129°SE (T) • 27.763397, -82.376571 ±13ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:12:03 PM

5340 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 131°SE (T) • 27.763394, -82.376572 ±16ft



Pond 5-020

Waterset Central CDD
Aug 20 2025, 2:11:59 PM

5342 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

5334 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

7414 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

7414 **Paradiso Dr, Apollo Beach, FL 33572, USA**

☼ 275°W (T) • 27.760756, -82.374661 ±13ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:56:15 PM

7414 **Paradiso Dr, Apollo Beach, FL 33572, USA**

☼ 239°SW (T) • 27.760752, -82.374617 ±16ft



Pond 5-030

Waterset Central CDD
Aug 20 2025, 2:56:06 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



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

☼ 286°W (T) • 27.761524, -82.373928 ±13ft



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

7425 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

7513 **Paradiso Dr, Apollo Beach, FL 33572, USA**

☼ 171°S (T) • 27.758228, -82.375658 ±13ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:40:42 PM

7513 **Paradiso Dr, Apollo Beach, FL 33572, USA**

☼ 78°NE (T) • 27.758195, -82.375719 ±16ft



Pond 5-050

Waterset Central CDD
Aug 20 2025, 1:40:32 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

7002 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

5617 Wayfarer Ave, Apollo Beach, FL 33572, USA

☀ 176°S (T) • 27.754319, -82.38084 ±9ft

Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:23:16 PM

5619 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 208°S (T) • 27.754437, -82.380988 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:22:47 PM

5623 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 211°S (T) • 27.754536, -82.381067 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025, 12:22:35 PM

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

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 6



Waterset Central Community Development District
7281 Paradiso Drive Apollo Beach, FL 33572

Community Director Report
November 2025 Meeting



Unparalleled Property Services

Administrative

CDD Access Requests: No requests this month.

On October 21st, management received a complaint from a resident stating that a male resident in the fitness center made inappropriate comments about her body and then proceeded to tap her backside/thigh. Despite management's request, the female resident did not provide a written incident report. Subsequently, the male resident stopped into the management office after another resident from the fitness center informed him that a complaint had been made against him. The male resident stated that he did not touch the complainant inappropriately, but only "tapped" her.

The developer has installed four benches at the Waterline Station playground that were originally intended to be installed during the amenity's initial construction.



Cooper Pools began servicing the central pools on Wednesday, November 5th.

Red tree installed the sand for the volleyball court on Friday, October 31st.

Management has been working with Owens Electric to replace the volleyball court light bulbs, as one is currently out and another is flickering. The replacement bulbs have arrived; Owens is currently awaiting scheduling for the bucket truck to complete the installation.



Drama Kids is requesting approval to host their Summer Camp at the Waterset Club on the following dates in 2026:

June 22–26 from 9:00 a.m. to 4:00 p.m.

July 27–31 from 9:00 a.m. to 4:00 p.m.

The amenity hours have been updated for the season. Pool hours are now from dawn to 5:30 p.m., effective November through February. An email blast has been sent to the community, and both the gate access system and the talk-down system have been updated accordingly.

The holiday lights at the Waterset Club, Waterline Station, and the Waterset Monument at Paseo Al Mar and Milestone have been installed. The greenery is scheduled to be installed during the first week of November, and all lights will be turned on the week of Thanksgiving.

The Management Office at the Waterset Club will be closed on Thursday, November 27th, and Friday, November 28th in observance of the Thanksgiving holiday. The office will reopen at 9:30 a.m. on Saturday, November 29th.

Report Respectfully Submitted,

Katiria Parodi, LCAM





Estimate

Welch Tennis Courts, Inc.
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787
Fax: 813-641-7795

Date	Estimate #
11/4/2025	43179

Bill To	Ship To
Waterset CDD - Castle Group 3434 Colwell Avenue Suite 200 Tampa FL 33614 United States	Kathy Parodi Waterset CDD - Castle Group 7281 Paradiso Drive Apollo Beach FL 33572 United States

Sales Rep	Ship Via	Expires
Kimberly Valencia		11/4/2025

Notes
*New Windscreens - ExtremeScreen in GREEN *Duplicating 2021 measurements/our construction division ordered. *Material Only - NO Installation *Estimated Lead Time - 3-4 weeks from order date.

Quantity	Units	Description	Options	Rate	Amount
772.25	ft	ExtremeScreen 6'H in Color: GREEN, with Standard Half-Moon Vents - *All Panels to be Labeled by Measurement* 1 @ 68'H 1 @ 39'6"H 1 @ 39'6"H 1 @ 29'H 1 @ 13'H 1 @ 49'6"H 1 @ 49'6"H 1 @ 13'H 1 @ 49'6"H 1 @ 49'6"H 1 @ 13'H 1 @ 49'6"H 1 @ 49'6"H 1 @ 13'H 1 @ 39'6"H 1 @ 39'6"H 1 @ 36''7"H 1 @ 37'11"H 1 @ 47'H 1 @ 46'9"H		6.45	4,981.01
1		FREE Shipping & Handling for ExtremeScreens		0.00	0.00



Welch Tennis Courts, Inc.
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787
Fax: 813-641-7795

Estimate

Date	Estimate #
11/4/2025	43179

Page 2 of 2

Quantity	Units	Description	Options	Rate	Amount
Thank you for your business.		Subtotal			4,981.01
		Tax (FL_HILLSBOROUGH_9 7.5%)			373.58
		Total			\$5,354.59

Please note that prices quoted at the time of order are subject to change without notice.



Official Proposal for Renting Waterset Gathering Room FL Drama Kids - Summer of 2026

Dear Board of Waterset HOA,

I would like to inquire about Drama Kids renting the **Gathering Room** at the Waterset Clubhouse for the Summer of 2026. We rented two weeks in the summer of 2025 and it was amazing. Thank you!

For next year, may we please rent the Gathering Room for the following times:

June 22-26, 2026: 9:00am-4:00pm

July 27-31, 2026: 9:00am-4:00pm

Our teachers will get there at 8:30am to set up the room.

We would do the same method of payment as last year. We will **donate 10%** of our total income from the camp to the clubhouse. In summer of 2025, we donated \$821.

Thank you for your time and consideration!

Drama Kids Office

Tab 7



Quarterly Compliance Audit Report

Waterset Central

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

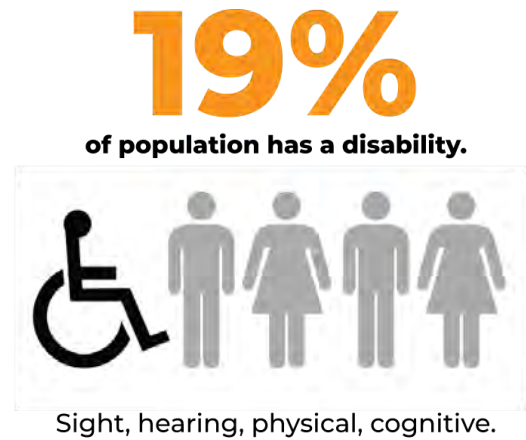
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 8

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5324 Silver Sun Dr
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5324 Silver Sun Dr , Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

Please allow this correspondence to serve as a notice that the manner in which you are discharging water from your pool is causing damage to Waterset Community Development District's property. The District asks that you refrain from discharging your pool water in this manner. Should you continue to discharge your pool water over CDD property, the District will be forced to take all available legal actions against you, including an action to recover the cost to repair the damage.

Your presence is requested at the next CDD Board of Supervisor's Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive,, Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

5324 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 92°E (T) • 27.762109, -82.376098 ±16ft



5324 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 90°E (T) • 27.762108, -82.376099 ±16ft



District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5533 Silver Sun Dr
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5533 Silver Sun Dr , Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

5533 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 34°NE (T) ☉ 27.76002, -82.373092 ±9ft



Pond 5-030

Waterset Central CDJ
Aug 20 2025 3:01:27 PM

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5527 Silver Sun Dr
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5527 Silver Sun Dr , Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

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

☉ 26°N (T) • 27.760253, -82.373071 ±16ft



Pond 5-030

Wateriser Central CDD
Aug 20 2025 3:01:58 PM

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

☉ 9°N (T) • 27.760195, -82.373067 ±16ft



Pond 5-030

Wateriser Central CDD
Aug 20 2025 3:01:48 PM

DISTRICT OFFICE · RIVERVIEW, FLORIDA · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5447 Silver Sun Dr
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
 Property located at: 5447 Silver Sun Dr , Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

Please allow this correspondence to serve as a notice that the manner in which you are discharging water from your pool is causing damage to Waterset Community Development District's property. The District asks that you refrain from discharging your pool water in this manner. Should you continue to discharge your pool water over CDD property, the District will be forced to take all available legal actions against you, including an action to recover the cost to repair the damage.

Your presence is requested at the next CDD Board of Supervisor's Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive,, Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

5447 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 48°NE (T) • 27.762869, -82.373598 ±9ft



Pond 5-019

WaterNet Central CDD
Aug 20 2025 2:45:17 PM

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
7621 Paradiso Dr.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
 Property located at: 7621 Paradiso Dr., Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District’s Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Your presence is requested at the next CDD Board of Supervisor’s Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive,, Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

7621 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 341°NW (T) • 27.759292, -82.377183 ±16ft



Pond 5-060

Waterset Central CDD
Aug 20 2025, 1:35:37 PM

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
7513 Paradiso Dr.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 7513 Paradiso Dr., Apollo Beach, Florida 33572 (the "Property")

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Your presence is requested at the next CDD Board of Supervisor's Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive,, Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

7513 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 171°S (T) • 27.758228, -82.375658 ±13ft



Pond 5-050

Waterset Central ODD
Aug 20 2025 1:40:42 PM

7513 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 78°NE (T) • 27.758195, -82.375719 ±16ft



Pond 5-050

Waterset Central ODD
Aug 20 2025 1:40:32 PM

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
7429 Paradiso Dr.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 7429 Paradiso Dr., Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brlatic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Your presence is requested at the next CDD Board of Supervisor's Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive., Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

7429 Paradise Dr, Apollo Beach, FL 33572, USA

☉ 359°N (T) ☉ 27.759484, -82.375388 ±16ft



Pond 5-060

Waterset Central CDD
Aug 20 2025, 1:42:56 PM

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
7421 Paradiso Dr.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
 Property located at: 7421 Paradiso Dr., Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Your presence is requested at the next CDD Board of Supervisor's Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive,, Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

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

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
7414 Paradiso Dr.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 7414 Paradiso Dr., Apollo Beach, Florida 33572 (the "Property")

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Your presence is requested at the next CDD Board of Supervisor's Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive,, Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager



7414 Paradiso Dr, Apollo Beach, FL 33572, USA

☼ 296°W (T) • 27.760772, -82.374693 ±13ft



Pond 5-030

Water/Sat Central CDB /
Aug 20, 2025, 2:56:24 PM

7414 **Paradiso Dr, Apollo Beach, FL 33572, USA**

☉ 275°W (T) • 27.760756, -82.374661 ±13ft



Water sat Central GDB
Aug 20 2025, 2:56:15 PM

7414 **Paradiso Dr, Apollo Beach, FL 33572, USA**

☉ 239°SW (T) • 27.760752, -82.374617 ±16ft



Pond 5-030

Water sat Central GDB
Aug 20 2025, 2:56:06 PM

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
7410 Paradiso Dr.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
 Property located at: 7410 Paradiso Dr., Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Your presence is requested at the next CDD Board of Supervisor's Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive,, Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

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

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
7305 Golden Sky Ct.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 7305 Golden Sky Ct., Apollo Beach, Florida 33572 (the
“Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Your presence is requested at the next CDD Board of Supervisor's Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive,, Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

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

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
7003 Mainland Ave.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 7003 Mainland Ave., Apollo Beach, Florida 33572 (the
“Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Your presence is requested at the next CDD Board of Supervisor's Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive,, Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

7003 Mainland Ave, Apollo Beach, FL 33572, USA

☉ 76°NE (T) • 27.754824, -82.380305 ±9ft



7003 Mainland Ave, Apollo Beach, FL 33572, USA

☉ 28°N (T) • 27.754789, -82.38032 ±13ft



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
7629 Paradiso Dr.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 7412 Paradiso Dr., Apollo Beach, Florida 33572 (the "Property")

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

7629 Paradiso Dr, Apollo Beach, FL 33572, USA

☉ 311°NW (T) • 27.759962, -82.377188 ±16ft



Pond 5-1-16

Waterjet Central Cdr
Apr 20 2025 1:25:35 PM

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
7002 Mainland Ave.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 7000 Mainland Ave., Apollo Beach, Florida 33572 (the
“Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

7002 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

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5617 Wayfarer Ave.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5619 Wayfarer Ave., Apollo Beach, Florida 33572 (the
"Property")

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

5617 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 176°S (T) • 27.754319, -82.38084 ±9ft



Pond 5-130

Waterset Central CDD
Aug 20 2025 12:23:16 PM

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5334 Silver Sun Dr
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5334 Silver Sun Dr , Apollo Beach, Florida 33572 (the "Property")

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

5334 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

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5340 Silver Sun Dr
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5340 Silver Sun Dr , Apollo Beach, Florida 33572 (the "Property")

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

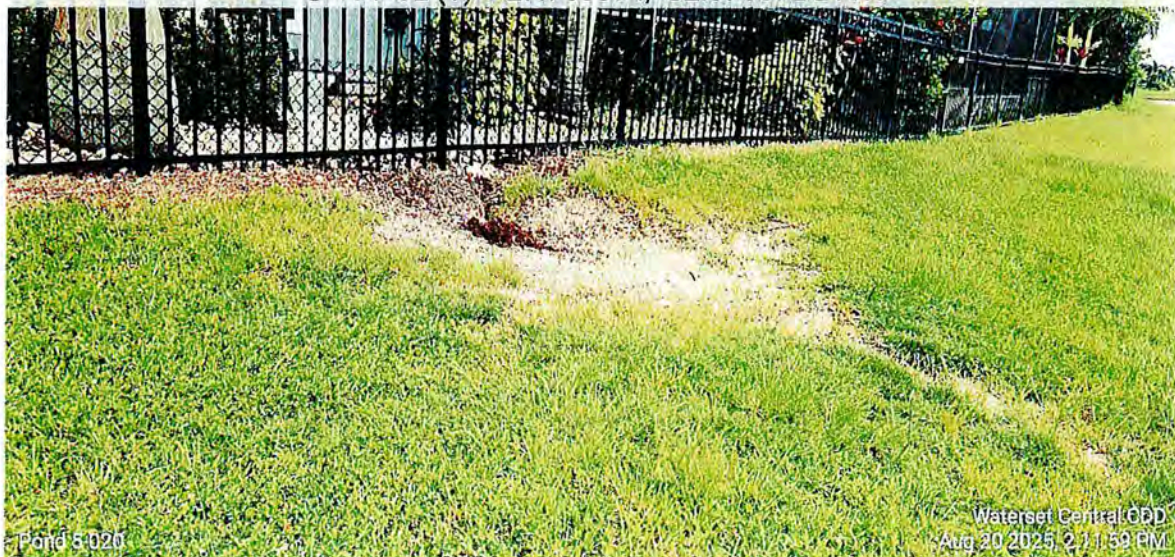
5340 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 129°SE (T) • 27.763397, -82.376571 ±13ft



5340 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 131°SE (T) • 27.763394, -82.376572 ±16ft



District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5342 Silver Sun Dr
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
 Property located at: 5342 Silver Sun Dr , Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Your presence is requested at the next CDD Board of Supervisor's Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive,, Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

5342 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

5342 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

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5416 Limelight Dr.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5416 Limelight Dr., Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Your presence is requested at the next CDD Board of Supervisor's Meeting on Wednesday November 12th at 5:30pm. This meeting will be held at The Waterset Club, 7281 Paradiso Drive,, Apollo Beach, FL 33572. Our District Engineer will be present to provide cost of the repairs to CDD property and feedback on damage caused by the runoff of your property.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

5416 Limelight Dr, Apollo Beach, FL 33572, USA

☉ 216°SW (T) ☉ 27.75252, -82.381578 ±16ft



5416 Limelight Dr, Apollo Beach, FL 33572, USA

☉ 87°E (T) ☉ 27.752527, -82.381815 ±16ft



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

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5444 Wayfarer Ave.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5444 Wayfarer Ave., Apollo Beach, Florida 33572 (the
“Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

0 18°N (T)@ 27.749913, -82.382429 ±23ft



5444 Wayfarer Ave, Apollo Beach, FL 33572, USA

0 332°NW (T)@ 27.749874, -82.382386 ±13ft



District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5350 Silver Sun Dr
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5350 Silver Sun Dr , Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

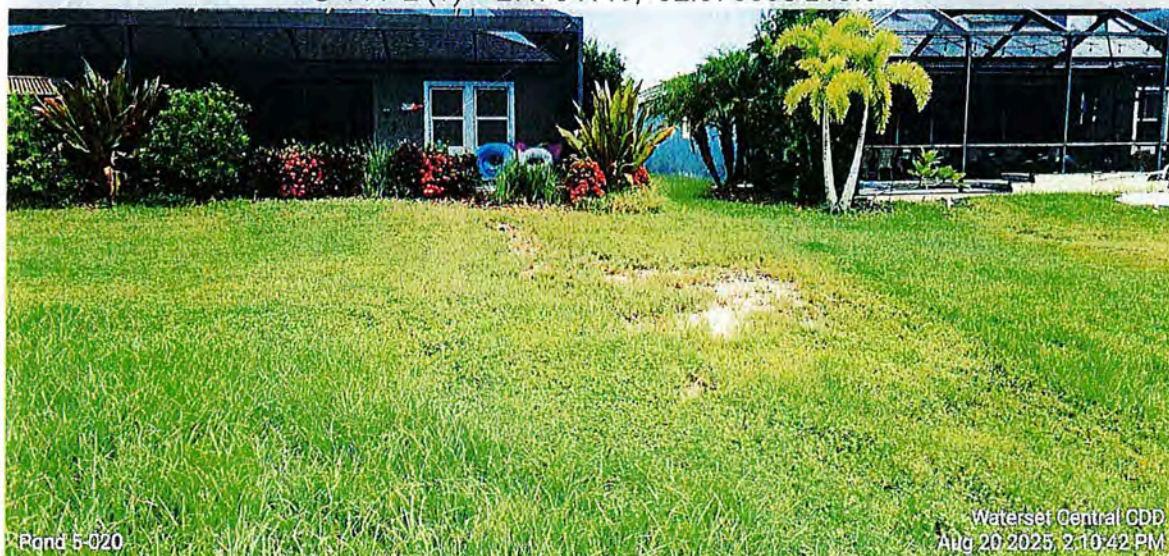
5350 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 131°SE (T) • 27.764122, -82.376554 ±13ft



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

☉ 111°E (T) • 27.764119, -82.376555 ±13ft



District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5551 Silver Sun Dr
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5551 Silver Sun Dr , Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

5551 Silver Sun Dr, Apollo Beach, FL 33572, USA

☉ 94°E (T) ☉ 27.759673, -82.373312 ±9ft



Watermark: 2013-08-28 14:00:00
Aug 28 2013 14:00:00 PM

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5619 Wayfarer Ave.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5619 Wayfarer Ave., Apollo Beach, Florida 33572 (the
“Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

5619 Wayfarer Ave, Apollo Beach, FL 33572, USA

☼ 208°S (T) ☉ 27.754437, -82.380988 ±9ft



Point 5 1005-2018

Waterfall Central ODD
Aug. 2018 4:02:47 PM

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

October 27, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5623 Wayfarer Ave.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5623 Wayfarer Ave., Apollo Beach, Florida 33572 (the
“Property”)

Dear Resident:

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

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

5623 Wayfarer Ave, Apollo Beach, FL 33572, USA

☉ 211°S (T) • 27.754536, -82.381067 ±9ft



Waterfall Central CDD
June 20, 2025, 12:22:45 PM

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

November 10, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5533 Silver Sun Dr
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5533 Silver Sun Dr , Apollo Beach, Florida 33572 (the “Property”)

Dear Resident:

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

November 10, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
5539 Silver Sun Dr.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 5539 Silver Sun Dr., Apollo Beach, Florida 33572 (the
“Property”)

Dear Resident:

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

5539 Silver Sun Dr, Apollo Beach, FL 33572, USA

☼ 34°NE (T) • 27.76002, -82.373092 ±9ft



Pond 5-030

Waterset Central CDD
Aug 20 2025 3:01:27 PM

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

November 10, 2025

VIA U.S. Mail and Certified Mail R/R/R

Resident
7425 Paradiso Dr.
Apollo Beach, Florida 33572

Re: Courtesy Notice of Pool Discharge
Property located at: 7425 Silver Sun Dr., Apollo Beach, Florida 33572 (the
“Property”)

Dear Resident:

Waterset Central Community Development District received the attached correspondence from Brletic Dvorak, Inc., the District's Engineer, regarding erosion and turf damage concerns relating to the discharge of water from your pool onto CDD property. As evidenced from the correspondence from our Vendor, pool water is being discharged from directly behind your lanai, flowing through the turf and down the pond embankment. The chemicals in the pool water discharge have been observed to be damaging the surrounding turf. As a result, a channel is starting to form from the grass and sediment being eroded and is starting to impact the structural integrity of the pond bank.

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Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

7425 **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

Tab 9

Review quote and press Approve or Reject below

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

QUOTE

Quote Number
2619

Quote Total
\$735.81

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

Quote Date
October 28, 2025
Expiration Date
November 15, 2025

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
Union Kit	SUPERFLO PUMP UNION KIT	1	43.67	43.67
Fittings	SCH40 PVC PIPE EXTENDER	1	12.62	12.62
Plumbing Materials	Required materials priming cleaners, cement, pipes coupling fittings elbows etc...	1	55.00	55.00
Install	Equipment Install. Wahoo Certified Technician	1	65.00	65.00

LOCATION: 5701 Madrigal Way, Apollo Beach

Item	Description	Qty	Rate	Amount
Flow Meter 2.5"	Blue-White Industries Pitot Tube Horizontal Flow Meter 2.5" IPS	1	168.41	168.41
Flow Meter 8"	Blue-White Industries Pitot Tube Horizontal Flow Meter 8"	1	241.11	241.11
Install	Equipment Install. Wahoo Certified Technician	2	75.00	150.00

Your estimate is ready see enclosed. Upon approval we will schedule installation.

Attachments



1_Flow_meter_2_half.jpeg



1_Flow_meter_8_inches.png



1_Pump_Union.jpeg

Subtotal \$735.81

Tax \$0.00

Quote Total \$735.81

Wahoo Pools Group, Inc
maintain@wahoopools.com

Deneen Klenke Deneen Klenke, Chairman
Name & Signature

10.29.2025
Date

Tab 10

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Thursday, October 08, 2025, at 10:00 a.m.** at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572.**

Present and constituting a quorum:

Deneen Klenke	Board Supervisor, Chairman
Brandon Bentley	Board Supervisor, Vice – Chairman
Thomas McNutt	Board Supervisor, Assistant Secretary
Curtis Thornton	Board Supervisor, Assistant Secretary

Also present were:

Ruben Durand	District Manager, Rizzetta & Co.
Stephanie DeLuna	District Manager, Rizzetta & Co.
Matt Huber	Director, District Services, Rizzetta & Co.
Erin McCormick	District Counsel, Erin McCormick Law.
Rafael Rosario	Representative, Red Tree
Pete Lucada	Representative, Red Tree
Trey Ballenger	Representative, Ballenger
Jerry Whited	Representative, BDI Engineering
Katiria Parodi	Clubhouse Manager; Castle Group
Heidy Torres	Representative; 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. Durand presented the report.

ii. Landscape Contractor Update

Mr. Lucadano provided updates to the board.

iii. Irrigation Contractor Update

Mr. Ballenger presented the report to the board.

C. District Counsel

Present. Ms. McCormick provided updates on the golf cart lease.

On a motion by Mr. McNutt, seconded by Ms. Klenke with all in favor, the Board approved Counsel to move forward with the utility vehicle lease for the Waterset Central Community Development District.

D. District Engineer

Mr. Whited mentioned BDI engineering inspected all of the ponds.

E. Clubhouse Manager

i. Presentation of Management Report

Ms. Parodi presented the report.

On a motion by Mr. McNutt, seconded by Ms. Klenke with all in favor, the Board approved Red Tree's proposal for \$7,250 for replenishment of sand at the Volleyball court for the Waterset Central Community Development District.

F. District Manager

Mr. Durand stated that the next meeting will be a regular meeting held on November 12th, 2025, at 5:00 p.m. at The Waterset Club.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion on Amenities Polices

Tabled.

B. Discussion on Towing Policy

On a motion by Ms. Klenke, seconded by Mr. McNutt with all in favor, the Board agreed to send a letter to the resident using the parking lot for Turo Business and let him know the towing policy for the Waterset Central Community Development District.

C. Ratification on Pool

On a motion by Ms. Klenke, seconded by Mr. Bentley with all in favor, the Board ratified the new pool contract for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes Held on September 11th, 2025

Line 74 correct SWFWMD acronym from SWFD.

B. Consideration of Operations and Maintenance Expenditures for August 2025.

On a motion by Ms. Klenke, seconded by Mr. McNutt, with all in favor, the Board ratified the Operations & Maintenance Expenditures for August 2025 (**\$105,765.96**), for the Waterset Central Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Klenke made comments on O&M accurate electronics and the Ballenger invoice

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 12:01 p.m., for the Waterset Central Community Development District.

124
125
126
127
128
129
130

Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 11

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 September 2025 For Board Approval

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

The total items being presented: **\$131,908.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	101046	135789	Monthly Maintenance 09/25	\$ 196.00
Ballenger Landcare, LLC	101058	326	Irrigation Maintenance 09/25	\$ 5,831.00
Brandon Industries, Inc.	101047	2019640-IN	Replacement of Street Signs 09/25	\$ 756.50
Brletic Dvorak, Inc.	101059	2099	Engineering Services 08/25	\$ 5,070.00
Castle Management, LLC	101060	PREIM06-27-25-275	Payroll Period 06/07/25-06/20/25	\$ 13,463.52
Castle Management, LLC	101060	PREIM08-22-25-121	Payroll Period 08/02/25-08/15/25	\$ 9,356.03
Castle Management, LLC	101048	INS-0825-298	Insurance Reimbursement 08/25	\$ 419.35
Castle Management, LLC	101048	COUR-0824-186	Courier Services 08/25	\$ 12.44
City Wide Facility Solutions	101054	32019034725	Janitorial Services 09/25	\$ 1,968.70
City Wide Facility Solutions	101049	42019019533	Janitorial Services 06/25	\$ 150.00
City Wide Facility Solutions	101049	42019020557	Janitorial Services 08/25	\$ 250.00
Curtis Albert Thornton	101063	CT081325	Board of Supervisor Meeting 08/13/25	\$ 200.00
Curtis Albert Thornton	101063	CT091125	Board of Supervisor Meeting 09/11/25	\$ 200.00
DCSI, Inc.	101050	34014	Alarm Monitoring System 09/25	\$ 319.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
DCSI, Inc.	101050	34082	Alarm Monitoring System 09/25	\$ 199.00
Florida Department of Revenue	20250925-1	39-8017823354-9 08/25 ACH	Sales & Use Tax 08/25	\$ 323.19
Frontier Florida, LLC	20250929-3	813-649-0263-041723-5 09/25 ACH	Internet 09/25	\$ 129.99
Frontier Florida, LLC	20250929-2	813-741-0603-061118-5 09/25 ACH	Internet 09/25	\$ 478.15
Hillsborough County BOCC	20250919-1	7687161865 08/25 ACH	Water Summary 08/25	\$ 1,977.86
Nvirotect Pest Control Service, Inc.	101051	370321	Pest Control 08/25	\$ 217.00
Nvirotect Pest Control Service, Inc.	101051	370689	Pest Control 08/25	\$ 135.00
Nvirotect Pest Control Service, Inc.	101051	374094	Pest Control 09/25	\$ 289.00
RedTree Landscape Systems, LLC	101061	130	Monthly Maintenance Service 08/25	\$ 32,125.00
RedTree Landscape Systems, LLC	101061	31163	Monthly Maintenance Service 09/25	\$ 32,125.00
Republic Services	20250929-1	0696-001298707 ACH	Waste & Recycle Container Service 09/25	\$ 777.65
Rizzetta & Company, Inc.	101045	INV0000102226	District Management Fees 09/25	\$ 6,103.75
Securitas Security Services USA Inc	101055	12280911	Security Patrol 08/25	\$ 1,676.37
Sitex Aquatics, LLC	101062	10176-b	Monthly Lake Maintenance 09/25	\$ 3,600.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20250918-4	221008697536 08/25 ACH	5701 Madrigal Way - Streetlights 08/25	\$ 350.83
TECO	20250918-2	221008884712 08/25 ACH	5701 Madrigal Way (Amenity) 08/25	\$ 874.03
TECO	20250918-1	321000017137 07/25 ACH	TECO Summary 321000017137 07/25	\$ 4,783.03
TECO Peoples Gas	20250918-3	221008930457 08/25 ACH	5701 Madrigal Way 08/25	\$ 132.73
Thomas Paul McNutt	101064	TM091125	Board of Supervisor Meeting 09/11/25	\$ 200.00
Times Publishing Company	101056	53144-083125	Legal Advertising - Account #TB173492 08/25	\$ 805.00
Wahoo Pools Group, Inc.	101057	20250664	Monthly Pool Services 09/25	\$ 4,500.00
Wahoo Pools Group, Inc.	101057	20250826	Leak Detection 09/25	\$ 1,500.00
Wahoo Pools Group, Inc.	101052	20250667	Service Call Fix Pool Light 08/25	\$ 150.00
Wahoo Pools Group, Inc.	101052	20250668	Equipment Install 08/25	<u>\$ 263.55</u>
Report Total				<u>\$ 131,908.67</u>

ACCURATE ELECTRONICS, INC.

Invoice

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

09/05/25

Date	Invoice #
9/1/2025	135789

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
JERRY WHITED	Net 30

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

Thank you for your business.

Phone #	Payments/Credits	\$0.00
727-533-0295	Balance Due	\$196.00



3840 68th Ave N
Pinellas Park, FL 33781

09/01/25

Invoice 326

Date	PO#
09/01/25	
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

Description	Qty / UOM	Rate	Ext. Price	Amount
#200 - Irrigation Maintenance Agreement September 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	\$703.56	\$0.00	\$0.00	\$216.00

**BRANDON[®]**

INDUSTRIES

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

Quality Streetscape Solutions™

Page: 1

Invoice

Please Remit Payment To:

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

Invoice Number: 2019640-IN**Invoice Date:** 9/5/2025**Order Number :** 1031464**Order Date:** 8/19/2025**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

09/08/25

Confirm To:

Customer P.O.	Ship VIA	F.O.B.	Terms
Waterset Sign replacements	INSTALL		Due Upon Receipt

Quantity			Item Number	Description	Unit Price	Amount
Ordered	Shipped	B/O				
2.00	2.00		HI 0942DS-L	Two-Sided Street Sign 9"x42" w/ LOGO HIP vinyl	137.00	274.00
				Sea Air Dr 6100 & Milestone Dr 6200 w/ Hillsborough county logo, green bg w/ white border		
2.00	2.00		TDSQ0942 BK	Square Trim for Double Sided 9" x 42" Street Sign Black	160.00	320.00
1.00	1.00		SIGN3030D BK	30" Diamond Sign w/ Black Back (W11-2 Pedestrian Sign)	191.00	191.00

THANK YOU!

Net Invoice:	785.00
Less Discount:	78.50
Freight:	50.00
Sales Tax:	0.00
Invoice Total:	756.50

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 2099
DATE 08/28/2025
TERMS Net 30
DUE DATE 09/27/2025

PROJECT NAME
Waterset Central CDD

09/05/25

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[August 12 - August 28]	7:30	180.00	1,350.00
Senior Inspector	[August 19 - August 28]	31:00	120.00	3,720.00

BALANCE DUE **\$5,070.00**

Pay invoice



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
Aug-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	4.00	\$180	J. Whited	\$720.00
SOI consolidation projects; review plan set	1.50	\$180	J. Whited	\$270.00
documents, field inspections, Erosions Review,	31.00	\$120	K. Wagner	\$3,720.00
Resident and Staff Communication.				
Pre-construction walk with Finn Outdoor and	2.00	\$180	J. Whited	\$360.00
Shoreline Repair Communication.	0.00	\$120	K. Wagner	\$0.00
INVOICE TOTAL	38.50			\$5,070.00



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

Document No:INS-0825-298
Document Date:08/31/2025

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$419.35

Date	Description	Amount
08/31/2025	Insurance Reimbursement Torres, Heidy ASTPM	\$178.75
08/31/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$240.60

09/10/25

Report Totals

Billing: \$419.35
Total Sales Tax: \$0.00
Balance Due: **\$419.35**



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

Document No:COUR-0824-186
Document Date:08/31/2024

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$12.44

Date	Description	Amount
08/31/2024	UPS Packages Charges for UPS Packages sent from 8/3/2024 - 8/31/2024	\$12.44

Report Totals

09/02/25

Billing: \$12.44
Total Sales Tax: \$0.00
Balance Due: **\$12.44**

**Copies of UPS Receipts are saved on The General Drive* General Drive (H:)/UPS Invoices
BackUp/2024*



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

INVOICE

Total Due: \$1,968.70

Invoice Number: 32019034725
Our Order No. 31019101331
Invoice Date: 9/1/2025
Due Date: 10/1/2025

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

Bill

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

08/29/25

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		09/01/25 to 09/30/25	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019101331	1	1,968.70	1,968.70

PAY YOUR BILL ONLINE!
CLICK THE LINK BELOW
<https://www.e-billexpress.com/ebpp/gocitywide/>
Due to the increase in the Florida Minimum wage,
your October invoice may reflect a small rate increase.

Subtotal: 1968.70
Sales Tax: 0.00
Total Due: \$1,968.70



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

INVOICE

Total Due: \$150.00

Invoice Number: 42019019533
Our Order No. 41019020865
Invoice Date: 6/19/2025
Due Date: 7/19/2025

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

Bill

To: Waterset Central CDD 08/28/25
Katiria Parodi
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390
USA

Ship

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

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000216	Seymour Wright	Net 30 days		06/18/25	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Biohazard clean up Men's Centrals bathroom			1	150.00	150.00

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

Subtotal: 150.00
Sales Tax: 0.00
Total Due: \$150.00



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

09/05/25

INVOICE

Total Due: \$250.00

Invoice Number: 42019020557
Our Order No. 41019021928
Invoice Date: 8/31/2025
Due Date: 9/30/2025

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

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000216	Seymour Wright	Net 30 days		08/27/25	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Bio hazard men's bathroom by Pool			1	250.00	250.00

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

Subtotal: 250.00
Sales Tax: 0.00
Total Due: \$250.00

Waterset Central CDD
Meeting Date: August 13, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	
Deneen Klenke*		09/23/25
Jean Ocam o	✓	
Curtis Thorton	✓	CT081325
Thomas McNutt	✓	
Brandon Bentle *		

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:39 pm
Meeting End Time:	9:16 pm
Total Meeting Time:	3hr 37min

Time Over (3) Hours: 37min

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: D. Durand

Waterset Central CDD
Meeting Date: September 11, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Deneen Klenke*	☐
Jean Ocampo	☐
Curtis Thorton	☒
Thomas McNutt	☒
Brandon Bentley*	☐

09/12/25

CT091125

TM091125

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:09 AM
Meeting End Time:	1:21 PM
Total Meeting Time:	2hrs 12mins

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

R. Durand



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

Invoice

08/25/25

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
34014	08/25/2025	\$319.00	09/09/2025	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	60	2.00	120.00

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	319.00
TAX (7.5%)	0.00
TOTAL	319.00
BALANCE DUE	\$319.00



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

Invoice

09/04/25

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
34082	09/04/2025	\$199.00	09/19/2025	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	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 (6.5%) 0.00

TOTAL 199.00

BALANCE DUE **\$199.00**



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.

09-24-25

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 39-8017823354-9

August 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

□□□□□□.□□ 323.19

Due: 09/20/25

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

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)							4,309.20	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)							4,309.20	Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)							323.19	Date
5. Less Lawful Deductions								Telephone #
6. Less DOR Credit Memo								
7. Net Tax Due							323.19	
8. Less Collection Allowance or Plus Penalty and Interest								
9. Amount Due With Return (Enter this amount on front)							323.19	

Discretionary Sales Surtax Information

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

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS						CENTS	
1. Gross Sales (Do not include tax)								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)								Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)								Date
5. Less Lawful Deductions								Telephone #
6. Less DOR Credit Memo								
7. Net Tax Due								
8. Less Collection Allowance or Plus Penalty and Interest								
9. Amount Due With Return (Enter this amount on front)								

Discretionary Sales Surtax Information

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

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Bill history

Previous balance	\$129.99
Payment received by Sep 17, thank you	-\$129.99

Service summary

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

Oct 14

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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 DY RP 17 09172025 NNNNNNNY 01 992242

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

Total balance
\$129.99

Due by
Oct 14

Account number
813-649-0263-041723-5

Amount enclosed
\$

Mail payment to:
FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

9500098136490263041723000000000000000129995

WATERSET CENTRAL Account Number:
813-649-0263-041723-5

Billing Date:
Sep 17, 2025

Billing Period:
Sep 17 - Oct 16, 2025

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/ctnetx-privacy.

Sep 17 - Oct 16, 2025

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

 Internet			
Monthly Charges			
09.17-10.16	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

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:
Sep 17, 2025

Billing Period:
Sep 17 - Oct 16, 2025



WATERSET CENTRAL CDD Account Number:
813-741-0603-061118-5

Billing Date:
Sep 14, 2025

Billing Period:
Sep 14 - Oct 13, 2025

Hi WATERSET CENTRAL CDD,

09-26-25

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Bill history

Previous balance	\$473.18
Payment received by Sep 14, thank you	-\$473.18

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		\$478.15

Total balance

\$478.15

due

Oct 08

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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 DY RP 14 09152025 NNNNNNNY 01 994979

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

Total balance
\$478.15

Due by
 Oct 08

Account number
 813-741-0603-061118-5

Amount enclosed
 \$

Mail payment to:
 FRONTIER
 PO BOX 740407
 CINCINNATI, OH 45274-0407

111006813741060306111800000000000000478155

WATERSET CENTRAL CDD Account Number:
813-741-0603-061118-5

Billing Date:
Sep 14, 2025

Billing Period:
Sep 14 - Oct 13, 2025

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/ctnetx-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



Bundle

Monthly Charges

09.14-10.13	FiberOptic Internet 300 Dynamic IP w/ OneVoice	\$195.97
	Business FiberOptic 300/300M Dynamic IP	
	OneVoice Access Line	
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
(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

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.

NOTICE OF RATE INCREASE...

Beginning with your next bill, your FiberOptic Internet service will increase by \$10.00 per month, per line. Questions? Please contact customer service.



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:
Sep 14, 2025

Billing Period:
Sep 14 - Oct 13, 2025

LOCAL MEASURED SVC-FREE

8137410603	# of calls	Minutes	Charge
Dial Day	0	212	\$0.00
Dial Evening	64	0	\$0.00
Dial Night	0	17	\$0.00
Dial Day	0	9	\$0.00
Dial Evening	9	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

August 2025 Due: 09/18/2025

<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	
8/28/2025	6116 Sea Air Dr	001-53600-4310	\$11.09	Reclaim
8/28/2025	5701 Madrigal Way	001-53600-4301	\$208.39	Water
8/28/2025	7008 Waterline Ct	001-53600-4310	\$209.61	Reclaim
8/28/2025	5910 Covington Garden Dr	001-53600-4310	\$324.64	Reclaim
8/28/2025	7533 Paradiso Dr	001-53600-4310	\$22.72	Reclaim
8/28/2025	7301 Paradiso Dr	001-53600-4310	\$42.95	Reclaim
8/28/2025	7281 Paradiso Ave	001-53600-4301	\$447.66	Water
8/28/2025	7281 Paradiso Ave	001-53600-4310	\$65.20	Reclaim
8/28/2025	7030 Reservoir Ct	001-53600-4310	\$107.02	Reclaim
8/28/2025	5490 Wayfarer Ave	001-53600-4310	\$66.94	Reclaim
8/28/2025	7054 Reservoir Ct	001-53600-4310	\$43.16	Reclaim
8/28/2025	5459 Wayfarer Ave	001-53600-4310	\$19.57	Reclaim
8/28/2025	5630 Wayfarer Ave	001-53600-4310	\$6.30	Reclaim
8/28/2025	5521 Silver Sun Dr	001-53600-4310	\$5.94	Reclaim
8/28/2025	5424 Wayfarer Ave	001-53600-4310	\$7.79	Reclaim
8/28/2025	5300 Del Cooronado Dr	001-53600-4310	\$124.44	Reclaim
8/28/2025	5494 Del Coronado Dr	001-53600-4310	\$15.02	Reclaim
8/28/2025	7306 Golden Sky Ct	001-53600-4310	\$7.90	Reclaim
8/28/2025	7020 Saguaro Way	001-53600-4310	\$15.74	Reclaim
8/28/2025	6112 Sea Air Dr	001-53600-4310	\$7.95	Reclaim
8/28/2025	7000 Mainland Ave	001-53600-4310	\$5.95	Reclaim
8/28/2025	7310 Betel Palm Ct 1	001-53600-4301	\$72.53	Water
8/28/2025	6060 Milestone Dr	001-53600-4310	\$139.35	Reclaim
	Deposit	01-15601	\$0.00	Deposits
	TOTAL		\$1,977.86	

Summary			
	Utility Services	001-53600-4301	\$728.58
	Utility Reclaim	001-53600-4310	\$1,249.28
	Deposit	001-15601	\$0.00
	Credit		\$0.00
TOTAL			\$1,977.86



Hillsborough
County Florida

S-Page 1 of 12

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

Summary of Account Charges

Previous Balance	\$2,736.01
Net Payments - Thank You	\$-2,736.01
Total Account Charges	\$1,977.86
AMOUNT DUE	\$1,977.86

08/28/25

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

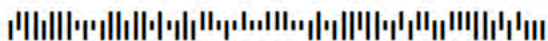
Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

2218

DUE DATE	09/18/2025
AMOUNT DUE	\$1,977.86
AMOUNT PAID	



0076871618658 00001977867



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

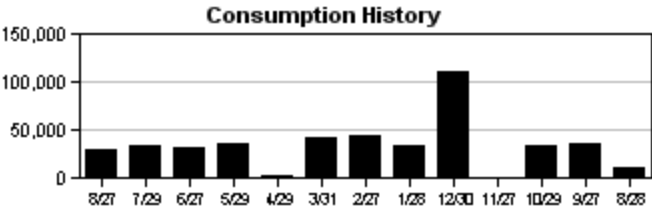
Service Address: 6116 SEA AIR DR

S-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	07/29/2025	18000	08/27/2025	18293	29300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$11.09
Total Service Address Charges	\$11.09



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

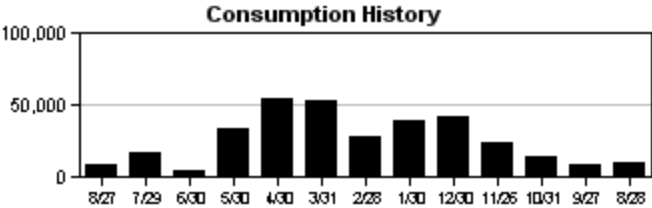
Service Address: 5701 MADRIGAL WAY

S-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	07/29/2025	752891	08/27/2025	761894	9003 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$27.19
Water Base Charge	\$31.30
Water Usage Charge	\$9.27
Sewer Base Charge	\$75.90
Sewer Usage Charge	\$58.70
Total Service Address Charges	\$208.39





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

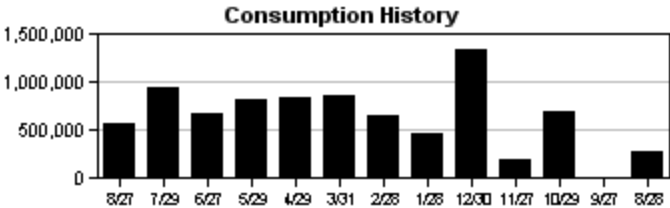
Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

S-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	07/29/2025	255242	08/27/2025	260893	565100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$209.61
Total Service Address Charges	\$209.61



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

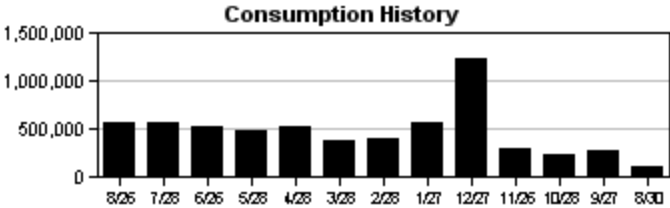
Service Address: 5910 COVINGTON GARDEN DR

S-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	07/28/2025	335319	08/26/2025	340929	561000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$324.64
Total Service Address Charges	\$324.64





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

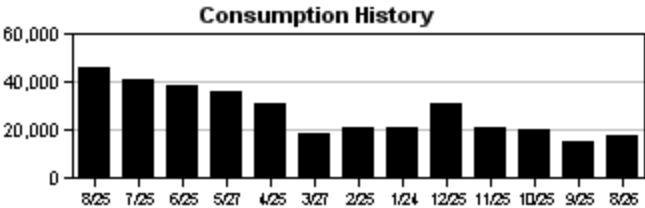
Service Address: 7533 PARADISO DR-RECLAIM

S-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	07/25/2025	13128	08/25/2025	13585	45700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$22.72
Total Service Address Charges	\$22.72



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

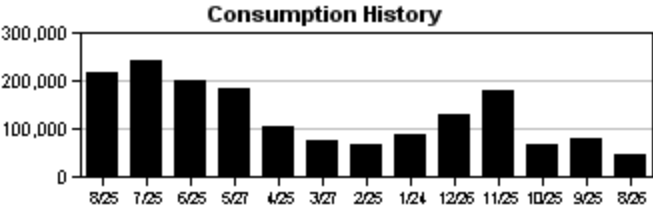
Service Address: 7301 PARADISO DR

S-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	07/25/2025	88977	08/25/2025	91154	217700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$42.95
Total Service Address Charges	\$42.95





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

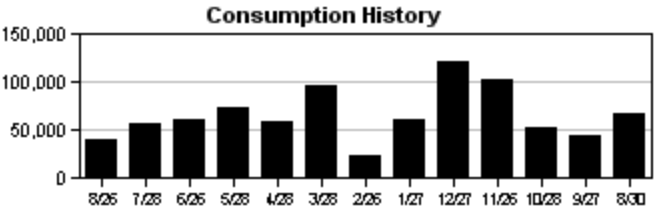
Service Address: 7281 PARADISO AVE

S-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	07/28/2025	55162	08/26/2025	55465	30300 GAL	ACTUAL	WATER
54230101	07/28/2025	30527	08/26/2025	30619	9200 GAL	ACTUAL	WATER
60998080	07/28/2025	263720	08/26/2025	267161	344100 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$119.29
Water Base Charge	\$66.73
Water Usage Charge	\$64.07
Sewer Base Charge	\$131.56
Sewer Usage Charge	\$59.98
Reclaimed Water Charge	\$65.20
Total Service Address Charges	\$512.86



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

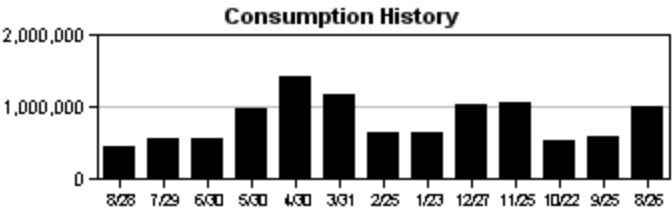
Service Address: 7030 RESERVOIR CT-RECLAIM

S-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	07/29/2025	8012946	08/28/2025	8452420	439474 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$107.02
Total Service Address Charges	\$107.02





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

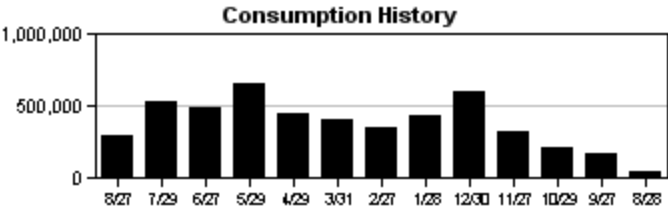
Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

S-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	07/29/2025	188245	08/27/2025	191198	295300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$66.94
Total Service Address Charges	\$66.94



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

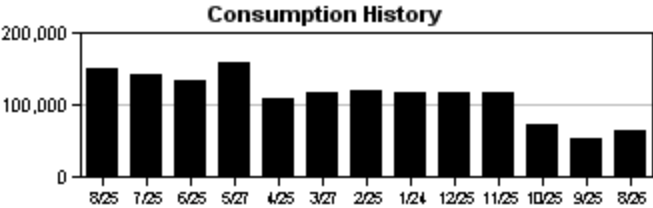
Service Address: 7054 RESERVOIR CT-RECLAIM

S-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	07/25/2025	59758	08/25/2025	61269	151100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$43.16
Total Service Address Charges	\$43.16





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

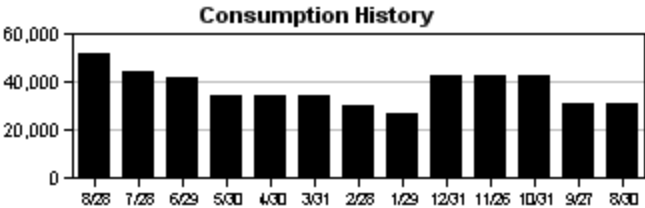
Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

S-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	07/28/2025	420829	08/28/2025	472535	51706 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$19.57
Total Service Address Charges	\$19.57



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

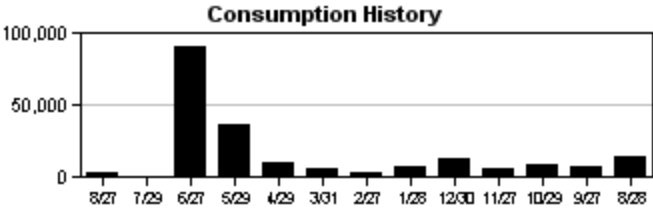
Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

S-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	07/29/2025	6859	08/27/2025	6880	2100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.30
Total Service Address Charges	\$6.30





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

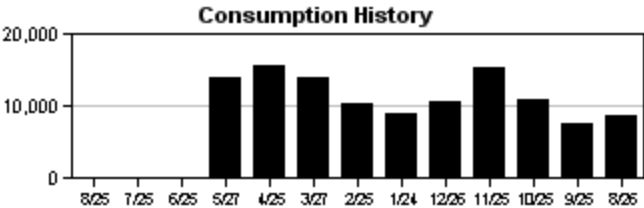
Service Address: 5521 SILVER SUN DR

S-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	07/25/2025	9052	08/25/2025	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	08/28/2025	09/18/2025

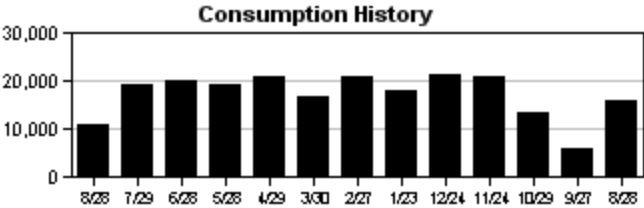
Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

S-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	07/29/2025	168484	08/28/2025	179342	10858 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.79
Total Service Address Charges	\$7.79





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

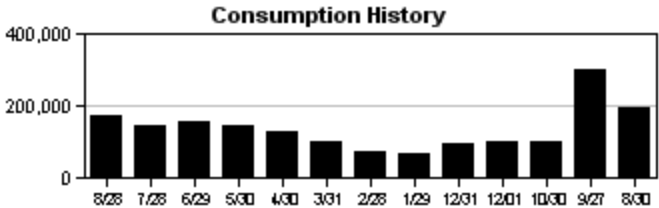
Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

S-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703562000	07/28/2025	1428692	08/28/2025	1599955	171263 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$124.44
Total Service Address Charges	\$124.44



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

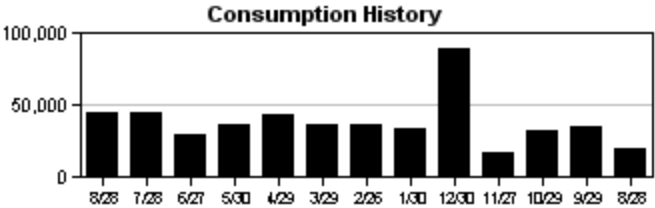
Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

S-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705884634	07/28/2025	231423	08/28/2025	275393	43970 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$15.02
Total Service Address Charges	\$15.02





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

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	07/25/2025	16849	08/25/2025	16964	11500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.90
Total Service Address Charges	\$7.90



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

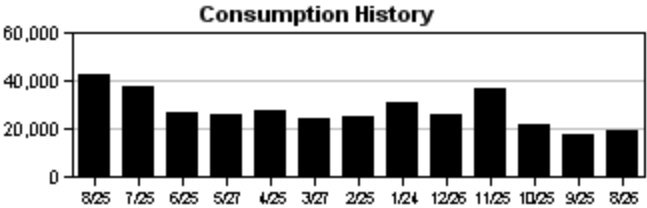
Service Address: 7020 SAGUARO WAY-RECLAIM

S-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	07/25/2025	16670	08/25/2025	17096	42600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$15.74
Total Service Address Charges	\$15.74





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

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	07/29/2025	7291	08/27/2025	7409	11800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.95
Total Service Address Charges	\$7.95



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

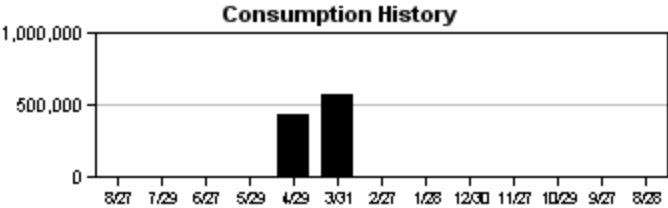
Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

S-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	07/29/2025	6116	08/27/2025	6182	66 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.95
Total Service Address Charges	\$5.95





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

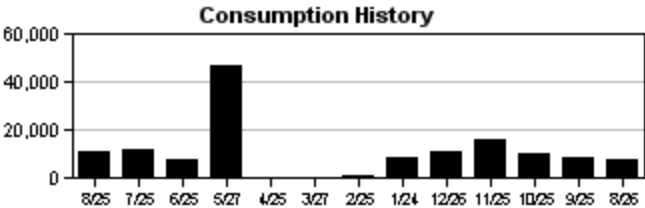
Service Address: 7310 BETEL PALM CT I

S-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	07/25/2025	8178	08/25/2025	8284	10600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$32.01
Water Base Charge	\$15.65
Water Usage Charge	\$18.84
Total Service Address Charges	\$72.53



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/28/2025	09/18/2025

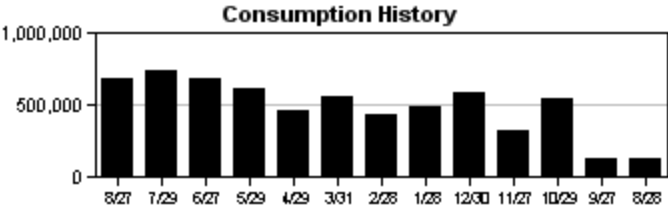
Service Address: 6060 MILESTONE DR

S-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	07/29/2025	305069	08/27/2025	311867	679800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$139.35
Total Service Address Charges	\$139.35



**NVIROTECT**

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549**Pest Control Division**

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

08/27/25

INVOICE

Waterset Central CDD

7281 Paradiso Dr.

Apollo Beach, FL 33572

Date: 8-25-25

Account Number: 12545

Invoice Number: 370321

Previous Balance: \$0.00

Commercial General Pests \$217.00

Sales Tax: \$0.00

Service Amount: \$217.00

Check /Cash: _____

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

* Exclusions apply. Call office for details.

Treatment Area	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
☐ Argentine Ants
☐ Bed Bugs
☐ Carpenter Ants
☐ Crazy Ants
☐ Drain Flies
☐ Fire Ants
☐ Fleas
☐ German Roaches
☐ Ghost Ants
☐ Mosquitos
☒ Mud Daubers
- ☐ Pantry pests
☒ Paper Wasps
☐ Pharaoh Ants
☒ Preventative
☐ Roaches
☐ Silverfish
☐ Spiders
☐ Ticks
☐ White Foot Ants
☐ _____

Treatment

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

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

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: _____

**NVIROTECT**

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549**Pest Control Division**

Office: 813.968.7031

Toll Free:
888.908.8388

www.nviroTECT.com

INVOICEWaterset Central CDD
7281 Paradiso Dr.
Apollo Beach, FL 33572
Date: 8-25-25

08/27/25

Account Number: 12545

Invoice Number: 370689

Previous Balance: \$0.00

Commercial General Pests \$135.00

Sales Tax: \$0.00

Service Amount: \$135.00

Check /Cash: _____

Technician(s): EL**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
☐ Argentine Ants
☐ Bed Bugs
☐ Carpenter Ants
☒ Crazy Ants
☐ Drain Flies
☐ Fire Ants
☐ Fleas
☐ German Roaches
☐ Ghost Ants
☐ Mosquitos
☐ Mud Daubers
- ☐ Pantry pests
☐ Paper Wasps
☒ Pharaoh Ants
☐ Preventative
☐ Roaches
☐ Silverfish
☐ Spiders
☐ Ticks
☐ White Foot Ants
☐ _____

Treatment

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

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

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: _____



16210 North Florida Avenue
Lutz, FL 33549

Termite Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nviroTECT.com

INVOICE

09/11/25

Waterset Central CDD
7281 Paradiso Dr.
Apollo Beach, FL 33572
Date: 9-10-25

Account Number: 12545

Invoice Number: 374094

Previous Balance: \$352.00

Commercial Drywood Termite Treatment \$289.00

Sales Tax: \$0.00

Service Amount: \$289.00

Check /Cash: _____

Technician(s): SS/EP

Call for a FREE Pest Control Quote!

Call for a FREE Lawn Care Quote!

Treatment Area	Structure	Frequency	Type of Service
☐ Attic	☐ Bank	☐ Annual	☐ Baiting Monitoring
☐ Garage	☐ Industrial	☐ Bi-Annual	☐ Baiting System Install
☒ Interior	☐ Medical	☐ Every Other Month	☒ Drywood Spot Treatment
☐ Office Space	☒ Professional	☐ Monthly	☐ Liquid Subterranean Treatment
☐ Perimeter	☐ Residence	☒ Quarterly	☐ Pre Construction Treatment
☐ Restroom	☐ Retail		☐ Termite Renewal
			☐ WDO Inspection

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



5532 Auld Ln
Holiday, FL 34690

www.redtreelandscapesystems.c
om

INVOICE

Date	Invoice No.
08/01/25	130
Terms	Due Date
Net 45	09/15/25

BILL TO

Rizzetta CDD Payables
Rizzetta & Company
5844 Old Pasco Road Ste 100
Wesley Chapel, FL 33544

PROPERTY

Waterset Central CDD
12750 Citrus Park Ln #115
Tampa, FL 33625

08/01/25

Amount Due	Enclosed
\$32,125.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#185 - Landscape Maintenance 2025 August 2025		\$32,125.00	\$0.00	\$32,125.00
	#185 - Landscape Maintenance 2025 August 2025		\$32,125.00	\$0.00	\$32,125.00
	Total		\$32,125.00	\$0.00	\$32,125.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 31163

09/01/25

Terms: Net 45

Invoice date: 09/01/2025

Due date: 10/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Maintenance Services			
2.		Grounds Maintenance Services	Mowing & Detail Services	1	\$28,166.67	\$28,166.67
3.		Horticulture	Fertilization Program	1	\$3,500.00	\$3,500.00
4.		Horticulture	Pest Control Program	1	\$458.33	\$458.33
Total						\$32,125.00



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

09-26-25

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 0696-001298707
Invoice Date September 17, 2025
Previous Balance \$856.27
Payments/Adjustments -\$856.27
Current Invoice Charges \$777.65

Total Amount Due \$777.65	Payment Due Date October 07, 2025
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment- Thank You 08/25	5555555	-\$856.27

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				
Pickup Service 10/01-10/31			\$549.12	\$549.12
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$222.58
CURRENT INVOICE CHARGES				\$777.65

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	\$777.65
Payment Due Date	October 07, 2025
Account Number	3-0696-0036370
Invoice Number	0696-001298707

☐

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.

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	

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

Invoice

Date	Invoice #
9/2/2025	INV0000102226

Bill To:

Waterset Central CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
September	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
Excess Meeting Time (over contract limit) 37 min - 8/13/2025	0.70	\$175.00	\$122.50
Subtotal			\$6,103.75
Total			\$6,103.75

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



Account#	582786
Engagement#	5000076904
PO#	
Inv#	12280911
Invoice Amount	\$1,676.37
Invoice Date	08/31/2025
Invoice Period	08/01/2025 - 08/31/2025
Page 1 of 2	Please Pay Promptly

Subject to 1.5% monthly finance
charge if not paid by 09/30/2025

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
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Guard Services

09/05/25

002-Security Officer

Wk 1	08/01	08/02	08/03	08/04	08/05	08/06	08/07	
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 1 Subtotal

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

Wk 2	08/08	08/09	08/10	08/11	08/12	08/13	08/14	
Jefferson, Neicojiar	8.00	8.00	1.00					17.00

002-Security Officer Wk 2 Subtotal

Straight 17.00 Hours @ \$ 29.410 = \$ 499.97

Wk 3 08/15 08/16 08/17 08/18 08/19 08/20 08/21

Wk 4 08/22 08/23 08/24 08/25 08/26 08/27 08/28

Wk 5 08/29 08/30 08/31

002-Security Officer	16.00	16.00	9.00	1.00	0.00	7.00	8.00
Total Hrs							

002-Security Officer - Summary

Straight 57.00 Hours @ \$ 29.410 = \$ 1,676.37

Total Guard Hours

Straight 57.00

Total - Guard Services	\$ 1,676.37
------------------------	-------------

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#	12280911
Invoice Amount	\$1,676.37
Invoice Date	08/31/2025
Invoice Period	08/01/2025 - 08/31/2025
Page 2 of 2	Please Pay Promptly

Subject to 1.5% monthly finance
charge if not paid by 09/30/2025

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
-------------	-----	-----	-----	-----	-----	-----	-----	----	----	----	-------

Comments:

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

Total - Guard Services \$ 1,676.37

Invoice Amount \$ 1,676.37

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

Remittance Advice

Invoice#	12280911
Invoice Date	08/31/2025

Invoice Total \$ 1,676.37

Subject to 1.5% monthly finance charge if not paid by 09/30/2025

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

09/01/25

Invoice details

Invoice no.: 10176 b
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

#	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
APOLLO BEACH, FL 33572

Statement Date: September 03, 2025

Amount Due: **\$350.83**

Due Date: September 24, 2025

Account #: 221008697536

Account Summary

09-17-25

Current Service Period: July 30, 2025 - August 27, 2025

Previous Amount Due \$350.83

Payment(s) Received Since Last Statement -\$350.83

Current Month's Charges **\$350.83**

Amount Due by September 24, 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.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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: September 24, 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: \$ _____

634100527502

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.

634100527502221008697536000000350833



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008697536
Statement Date: September 03, 2025
Charges Due: September 24, 2025

Service Period: Jul 30, 2025 - Aug 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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

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.



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:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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.



WATERSET CENTRAL CDD
5701 MADRIGAL WAY, AMENITY
APOLLO BEACH, FL 33572

Statement Date: September 03, 2025

Amount Due: **\$874.03**

Due Date: September 24, 2025

Account #: 221008884712

09-17-25

Account Summary

Current Service Period: July 30, 2025 - August 27, 2025

Previous Amount Due	\$1,035.72
Payment(s) Received Since Last Statement	-\$1,035.72

Current Month's Charges	\$874.03
--------------------------------	-----------------

Amount Due by September 24, 2025 **\$874.03**

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 **.98% lower** than the same period last year.

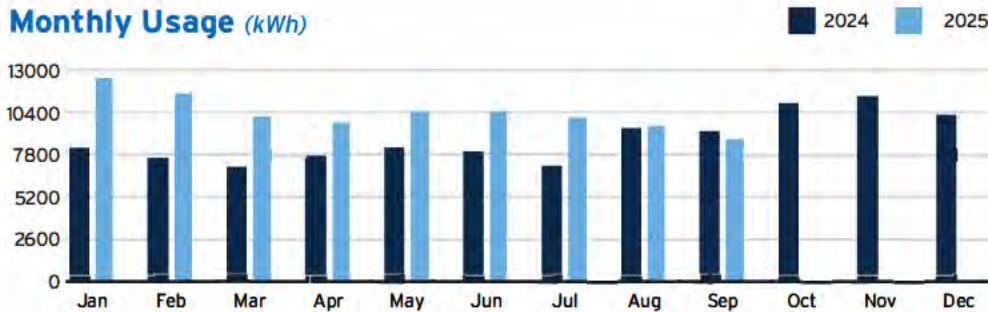


Your peak billing demand was **5.88% lower** than the same period last year.



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 221008884712

Due Date: September 24, 2025

Amount Due: **\$874.03**

Payment Amount: \$ _____

614347501524



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.

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.

6143475015242210088847120000000874035



Service For:
5701 MADRIGAL WAY
AMENITY, APOLLO BEACH, FL 33572

Account #: 221008884712
Statement Date: September 03, 2025
Charges Due: September 24, 2025

Meter Read

Service Period: Jul 30, 2025 - Aug 27, 2025 **Rate Schedule:** General Service Demand - Standard

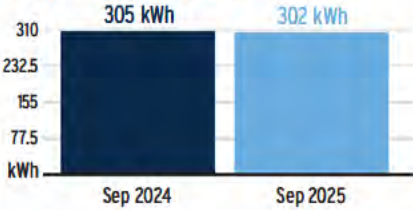
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	08/27/2025	81,138	72,386		8,752 kWh	1	29 Days
1000812338	08/27/2025	16.09	0		16.09 kW	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$1.06000		\$30.74
Billing Demand Charge	16 kW @ \$18.07000/kW		\$289.12
Energy Charge	8,752 kWh @ \$0.00773/kWh		\$67.65
Fuel Charge	8,752 kWh @ \$0.03391/kWh		\$296.78
Capacity Charge	16 kW @ \$0.30000/kW		\$4.80
Storm Protection Charge	16 kW @ \$2.08000/kW		\$33.28
Energy Conservation Charge	16 kW @ \$0.93000/kW		\$14.88
Environmental Cost Recovery	8,752 kWh @ \$0.00068/kWh		\$5.95
Clean Energy Transition Mechanism	16 kW @ \$1.15000/kW		\$18.40
Storm Surcharge	8,752 kWh @ \$0.01035/kWh		\$90.58
Florida Gross Receipt Tax			\$21.85
Electric Service Cost			\$874.03

Total Current Month's Charges **\$874.03**

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

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Service For:
5701 MADRIGAL WAY
AMENITY, APOLLO BEACH, FL 33572

Account #: 221008884712
Statement Date: September 03, 2025
Charges Due: September 24, 2025

Important Messages

Waterset Central CDD

Teco Summary

Master Summary Account #321000017137

Jul-25

Summary Account #321000017137

Due Date: 09/18/2025

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	<u>Credits</u>
221003734730	9/4/2025	Phase 4 South	001-53200-4304	\$71.00	Pool Heaters - Gas
221004023737	9/4/2025	7281 Paradiso Dr.	001-53200-4304	\$51.13	Pool Heater - Gas
211018655814	9/4/2025	6044 Milestone Dr	001-53100-4301	\$47.71	Sign
211019514606	9/4/2025	6350 Camino Dr.	001-53100-4301	\$23.77	Irrigation
211021571990	9/4/2025	7008 Waterline Ct	001-53100-4301	\$24.97	Irrigation
211023029229	9/4/2025	5490 Wayfarer Ave.	001-53100-4301	\$24.78	Irrigation
211024719158	9/4/2025	Covington Garden Dr, PH 5B2	001-53100-4307	\$2,205.20	Street Lights
221003491596	9/4/2025	7281 Paradiso Dr.	001-53100-4301	\$1,031.51	General Service
221003491596	9/4/2025	7281 Paradiso Dr.	001-53100-4301	\$1,200.93	General Service
221006521464	9/4/2025	7302 Paradiso Dr.	001-53100-4304	\$24.62	Pool Heaters
221006546453	9/4/2025	6002 Covington Garden Dr. S	001-53100-4301	\$25.12	General Service
221007184437	9/4/2025	6930 Goldcoast Ave.	001-53100-4304	\$24.97	General Service
221007764808	9/4/2025	30th Street	001-53100-4307	\$27.32	Street Lights
		Deposit	01-15601		Deposits
		Miscellaneous Adjustments			Miscellaneous Adjustments
		Payments & Credits			Payments & Credits

TOTAL

\$4,783.03

Summary

Utility Services	001-53100-4301	\$2,378.79
Recreation	001-53100-4304	\$49.59
Street Lights	001-53100-4307	\$2,232.52
Recreation	001-53200-4304	\$122.13
Deposit	001-15601	\$0.00
Credit		\$0.00
TOTAL AMOUNT		\$4,783.03



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

Statement Date: September 04, 2025

Amount Due: \$4,783.03

Due Date: September 18, 2025

Account #: 321000017137

Account Summary

Previous Amount Due	\$5,365.07
Payment(s) Received Since Last Statement	-\$5,365.07
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$4,783.03

Amount Due by September 18, 2025 \$4,783.03

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

Your Locations With The Highest Usage



7281 PARADISO DR,
APOLLO BEACH, FL
33572-1637

**9,161
KWH**



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

**150
KWH**



Scan here to interact
with your bill online.

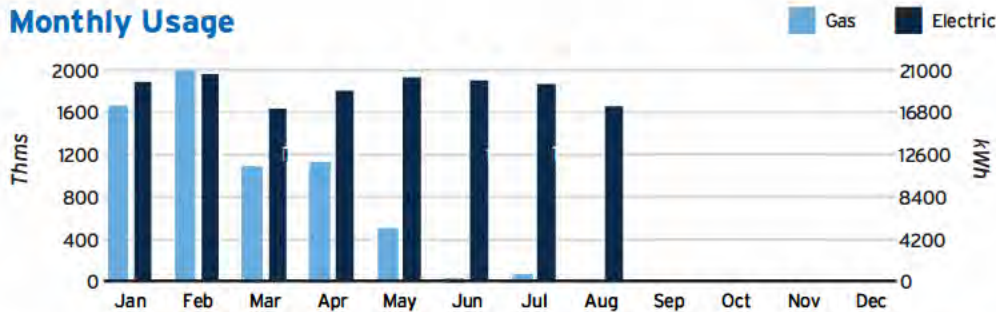


**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage



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 #: 321000017137

Due Date: September 18, 2025

Amount Due: \$4,783.03

Payment Amount: \$ _____

701000002705



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.

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.

7010000027053210000171370000004783038

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	07/30/2025	40,103		40,103		0 CCF		1.040		1.1168		0.0 Therms	28 Days	\$71.00
														 100.0%

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

Sub-Account Number: 221004023737

Meter	Read Date	Current	-	Previous	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period	Amount
SHI14676	07/30/2025	43		40		3 CCF		1.040		1.0000		3.1 Therms	28 Days	\$51.13
														 210.0%

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	07/29/2025	6,298		6,148		150 kWh	1	32 Days	\$47.71
									 13.6%

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	07/29/2025	441		433		8 kWh	1	32 Days	\$23.77
									 14.3%

Continued on next page →

For more information about your bill, please visit PeoplesGas.com or TampaElectric.com

Ways To Pay Your Bill



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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	07/29/2025	676		661		15 kWh	1	32 Days	\$24.97
									7.1%

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	07/29/2025	581		567		14 kWh	1	32 Days	\$24.78
									16.7%

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	07/29/2025	40,092		32,112		7,980 kWh	1	32 Days	\$2,232.44
1000864538	07/29/2025	21.01		0		21.01 kW	1	32 Days	 7.0%
1000864536	07/29/2025	45,906		36,745		9,161 kWh	1	32 Days	
1000864536	07/29/2025	24.62		0		24.62 kW	1	32 Days	

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

Sub-Account Number: 221006521464

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451792	07/29/2025	650		637		13 kWh	1	32 Days	\$24.62
									18.2%

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	07/29/2025	836		820		16 kWh	1	32 Days	\$25.12
									0.0%

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	07/29/2025	772		757		15 kWh	1	32 Days	\$24.97
									15.4%

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	07/29/2025	1,401		1,372		29 kWh	1	32 Days	\$27.32
									20.8%

Total Current Month's Charges \$4,783.03



Sub-Account #: 221003734730
Statement Date: 08/29/2025

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

Meter Read

Meter Location: Pool Heaters

Service Period: 07/03/2025 - 07/30/2025

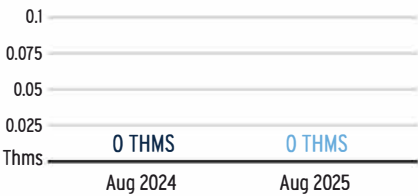
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	07/30/2025	40,103	40,103	0 CCF	1.040	1.1168	0.0 Therms	28 Days

Charge Details

		Natural Gas Charges	
Customer Charge			\$66.05
Natural Gas Service Cost			\$66.05
State Tax			\$4.95
Total Natural Gas Cost, Local Fees and Taxes			\$71.00

Avg THMS Used Per Day



Current Month's Natural Gas Charges \$71.00

Billing information continues on next page →



Sub-Account #: 221004023737
Statement Date: 08/29/2025

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

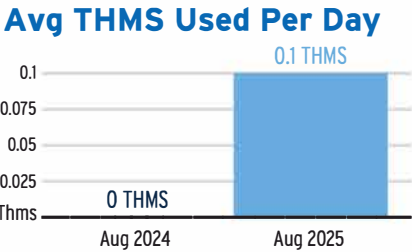
Meter Read

Meter Location: Water Heaters
Service Period: 07/03/2025 - 07/30/2025 Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
SHI14676	07/30/2025	43	40	3 CCF	1.040	1.0000	3.1 Therms	28 Days

Charge Details

 Natural Gas Charges		
Customer Charge		\$43.07
Distribution Charge	3.1 THMS @ \$0.62028	\$1.92
PGA	3.1 THMS @ \$0.80000	\$2.48
Florida Gross Receipts Tax		\$0.09
Natural Gas Service Cost		\$47.56
State Tax		\$3.57
Total Natural Gas Cost, Local Fees and Taxes		\$51.13



Current Month's Natural Gas Charges \$51.13

Billing information continues on next page →



Sub-Account #: 211018655814
Statement Date: 08/29/2025

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

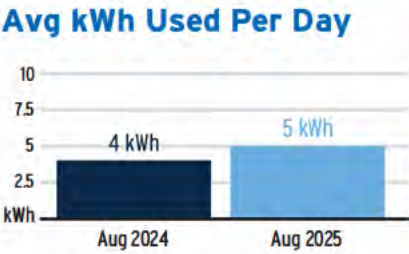
Meter Read

Service Period: 06/28/2025 - 07/29/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	07/29/2025	6,298		6,148		150 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	150 kWh @ \$0.08641/kWh	\$12.96
Fuel Charge	150 kWh @ \$0.03391/kWh	\$5.09
Storm Protection Charge	150 kWh @ \$0.00577/kWh	\$0.87
Clean Energy Transition Mechanism	150 kWh @ \$0.00418/kWh	\$0.63
Storm Surcharge	150 kWh @ \$0.02121/kWh	\$3.18
Florida Gross Receipt Tax		\$1.10
Electric Service Cost		\$43.99
State Tax		\$3.72
Total Electric Cost, Local Fees and Taxes		\$47.71



Current Month's Electric Charges **\$47.71**

Billing information continues on next page →



Sub-Account #: 211019514606
Statement Date: 08/29/2025

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

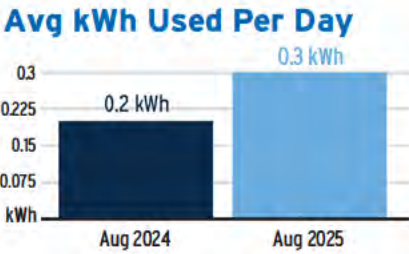
Meter Read

Service Period: 06/28/2025 - 07/29/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	07/29/2025	441		433		8 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	8 kWh @ \$0.08641/kWh		\$0.69
Fuel Charge	8 kWh @ \$0.03391/kWh		\$0.27
Storm Protection Charge	8 kWh @ \$0.00577/kWh		\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh		\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh		\$0.17
Florida Gross Receipt Tax			\$0.55
Electric Service Cost			\$21.92
State Tax			\$1.85
Total Electric Cost, Local Fees and Taxes			\$23.77



Current Month's Electric Charges **\$23.77**

Billing information continues on next page →



Sub-Account #: 211021571990
Statement Date: 08/29/2025

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

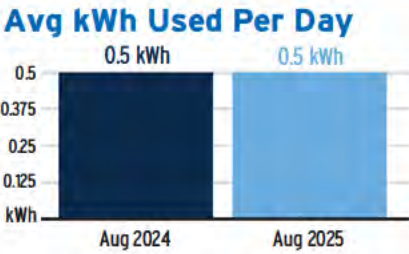
Meter Read

Service Period: 06/28/2025 - 07/29/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	07/29/2025	676		661		15 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	15 kWh @ \$0.08641/kWh		\$1.30
Fuel Charge	15 kWh @ \$0.03391/kWh		\$0.51
Storm Protection Charge	15 kWh @ \$0.00577/kWh		\$0.09
Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh		\$0.06
Storm Surcharge	15 kWh @ \$0.02121/kWh		\$0.32
Florida Gross Receipt Tax			\$0.58
Electric Service Cost			\$23.02
State Tax			\$1.95
Total Electric Cost, Local Fees and Taxes			\$24.97



Current Month's Electric Charges **\$24.97**

Billing information continues on next page →



Sub-Account #: 211023029229
Statement Date: 08/29/2025

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

Meter Read

Meter Location: IRRIGATION

Service Period: 06/28/2025 - 07/29/2025

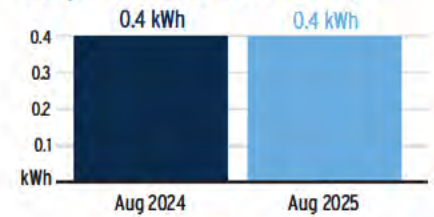
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	07/29/2025	581		567		14 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	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		\$0.57
	Electric Service Cost		\$22.85
	State Tax		\$1.93
	Total Electric Cost, Local Fees and Taxes		\$24.78

Avg kWh Used Per Day



Current Month's Electric Charges

\$24.78

Billing information continues on next page →



Sub-Account #: 211024719158
Statement Date: 08/29/2025

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

Service Period: 06/28/2025 - 07/29/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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**

Billing information continues on next page →



Sub-Account #: 221003491596

Statement Date: 08/29/2025

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

Meter Read

Meter Location: POOL

Service Period: 06/28/2025 - 07/29/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	07/29/2025	40,092		32,112		7,980 kWh	1	32 Days
1000864538	07/29/2025	21.01		0		21.01 kW	1	32 Days

Charge Details



Electric Charges

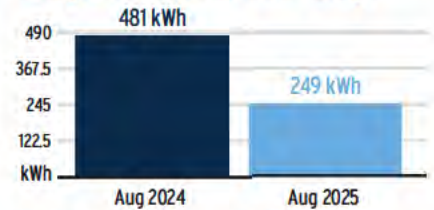
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	21 kW @ \$18.07000/kW	\$379.47
Energy Charge	7,980 kWh @ \$0.00773/kWh	\$61.69
Fuel Charge	7,980 kWh @ \$0.03391/kWh	\$270.60
Capacity Charge	21 kW @ \$0.30000/kW	\$6.30
Storm Protection Charge	21 kW @ \$2.08000/kW	\$43.68
Energy Conservation Charge	21 kW @ \$0.93000/kW	\$19.53
Environmental Cost Recovery	7,980 kWh @ \$0.00068/kWh	\$5.43
Clean Energy Transition Mechanism	21 kW @ \$1.15000/kW	\$24.15
Storm Surcharge	7,980 kWh @ \$0.01035/kWh	\$82.59
Florida Gross Receipt Tax		\$23.78
Electric Service Cost		\$951.14
State Tax		\$80.37
Total Electric Cost, Local Fees and Taxes		\$1,031.51

Current Month's Electric Charges

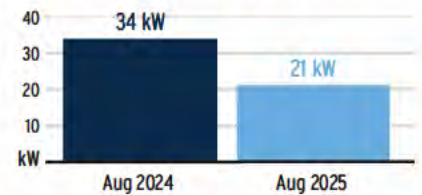
\$1,031.51

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: 08/29/2025

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

Meter Read

Service Period: 06/28/2025 - 07/29/2025

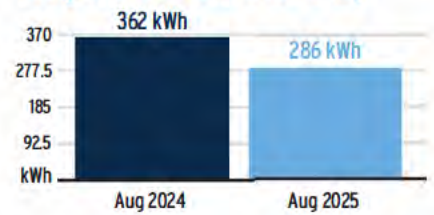
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	07/29/2025	45,906	36,745		9,161 kWh	1	32 Days
1000864536	07/29/2025	24.62	0		24.62 kW	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	25 kW @ \$18.07000/kW	\$451.75
Energy Charge	9,161 kWh @ \$0.00773/kWh	\$70.81
Fuel Charge	9,161 kWh @ \$0.03391/kWh	\$310.65
Capacity Charge	25 kW @ \$0.30000/kW	\$7.50
Storm Protection Charge	25 kW @ \$2.08000/kW	\$52.00
Energy Conservation Charge	25 kW @ \$0.93000/kW	\$23.25
Environmental Cost Recovery	9,161 kWh @ \$0.00068/kWh	\$6.23
Clean Energy Transition Mechanism	25 kW @ \$1.15000/kW	\$28.75
Storm Surcharge	9,161 kWh @ \$0.01035/kWh	\$94.82
Florida Gross Receipt Tax		\$27.68
Electric Service Cost		\$1,107.36
State Tax		\$93.57
Total Electric Cost, Local Fees and Taxes		\$1,200.93

Avg kWh Used Per Day



Current Month's Electric Charges

\$1,200.93

Billing information continues on next page →



Sub-Account #: 221006521464
Statement Date: 08/29/2025

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

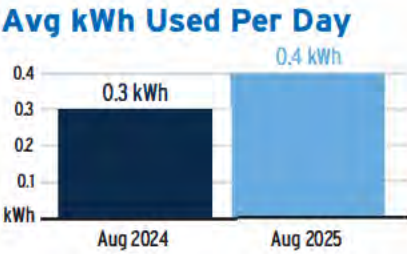
Meter Read

Service Period: 06/28/2025 - 07/29/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	07/29/2025	650		637		13 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
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		\$0.57
Electric Service Cost		\$22.70
State Tax		\$1.92
Total Electric Cost, Local Fees and Taxes		\$24.62



Current Month's Electric Charges **\$24.62**

Billing information continues on next page →



Sub-Account #: 221006546453
Statement Date: 08/29/2025

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

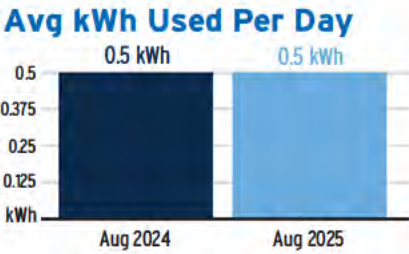
Meter Read

Service Period: 06/28/2025 - 07/29/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	07/29/2025	836		820		16 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
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		\$0.58
Electric Service Cost		\$23.16
State Tax		\$1.96
Total Electric Cost, Local Fees and Taxes		\$25.12



Current Month's Electric Charges \$25.12

Billing information continues on next page →



Sub-Account #: 221007184437
Statement Date: 08/29/2025

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

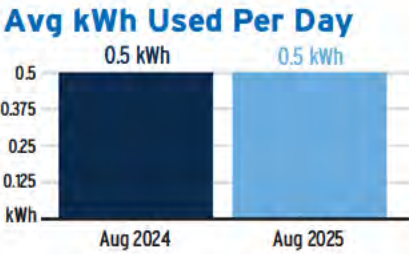
Meter Read

Service Period: 06/28/2025 - 07/29/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	07/29/2025	772		757		15 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	15 kWh @ \$0.08641/kWh		\$1.30
Fuel Charge	15 kWh @ \$0.03391/kWh		\$0.51
Storm Protection Charge	15 kWh @ \$0.00577/kWh		\$0.09
Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh		\$0.06
Storm Surcharge	15 kWh @ \$0.02121/kWh		\$0.32
Florida Gross Receipt Tax			\$0.58
Electric Service Cost			\$23.02
State Tax			\$1.95
Total Electric Cost, Local Fees and Taxes			\$24.97



Current Month's Electric Charges **\$24.97**

Billing information continues on next page →



Sub-Account #: 221007764808
Statement Date: 08/29/2025

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

Meter Read

Meter Location: IRRIGATION

Service Period: 06/28/2025 - 07/29/2025

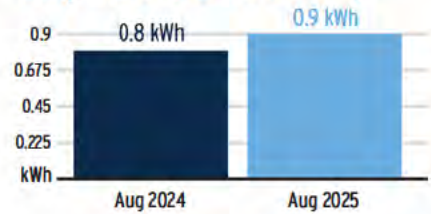
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	07/29/2025	1,401		1,372		29 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	29 kWh @ \$0.08641/kWh	\$2.51
Fuel Charge	29 kWh @ \$0.03391/kWh	\$0.98
Storm Protection Charge	29 kWh @ \$0.00577/kWh	\$0.17
Clean Energy Transition Mechanism	29 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	29 kWh @ \$0.02121/kWh	\$0.62
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.19
State Tax		\$2.13
Total Electric Cost, Local Fees and Taxes		\$27.32

Avg kWh Used Per Day



Current Month's Electric Charges

\$27.32

Total Current Month's Charges

\$4,783.03



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: September 03, 2025

Amount Due: \$132.73

Due Date: September 24, 2025

Account #: 221008930457

Account Summary

Current Service Period: July 31, 2025 - September 02, 2025

Previous Amount Due	\$174.42
Payment(s) Received Since Last Statement	-\$174.42

Current Month's Charges	\$132.73
-------------------------	----------

Amount Due by September 24, 2025 \$132.73

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

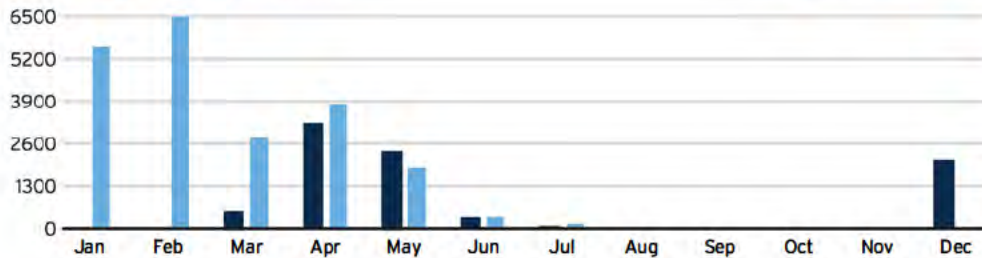
09-17-25



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



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

Account #: 221008930457

Due Date: September 24, 2025

Amount Due: \$132.73

Payment Amount: \$ _____

614347501525



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.

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.

6143475015252210089304570000000132734



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008930457
Statement Date: September 03, 2025
Charges Due: September 24, 2025

Meter Read

Service Period: Jul 31, 2025 - Sep 02, 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	09/02/2025	25,301	25,301	0 CCF	1,040	1.1168	0.0 Therms	34 Days

Charge Details

Natural Gas Charges	
Customer Charge	\$123.47
Natural Gas Service Cost	\$123.47
State Tax	\$9.26
Total Natural Gas Cost, Local Fees and Taxes	\$132.73

Avg THMS Used Per Day



Important Messages

Total Current Month's Charges **\$132.73**

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill

- Bank Draft**
Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at [PeoplesGas.com](https://www.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](https://www.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](https://www.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.

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
8/31/25-8/31/25	WATERSET CENTRAL CDD	
Billing Date	Sales Rep	Customer Account
8/31/2025	Deirdre Bonett	TB173492
Total Amount Due		Invoice Number
\$805.00		53144-083125

09/02/25

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
8/31/25	8/31/25	53144	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	INCREASE TO FEES Affidavit Fee	2	1.00x76.00 L	\$803.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
8/31/25-8/31/25	WATERSET CENTRAL CDD	
Billing Date	Sales Rep	Customer Account
8/31/2025	Deirdre Bonett	TB173492
Total Amount Due		Invoice Number
\$805.00		53144-083125

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter INCREASE TO FEES was published in said newspaper by print in the issues of 08/31/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

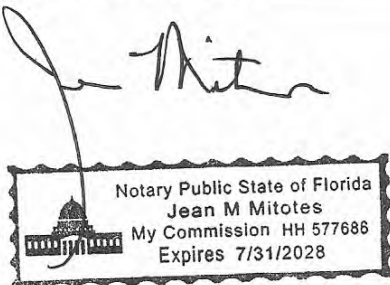
Signature of Affiant

Sworn to and subscribed before me this 08/31/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING ON A PROPOSED INCREASE TO FEES FOR RENTAL OF THE WATERSET CLUB GATHERING ROOM

In accordance with Chapter 190, Florida Statutes, the Westchase Community Development District (the "District") hereby gives public notice of a public hearing on a proposed increase to the fee for use of The Waterset Club Gathering Room.

The proposed fees, as may be amended by the Board of Supervisors of the District at the public hearing, are as follows:

Rental Fee for Use of The Waterset Club Gathering Room from 12:00 - 5:00 p.m. (for Owners and Renters of Property within the District and for Non-Resident Members):
\$ 200.00

Rental Fee for Use of The Waterset Club Gathering Room from 5:00 - 11:00 p.m. (for Owners and Renters of Property within the District and for Non-Resident Members):
\$250.00

The hearing will be for the purpose of reviewing and setting the rental fees for use of The Waterset Club Gathering Room, to provide for efficient and effective District operations, to enable the District to recover the costs of providing the services. At the conclusion of the hearing, the Board shall adopt a fee as finally approved by the Board of Supervisors.

The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment the fee schedule.

A PUBLIC HEARING WILL BE HELD AT THE
TIME, DATE AND PLACE SHOWN BELOW:

DATE: Thursday, September 11, 2025

TIME: 11:00 a.m.

PLACE: Offices of Rizzetta & Company, LLC
2700 South Falkenburg Road
Suite 2745
Riverview, FL 33578

All interested parties may appear at the meeting and be heard regarding the proposed increase. This public hearing may be continued to a date, time and place to be specified on the record at the public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

A copy of the proposed fees may be obtained by contacting the District Manager, at 3434 Colwell Avenue, Unit 200, Tampa, FL 33614, or by telephone at: (813) 933-5571.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager at (813) 991-1116 for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

Ruben Durand
District Manager
Run Date: 08-31-2025

53144

INVOICE

Wahoo Pools Group, Inc

Invoice Number	09/01/25	20250664
Amount Due		\$4,500.00

Bill To	Waterset Central CDD
Invoice Date	August 18, 2025
Due Date	September 1, 2025

LOCATION: 7281 Paradiso Drive,, Apollo Beach	
Item	Amount
Pool Maintenance	\$1,500.00
1 x 1500	

LOCATION: 7281 Paradiso Drive,, Apollo Beach	
Item	Amount
Pool Maintenance	\$1,500.00
1 x 1500	

LOCATION: 5701 Madrigal Way, Apollo Beach	
Item	Amount
Pool Maintenance	\$1,500.00
1 x 1500	

Subtotal	\$4,500.00
Tax	\$0.00
Total	\$4,500.00
Amount Due	\$4,500.00

Please call (813) 699-3282 if you need assistance.

Wahoo Pools Group, Inc

6657 US 301

Riverview, FL 33578

(813) 699-3282

maintain@wahoopools.com

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
20250826

09/03/25

Amount Due
\$1,500.00

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

Invoice Date
September 3, 2025
Due Date
September 5, 2025

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
Leak Detection		1	1,500.00	1,500.00

Please call (813) 699-3282 if you need assistance.

Subtotal	\$1,500.00
Tax	\$0.00
Total	\$1,500.00
Amount Due	\$1,500.00

Wahoo Pools Group, Inc
www.wahoopools.com

INVOICE

Wahoo Pools Group, Inc

09/01/25

Invoice Number	20250667
Amount Due	\$150.00

Bill To	Waterset Central CDD
Invoice Date	August 22, 2025
Due Date	September 5, 2025

LOCATION: 7281 Paradiso Drive,, Apollo Beach	
Item	Amount
Service Call	\$150.00
Fix loose Pool Light	
1 x 150	

Subtotal	\$150.00
Tax	\$0.00
Total	\$150.00
Amount Due	\$150.00

Please call (813) 699-3282 if you need assistance.

Wahoo Pools Group, Inc
6657 US 301
Riverview, FL 33578
(813) 699-3282

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

08/22/25

INVOICE

Invoice Number
20250668

Amount Due
\$263.55

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

Invoice Date
August 22, 2025
Due Date
September 1, 2025

LOCATION: 5701 Madrigal Way, Apollo Beach

Item	Description	Qty	Rate	Amount
Foor Return Cover		3	37.85	113.55
Install	Equipment Install. Wahoo Certified Technician	1	150.00	150.00

Please call (813) 699-3282 if you need assistance.

Subtotal	\$263.55
Tax	\$0.00
Total	\$263.55
Amount Due	\$263.55

Wahoo Pools Group, Inc
www.wahoopools.com