



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors'
Meeting
December 10, 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

December 09, 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, December 10th, 2025, at 10:00 a.m.** at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572.**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatic Report..... Tab 1
 - B. Landscape & Irrigation
 - i. Presentation of Landscape Inspection Report..... USC
 - ii. Landscape Contractor Update..... USC
 - iii. Irrigation Contractor Update Tab 2
 - C. District Counsel
 - D. District Engineer
 - i. Discussion of Erosion Letters Tab 3
 - E. Clubhouse Manager
 - i. Presentation of Management Report..... USC
 - F. District Manager
 - i. Presentation of District Manager Report Tab 4
 - ii. Presentation of Waterset Central Organizational Chart Tab 5
- 4. BUSINESS ITEMS**
 - A. Resignation of Board Member Tab 6
 - B. Consideration of New Board Member..... Tab 7
 - i. Correspondence regarding new Board Member listing..... Tab 8
 - C. Consideration of Terrapin Lawn Care Estimates Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held on November 12, 2025 Tab 10
 - B. **Ratification of Operation and Maintenance Expenditures from October 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

DECEMBER, 2025



WATERSET CENTRAL CDD

PARADISO DR
APOLLO BEACH, FL 33572
29 PONDS



Prepared for: Stephanie DeLuna

Prepared By: Devon Craig

SUMMARY:

Hope everybody's Turkey was good. Pond temperature's are lowering daily and active growth is reducing as well. Pond treatments will continue to be aggressive during this time as the growth is not dormant. But as we transition into winter the ponds are looking good and are on track for a nice transition into the holiday season. We hope everyone's holidays are great.



Pond #1 Treated for Shoreline Vegetation.



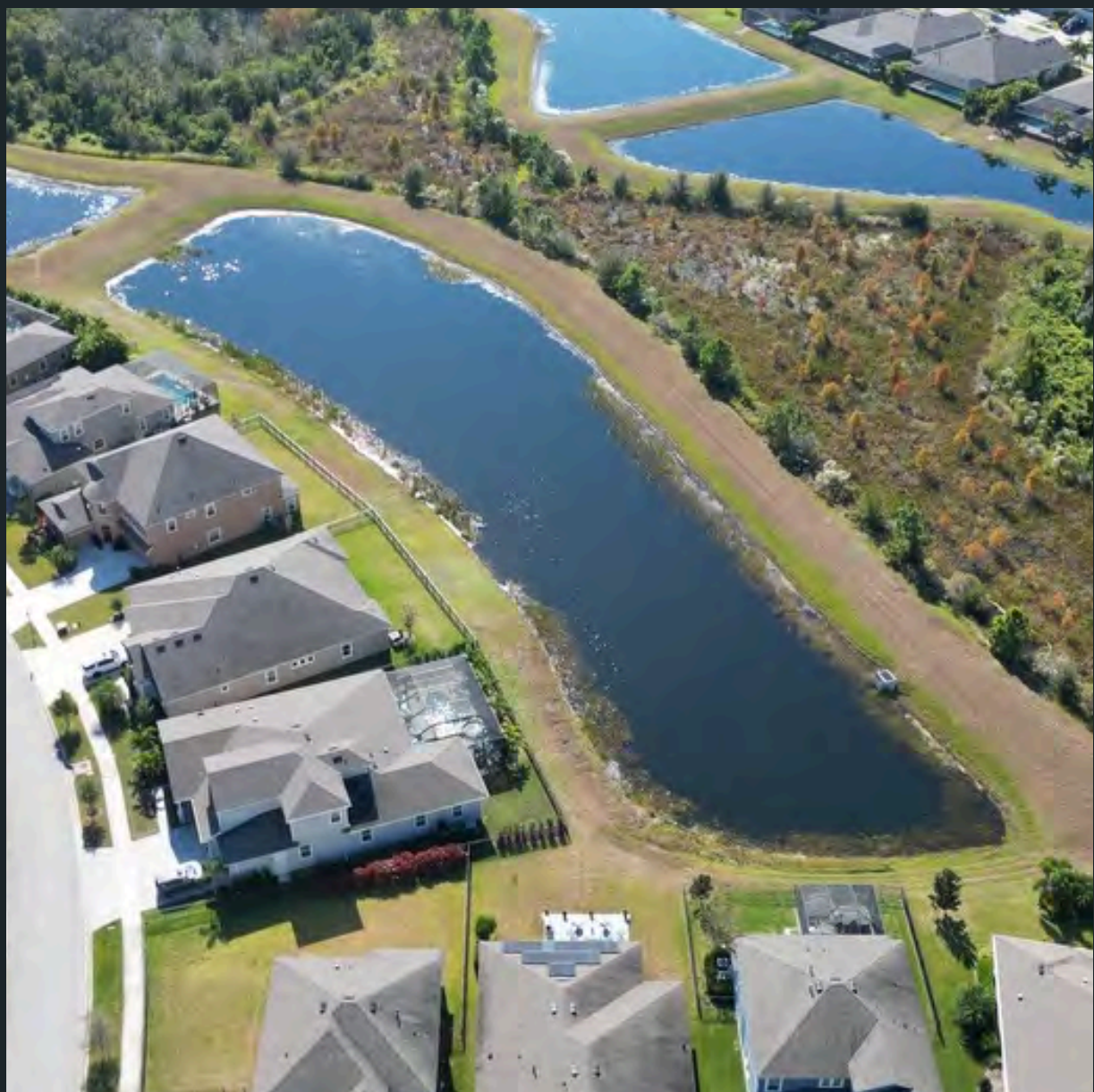
Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



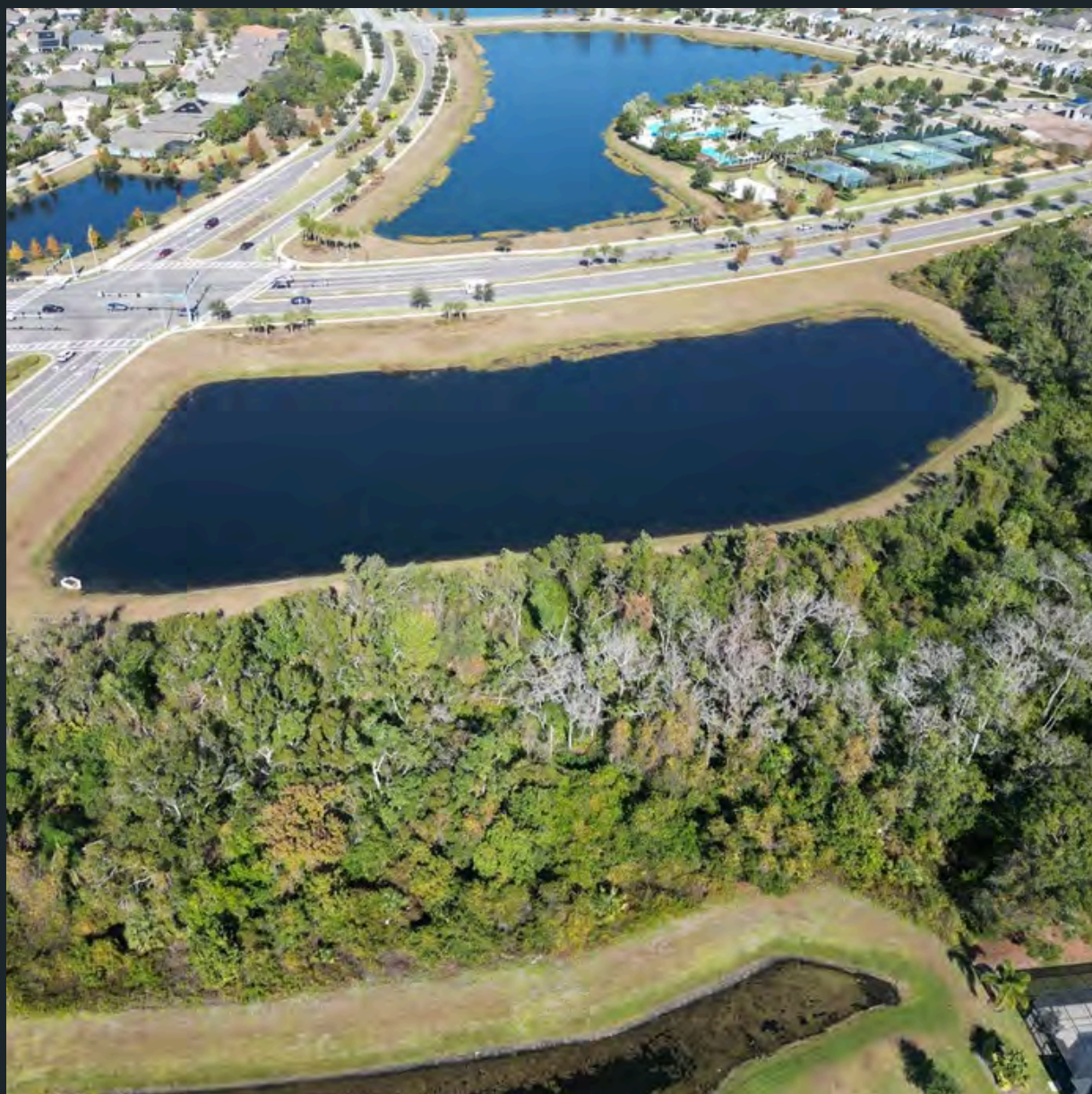
Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and
Shoreline Vegetation.



Pond #8 Treated for Shoreline
Vegetation.



Pond #9 Treated for Algae and
Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



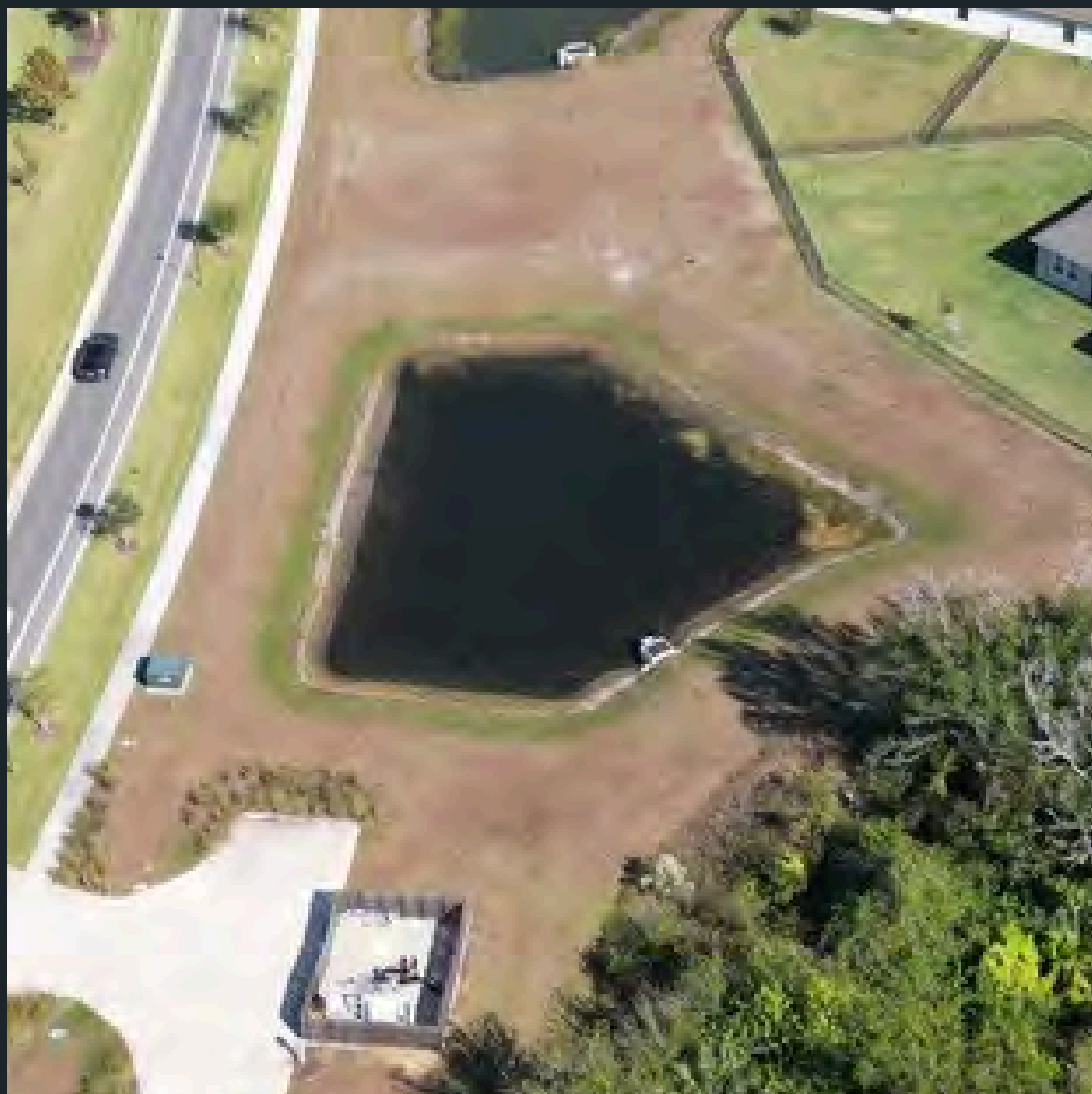
Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.

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

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

26: Shoreline vegetation has been treated.

27: Shoreline vegetation and Algae has been treated.

28: Shoreline vegetation has been treated.

Tab 2



Enhancing landscape with water-conscious techniques

November 30, 2025

Waterset Central CDD – November Irrigation Maintenance Report

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

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

11/04/25 PAM Filter Cap Fix
11/16/25 Waterset Central 5A-1A Controller Down
11/19/25 Waterset Central 5A-1A Controller Faults

Weather conditions: extreme drought. No new landscape enhancements should be considered until spring. ET and solar sync sensors have been checked and are working properly.

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

Sincerely,

Chris Zotti

Tab 3

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

November 25, 2025

VIA CERTIFIED MAIL WITH TRACKING

Property Owner

(X)

Apollo Beach, Florida 33572

**Re: Waterset Central Community Development District – Erosion adjacent to
Stormwater Drainage Pond behind **(X)**, Apollo Beach**

Dear Property Owner,

I serve as District Manager to the Waterset Central Community Development District (the “**District**”). The District’s Engineer was retained to review the erosion which is occurring adjacent to the shoreline of the District’s stormwater pond located behind your home at **(X)**. Based upon the Engineer’s review, the source of the problem has been identified. This problem is a result of discharge from the pool. This discharge is flowing to the stormwater pond, causing erosion between the stormwater pond and the back of the pool deck area. A copy of the District Engineer’s picture regarding this matter is attached.

After consideration, the Board has determined that it will be necessary to take corrective action on the District’s property adjacent to the stormwater pond, to repair the eroded area with imported fill, geotextile fabric and sod to match the surrounding properties. Because of the sensitive nature of the stormwater pond, and the surrounding area, the District will ensure that the appropriate repairs are made to the District’s property, by a contractor chosen by the Board with the assistance of its Engineer. Since the repairs will need to be made as a result of the discharge from your residential property which has caused this issue, the Board has determined that the costs of this repair should be charged to you, as the homeowner.

Payment for this repair work, based on the attached proposal, must be made by you in the amount of **(X)** to the District within sixty (60) days of the date of this letter, or the Board will consider other remedies available under Florida law to recover the cost of damages and related fees.

The District’s Engineer has also prepared some documentation which identifies the best-management practices for addressing pool discharges, to provide helpful information for the residents of the community, and I have included a copy of this for you. No additional direct discharges of water from the pool or drainage you have installed are to occur to the District’s stormwater pond.

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

Your prompt attention to this matter is appreciated. If you have questions regarding this determination by the District's Board, please notify the District Manager at:
sdeluna@rizzetta.com.

Very truly yours,

Stephanie DeLuna

Stephanie DeLuna
District Manager, Waterset Central CDD

cc: Erin McCormick, Esq., District Counsel (via email)
District Engineer, c/o Mr. Jerry Whited (via email)
Ms. Deneen Klenke, Chair, Board of Supervisors (via email)

Tab 4

	D	E	F	G	H
1	WATERSET CENTRAL CDD ACTION ITEMS LIST				
2	<u>Responsible Entity and Points of Contact</u>	<u>Summary of Complete Action Items</u>	<u>Resolution - Status</u>	<u>Next Target or Completion Date</u>	<u>Notes or Questions</u>
3	Amenity Manager	Tennis Court Screens	Pending		Collect secondary quotes
4	Amenity Manager	Misc.	Pending		Collect Insurance information from Mommy and Me Pilates class to be a 45 min class request from 9am-10am ; hours and date to vary.
5	Clubhouse/DM	Misc.	Pending		Solicit Board Game request in the community
6	DM	Misc.	Pending		Reach out to pervious board candidates for potential interest
7	DM	Misc.	Pending		Provide a list of contracts to the board members and post online
8	DM	Misc.	Pending		Research cost and pervious erosion request
9	DM	Misc.	Pending		Send Resident of Turo rental company a notification of violation on use of amenity center
10	DM	Misc.	Pending		Rizzetta Leadership to attend in February
11	DM	Misc.	Pending		Create a leadership and Vendor chart for the board.
12	DC	Misc.	Pending		Provide feedback to towing policy
13	DC	Misc.	Pending		Approve the Drama Club Kids , provide an agreement to them for Summer 2026 .
14	DC	Misc.	Pending		Update to Policy and Procedure of the community
15	Irrigation Vendor	Misc.	Pending		Provide feedback on Hunter system and how it communicates to the company , request that Mark Ballanger is in attendance at next meeting
16	Landscape Inspections (John Toberg)	Misc.	Pending		Provide a proposal for CDD walk area to avoid walkers from school area (proposal for all 6 areas) of mid plantings.
17					

Tab 5

Waterset Central CDD

ORGANIZATIONAL CHART

Rizzetta & Company

Bill Rizzetta
President

Scott Brizendine
Vice President
Operations

Matthew E. Huber
Director
District Services

Stephanie DeLuna
District Manager
District Services

Derrick Evans
Administrative
Assistant
District Services

Erin McCormick LA, PA

Erin McCormick

Brletic Dvorak, INC.
Engineering

Stephen Brletic
Project Manager I

Jerry Whited
Project Manager II

Rizzetta & Company
Field Services

Bill Rizzetta
President

Lucianno Mastrionni
Vice President
Corporate Services

John Toborg
Manager
Landscape Inspection
Services

Castle Group

Kathryn Hinton
Regional
Director

Katiria Parodi
Property
Manager

Heidy Torres
Assistant
Property
Manager

Sitex Aquatics

Bert Smith
General
Manager

Devon Craig
Field
Operations
Manager

Ballenger Landcare

Mark Ballenger
President

Trey Ballenger
Operations
Manager

RedTree

Peter Lucadano
CEO / Owner

Brian Christensen
Client Care Director

Rafael Rosario
Account Manager

Tab 6

From: Jimmy Ocampo <jocampo.wscdd@gmail.com>

Sent: Monday, November 17, 2025 9:02 AM

To: Stephanie DeLuna <SDeLuna@rizzetta.com>

Subject: [EXTERNAL]Resignation Letter

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good morning, Board Members,

I am writing to formally notify you that December 10th, 2025, will be my final day serving on the Waterset Central CDD Board. Thank you.

V/r

Jean Ocampo

Tab 7

Dr. Kelly Setta, Ed.D.

ks_educator@outlook.com

Professional Summary

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

Skills Summary

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

Experience

Course Instructor/Program Mentor - Remote

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

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

Quantitative Reasoning/Finance Mathematics Adjunct Professor

1/19 – 5/25

Cincinnati State Community College Cincinnati, OH

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

Math Specialist

Cincinnati, OH

8/18 – 11/20

Woodward High School - Cincinnati Public Schools

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

Assistant Principal

6/17 – 7/18

The Children's Home of Cincinnati Cincinnati, OH

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

Instructional Math Coach - Remote

8/15 - 6/17

K12 Inc. Herndon, VA

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

Algebra I Instructor Full-time & Part-time Program

8/12- 8/15

Florida Virtual School Orlando, FL

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

Algebra I & II/Geometry Teacher w/ESE

8/11 – 1/13

Strawberry Crest High School Hillsborough Co. Public Schools

Dover, FL

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

Math Department Head

8/07 -6/11

Jennings Middle School Hillsborough Co. Public Schools

Seffner, FL

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

Middle School Teacher w/ ESE

8/03 - 6/07

The Children's Home of Cincinnati Cincinnati, OH

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

Education

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

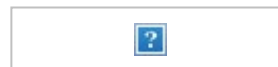
Certifications

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

References: Available upon request

Tab 8

From: [Waterset via TownSq Community](#)
To: kparodi@castlegroup.com
Subject: New announcement: Waterset Central CDD Board of Supervisors Seat Vacancy
Date: Tuesday, November 25, 2025 11:28:07 AM



New announcement

Waterset created an announcement.

ANNOUNCEMENT

Waterset Central CDD Board of Supervisors Seat Vacancy
Community News Release

Notice of Vacancy

One (1) Vacant Seat Open for the Waterset Central CDD Board of Supervisors

Dear Residents,

We are excited to announce that the Waterset Central CDD has a Board of Supervisors vacancy. Currently we have (1) open position with the below terms.

1. November 2024-2028

The candidates will be expected to dedicate approximately 4-6 hrs. a month to review ongoing items or issues in the community, review CDD agendas and prepare for/attend CDD meetings in order to conduct District business. The Central CDD Meeting schedule can be found on the CDD website www.watersetcentralcdd.org. All interested residents should be a resident of the United States & State of Florida and live in the Waterset Central CDD.

Please submit a resume and cover letter to:

Waterset Central Community Development District Attn: Stephanie DeLuna, District Manager

3434 Colwell Avenue, Suite 200 , Tampa, FL 33614

or email sdeluna@rizzetta.com and devans@rizzetta.com

Please contact the District Manager, Stephanie DeLuna with any questions at: sdeluna@rizzetta.com or 813-533-2950.

DATE CREATED

11/25/2025

[Go to announcement](#)

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Tab 9

West Coast Horizon Lawn And Ornamental LLC
A Terrapin Company
30929 Mirada Blvd # 529
San Antonio, FL 33576
+1 (813) 369-2092

ESTIMATE



A Terrapin Lawn Care Company

Waterset Central CDD
5701 Madrigal Way
Apollo Beach, FL 33572

Service Address
5701 Madrigal Way
Waterset Central CDD
5701 Madrigal Way
Apollo Beach, FL 33572

Estimate # 5042
Estimate Date 10/23/2025
Estimate Total \$1500.00

Item	Cost	Quantity	Total
Palm Root Injections	\$30.00	50	\$1500.00
Root injection of systemic insecticides at bases of palms throughout.			

Subtotal \$1500.00
Tax \$0.00
Estimate Total \$1500.00

West Coast Horizon Lawn And
Ornamental LLC
A Terrapin Company
30929 Mirada Blvd # 529
San Antonio, FL 33576
+1 (813) 369-2092

ESTIMATE



A Terrapin Lawn Care Company

Waterset South CDD
Covington Garden Drive
Apollo Beach, FL 33572

Service Address
Covington Garden Drive
Waterset South CDD
Covington Garden Drive
Apollo Beach, FL 33572

Estimate # 5062
Estimate Date 11/18/2025
Estimate Total \$180.00

Item	Cost	Quantity	Total
Palm Root Injections	\$30.00	6	\$180.00
Root injection of systemic insecticides at bases of palms throughout.			

Subtotal \$180.00
Tax \$0.00
Estimate Total \$180.00

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 **Wednesday, November 12, 2025, at 5:30 p.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
Jean Ocampo	Board Supervisor, Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Co.
John Toborg	Field Services, Rizzetta & Co.
Erin McCormick	District Counsel, Erin McCormick Law. (via conf. call)
Rafael Rosario	Representative, Red Tree
Chris Zotti	Representative, Ballenger
Jerry Whited	Representative, BDI Engineering
Stephan Brletic	Representative, BDI Engineering
Katiria Parodi	Clubhouse Manager; Castle Group
Devon Craig	Representative, Sitex Aquatics

Audience	Present
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FIRST ORDER OF BUSINESS **Call to Order**

Ms. DeLuna called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS **Audience Comments**

A resident made a comment on the pool erosion letter. Audience members were directed to hold until that portion of the agenda.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Present. Mr. Craig presented the report. Ponds #27 and 28 are receiving dye treatment. Mr. Bentley asked if there is a more aggressive form of treatment that can be used.

B. Landscape & Irrigation

i. Presentation of Landscape Inspection Report

Mr. Toborg presented the report. Mr. Toborg was tasked to provide feedback on landscape design ideas to limit foot traffic on CDD Property

ii. Landscape Contractor Update

Mr. Lucadano provided updates to the board.

iii. Irrigation Contractor Update

Mr. Zotti presented the report to the board. Board members inquired about the reporting system that was previously installed by the contractor, Mr. Zotti stated he was not aware of the system as it was before his time and that he will research provide feedback outside of the meeting.

C. District Counsel

Present. Reviewed Towing Policy, Question and answer session between District Engineer, Board and Residents, outlining each individual property. Mr. Whited addressed questions and offered potential solutions to each resident's situation

D. District Engineer

Mr. Whited reported on the locations with pool discharge and addressed the letters sent to the respective residents.

On a motion by Ms. Klenke, seconded by Mr. McNutt with all in favor, the Board approved the Finn Outdoor Proposal in the amount of \$32,500 to begin on /after first of the year for the Waterset Central Community Development District.

E. Clubhouse Manager

i. Presentation of Management Report

Ms. Parodi presented the report.

On a motion by Mr. Thorton, seconded by Mr. Bentley with all in favor, the Board approved a resident only Drama Kids program in Summer 2026 for the Waterset Central Community Development District.

On a motion by Ms. Klenke, seconded by Mr. McNutt with all in favor, the Board approved a Pilates program "Mommy and Me" to be held Wednesdays from 9:00 a.m. to 10:00 a.m. for the Waterset Central Community Development District.

On a motion by Ms. Klenke, seconded by Mr. Ocampo in a decision of 4 – 1, the Board approved District Engineer Proposal and to bill resident's back for Erosion Letter for the Waterset Central Community Development District.

F. District Manager

Ms. DeLuna stated that the next meeting will be a regular meeting held on December 10th, 2025, at 10:00 a.m. at The Waterset Club.

On a motion by Mr. McNutt, seconded by Mr. Bentley with all in favor, the Board approved a not – to – exceed of \$1,300 for auto insurance for a golf cart for the Waterset Central Community Development District.

i. Presentation of Quarterly Website Audit

On a motion by Mr. McNutt, seconded by Mr. Ocampo with all in favor, the Board approved the Quarterly Website Audit for the Waterset Central Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Towing Policy Agreement

The board will review the agreement in detail upon confirmation with towing company on requirements. They will also review community policies to implement towing policy concurrently, The board is to review this item in more detail.

B. Discussion of Irrigation Breach

Ballenger will review and provide more information at the December meeting regarding the Irrigation Breach.

C. Ratification on Wahoo Pools Quote

On a motion by Mr. McNutt, seconded by Mr. Bentley with all in favor, the Board approved the Wahoo Pools Quote for the Waterset Central Community Development District.

D. Discussion on Amenity Policies

The Board discussed and reviewed feedback from District Management and Counsel and the Board suggested collecting additional input and review at a following meeting.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes Held on October 8th, 2025.

On a motion by Ms. Klenke, seconded by Mr. McNutt with all in favor, the Board approved the meeting minutes as amended from October 8th, 2025, meeting for the Waterset Central Community Development District.

B. Consideration of Operations and Maintenance Expenditures for September 2025

On a motion by Mr. McNutt, seconded by Mr. Ocampo, with all in favor, the Board ratified the Operations & Maintenance Expenditures for September 2025 (**\$131,908.67**), for the Waterset Central Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bentley would like all active contracts with the CDD for his records.

Ms. Klenke would like prior erosion letters to be charged to residents and asked Rizzetta leadership to appear at February meeting for a Question-and-Answer session.

Mr. Ocampo stated his intention to resign prior to the December meeting.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Klenke, seconded by Mr. Bentley, the Board agreed to the adjournment of the meeting at 8:37 p.m., for the Waterset Central Community Development District.

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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 October 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$207,231.15**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	101065	135007	Monthly Maintenance 08/25	\$ 196.00
Accurate Electronics, Inc.	101087	136007	Service Call-Women's Restroom 09/25	\$ 201.38
Accurate Electronics, Inc.	101097	136513	Monthly Maintenance 10/25	\$ 196.00
Accurate Electronics, Inc.	101100	136579	Replace Damaged Electric Strike 09/25	\$ 295.36
Ballenger & Company, Inc.	101078	67	Irrigation Repairs 04/25	\$ 216.00
Ballenger Landcare, LLC	101088	361	Irrigation Repairs 09/25	\$ 546.42
Ballenger Landcare, LLC	101098	362	Irrigation Repairs 09/25	\$ 607.32
Ballenger Landcare, LLC	101088	363	Irrigation Repairs 09/25	\$ 607.32
Ballenger Landcare, LLC	101088	380	Irrigation Maintenance 10/25	\$ 5,831.00
Brletic Dvorak, Inc.	101089	2136	Engineering Services 09/25	\$ 2,340.00
Castle Management, LLC	101083	INS-0925-298	Insurance Reimbursement 09/25	\$ 419.35
Castle Management, LLC	101066	PREIM09-05-25-123	Payroll Period 08/16/25-08/29/25	\$ 7,936.10
Castle Management, LLC	101090	PREIM09-19-25-130	Payroll Period 08/30/25-09/12/25	\$ 8,199.78

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City Wide Facility Solutions	101099	32019035343	Janitorial Services 10/25	\$ 2,120.09
City Wide Facility Solutions	101072	42019020683	Janitorial Services 06/25	\$ 150.00
City Wide Facility Solutions	101067	52019010215	Janitorial Supplies 09/25	\$ 687.54
City Wide Facility Solutions	101072	52019010339	Janitorial Supplies 09/25	\$ 136.55
City Wide Facility Solutions	101091	52019010402	Janitorial Supplies 09/25	\$ 663.81
City Wide Facility Solutions	101099	52019010403	Janitorial Supplies 09/25	\$ 375.00
Curtis Albert Thornton	101084	CT100825	Board of Supervisor Meeting 10/08/25	\$ 200.00
DCSI, Inc.	101071	34122	Cloud Cover Music Server Subscription 09/25	\$ 49.98
DCSI, Inc.	101071	34177	Alarm Monitoring System 10/25	\$ 225.00
DCSI, Inc.	101092	34217	Alarm Monitoring System 10/25	\$ 199.00
DCSI, Inc.	101092	34245	Cloud Cover Music Server Subscription 10/25	\$ 49.98
Egis Insurance Advisors, LLC	101096	29193	10/01/2026 Worker's Compensation & TRIA	\$ 1,150.00
Egis Insurance Advisors, LLC	101068	29623	Policy #100125332 10/01/2025-10/01/2026 Florida Insurance Alliance	\$ 54,451.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Erin McCormick Law, P.A.	101079	10848	Legal Services- General Representation 08/18/25-09/11/25	\$ 6,256.54
Finn Outdoor, LLC	101080	2940	Erosion Restoration 09/25	\$ 1,400.00
Finn Outdoor, LLC	101080	2941	Erosion Restoration 09/25	\$ 1,200.00
Finn Outdoor, LLC	101080	2942	Erosion Restoration 09/25	\$ 1,200.00
Florida Department of Commerce	20251028-1	93372	Special District Fee FY 25/26	\$ 175.00
Florida Department of Revenue	20251027-1	39-8017823354-9 09/25 ACH	Sales & Use Tax 09/25	\$ 264.56
Heidt Design, LLC	101093	54444	Engineering Services 09/25	\$ 650.00
Hillsborough County BOCC	20251021-1	7687161865 09/25 ACH	Water Summary 09/25	\$ 1,759.71
LLS Tax Solutions, Inc.	101073	003901	Arbitrage Series 2018 PE 05/13/2025	\$ 500.00
Nvirotect Pest Control Service, Inc.	101074	373094	Pest Control 09/25	\$ 217.00
Nvirotect Pest Control Service, Inc.	101074	373444	Pest Control 09/25	\$ 135.00
RedTree Landscape Systems, LLC	101094	30574	Monthly Maintenance Service 07/25	\$ 32,125.00
RedTree Landscape Systems, LLC	101082	31450	Landscape Maintenance 09/25	\$ 3,750.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	101082	31451	Landscape Maintenance 09/25	\$ 75.00
RedTree Landscape Systems, LLC	101082	31452	Maple Tree Removal 09/25	\$ 1,650.00
RedTree Landscape Systems, LLC	101082	31453	Sod Install 09/25	\$ 4,750.00
RedTree Landscape Systems, LLC	101081	31454	Sabal Palm Removal 09/25	\$ 1,325.00
RedTree Landscape Systems, LLC	101082	31455	Sabal Palm Replacement 09/25	\$ 1,325.00
RedTree Landscape Systems, LLC	101094	31651	Monthly Maintenance Service 10/25	\$ 32,125.00
Rizzetta & Company, Inc.	101077	INV0000103544	District Management Fees 10/25	\$ 6,304.49
Rizzetta & Company, Inc.	101076	INV0000103660	Assessment Roll 10/25	\$ 5,905.00
Sitex Aquatics, LLC	101095	10286-b	Monthly Lake Maintenance 10/25	\$ 3,600.00
TECO	20251020-3	221008697536 09/25 ACH	5701 Madrigal Way - Streetlights 09/25	\$ 350.83
TECO	20251020-2	221008884712 09/25 ACH	5701 Madrigal Way (Amenity) 09/25	\$ 899.70
TECO	20251020-4	321000017137 08/25 ACH	TECO Summary 321000017137 08/25	\$ 4,863.93
TECO Peoples Gas	20251020-1	221008930457 09/25 ACH	5701 Madrigal Way 09/25	\$ 132.73

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	101075	25-02054H	Legal Advertising 07/25	\$ 673.76
The Observer Group, Inc.	101069	25-02842H	Legal Advertising 09/25	\$ 91.88
Thomas Paul McNutt	101085	TM100825	Board of Supervisor Meeting 10/08/25	\$ 200.00
Wahoo Pools Group, Inc.	101070	20250833	Monthly Pool Services 10/25	\$ 4,500.00
Wahoo Pools Group, Inc.	101086	20250844	Equipment Install 10/25	<u>\$ 776.04</u>
Total				<u><u>\$ 207,231.15</u></u>

Invoice

RECEIVED
09-11-25

Date	Invoice #
8/29/2025	135007

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
KATARIA PARODI	Net 30

Thank you for your business.		Payments/Credits	\$0.00
	Phone #	Balance Due	\$196.00
	727-533-0295		

ACCURATE ELECTRONICS, INC.

Invoice

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

RECEIVED
09-30-25

Date	Invoice #
9/12/2025	136007

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

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

P.O. No.	Terms
HEIDI TORRES	Net 30

Quantity	Description	Rate	Amount
	<p>PROBLEM REPORTED: 9/9/2025 AT 1:47PM BY HEIDI TORRES @ 813-677-2114 (WO-0023614)</p> <p>HEIDI REPORTS: THE WOMENS RESTROOM READER IS LIGHTING UP LIKE IT IS READING THE BADGES BUT IT IS NOT OPENING THE DOOR.</p> <p>PROBLEM FOUND: 09/12/25 AT 1:23 PM</p> <p>1] THE WOMEN'S RESTROOM AT WATERSET CENTRAL IS NOT RELEASING. DOOR IS GETTING STUCK ON THE BOTTOM THRESHOLD.</p> <p>ACTION TAKEN:</p> <p>1] THE ACCURATE TECHNICIAN, AL, MADE ADJUSTMENTS TO THE BOTTOM OF THE ALUMINUM THRESHOLD. AL TRIMMED SOME OF THE ALUMINUM SECTION THAT WAS GETTING STUCK ON THE METAL DOOR FRAME.</p> <p>2] AL TESTED AND ADJUSTED THE OPERATION. AL FOUND IT WAS WORKING CONSISTENTLY AT THIS TIME.</p> <p>3] AL RETESTED WITH HEIDI. THE SERVICE CALL IS COMPLETE.</p>		
1	TRIP CHARGE	49.50	49.50
1.25	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	151.88
1	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00	0.00
		0.00%	0.00
Total			\$201.38

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$201.38

ACCURATE ELECTRONICS, INC.

Invoice

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

RECEIVED
10-03-25

Date	Invoice #
10/1/2025	136513

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 OCTOBER 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 #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$196.00

ACCURATE ELECTRONICS, INC.

Invoice

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

RECEIVED
10-02-25

Date	Invoice #
10/2/2025	136579

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

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

P.O. No.	Terms
DENEEN KLENKE	Due on receipt

Quantity	Description	Rate	Amount
	COMPLETION OF QQ 080425WCCDD RE: Replace damaged Hes 8000 electric strike for the women's restroom per work order #23017 (Problem reported: 7/25/2025 AT 1:19PM BY HEIDI TORRES @ 813-677-2114 HEIDI REPORTS; THE WOMEN'S BATHROOM DOOR AT THE RESORT POOL. THEY CAN HEAR IT CLICK BUT THE DOOR IS NOT TRIGGERING TO OPEN. PROBLEM FOUND: 1] ARRIVAL FOUND THE WOMEN'S BATHROOM IS WORKING INTERMITTENTLY WHEN ATTEMPTING TO OPEN USING CARD READER CREDENTIALS. 2] MODEL OF DOOR STRIKE HES 8000-C COMPLETED ON 9/12/2025		
1	HES 8000 SERIES ELECTRIC STRIKE	260.36	260.36
1	SHIPPING	35.00	35.00
1	LABOR TO INSTALL & TEST	216.00	216.00
1	LABOR TO INSTALL & TEST - LABOR WILL BILLED UNDER WO#23614	-216.00	-216.00
	PLEASE SEE CONTRACT FOR ALL WARRANTY AND DISCOUNT INFORMATION Exempt Sales	0.00%	0.00
		Total	\$295.36

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$295.36



3840 68th Ave N
Pinellas Park, FL 33781

RECEIVED
04/24/25

Invoice 67

Date	PO#
04/23/25	
Sales Rep	Terms
Mark A Ballenger II	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
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Irrigation Repair - Waterset Club near Basketball Court

repairs and sprinkler head missing

Irrigation Repair - 04/23/2025

\$216.00

Subtotal	\$216.00
Sales Tax	\$0.00
Total	\$216.00
Credits/Payments	(\$0.00)
Balance Due	\$216.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$4,198.59	\$0.00	\$0.00	\$0.00



822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Invoice 361

Date	PO#
09/28/25	
Sales Rep	Terms
Trey Ballenger	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

RECEIVED
09-28-25

Description	Qty / UOM	Rate	Ext. Price	Amount
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Station 12 Controller 5A-1B Inoperable

The following includes all labor and material to replace a bad ICD 100 decoder and solenoid on controller 5A-1B zone #12 turf zone, during September irrigation inspection zone 12 found inoperable at controller.

Irrigation Repair - 09/24/2025

\$546.42

Subtotal	\$546.42
Sales Tax	\$0.00
Total	\$546.42
Credits/Payments	(\$0.00)
Balance Due	\$546.42

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,761.06	\$5,831.00	\$0.00	\$0.00	\$216.00



822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

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

RECEIVED
09-28-25

Invoice 362

Date	PO#
09/28/25	
Sales Rep	Terms
Trey Ballenger	Due on Receipt

Property Address
Waterset Central CDD Apollo Beach, FL

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

Controller Replacement

Proposed is the price to replace the damaged controller with a new one. All labor and materials are included into the price.





Irrigation Repair - 09/26/2025

\$607.32

Subtotal	\$607.32
Sales Tax	\$0.00
Total	\$607.32
Credits/Payments	(\$0.00)
Balance Due	\$607.32

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,761.06	\$5,831.00	\$0.00	\$0.00	\$216.00



822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

Invoice 363

Date	PO#
09/28/25	
Sales Rep	Terms
Trey Ballenger	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

RECEIVED
09-28-25

Description	Qty / UOM	Rate	Ext. Price	Amount
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Battery Op Controller Replacement

Proposal for the replacement of the controller on the corner of Silver Sun and Seguro at a mail kiosk.





Irrigation Repair - 09/26/2025

\$607.32

Subtotal	\$607.32
Sales Tax	\$0.00
Total	\$607.32
Credits/Payments	(\$0.00)
Balance Due	\$607.32

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,761.06	\$5,831.00	\$0.00	\$0.00	\$216.00



822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

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

RECEIVED
10-01-25

Invoice 380

Date	PO#
10/01/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

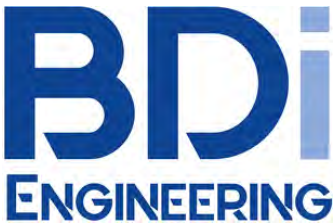
Property Address
Waterset Central CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#200 - Irrigation Maintenance Agreement October 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	\$7,592.06	\$0.00	\$0.00	\$216.00

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



INVOICE

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

RECEIVED
10-07-25

INVOICE 2136
DATE 09/30/2025
TERMS Net 30
DUE DATE 10/30/2025

PROJECT NAME
Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[September 02 - September 28]	6:00	120.00	720.00
Project Manager II	[September 10 - September 30]	9:00	180.00	1,620.00

BALANCE DUE **\$2,340.00**

Pay invoice



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
Sep-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	5.00	\$180	J. Whited	\$900.00
SOI consolidation projects; review plan set	4.00	\$180	J. Whited	\$720.00
documents, Erosions Review, Resident and Staff	6.00	\$120	K. Wagner	\$720.00
Communication, RFP for Repairs. SWFWMD Permit				
Recertification Panerwork & Submittals.				
INVOICE TOTAL	15.00			\$2,340.00



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

Document No:INS-0925-298
Document Date:09/30/2025

RECEIVED
10-09-25

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$419.35

Date	Description	Amount
09/30/2025	Insurance Reimbursement Torres, Heidy ASTPM	\$178.75
09/30/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$240.60

Report Totals

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



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

INVOICE

Total Due: \$2,120.09

Invoice Number: 32019035343
Our Order No. 31019101331
Invoice Date: 10/1/2025
Due Date: 10/31/2025

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

Bill

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

Ship

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

RECEIVED
09-30-25

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000216	Seymour Wright	Net 30 days		10/01/25 to 10/31/25	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019101331	1	2,120.09	2,120.09

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

Subtotal: 2120.09
Sales Tax: 0.00
Total Due: \$2,120.09



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

INVOICE

Total Due: \$150.00

Invoice Number: 42019020683
Our Order No. 41019022090
Invoice Date: 9/17/2025
Due Date: 10/17/2025

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

RECEIVED
09-17-25

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		06/17/25	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

Biohazard clean up from missed
invoice ending in 9533 date
06/18/2025

1 150.00 150.00

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

Subtotal: 150.00
Sales Tax: 0.00

Total Due: \$150.00



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

INVOICE

Total Due: \$687.54

Invoice Number: 52019010215
Our Order No. 51019009202
Invoice Date: 9/10/2025
Due Date: 10/10/2025

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			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE			2	216.27	432.54
DPS-SCA-MB579	Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2)			4	60.00	240.00
FREIGHT - ALL	Flat Fee Freight			1	15.00	15.00

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

RECEIVED
09-11-25

Subtotal: 687.54
Sales Tax: 0.00

Total Due: \$687.54



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

INVOICE

Total Due: \$136.55

Invoice Number: 52019010339
Our Order No. 51019009308
Invoice Date: 9/22/2025
Due Date: 10/22/2025

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

RECEIVED
09-24-25

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

SE-389990	Dial Gold Antimicrobial Liquid Hand Soap, 1 Gal Bottle, Carton Of 4	1	121.55	121.55
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FREIGHT - ALL	Flat Fee Freight	1	15.00	15.00
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PAY YOUR BILL ONLINE!
CLICK THE LINK BELOW
<https://www.e-billexpress.com/ebpp/gocitywide/>

Subtotal: 136.55
Sales Tax: 0.00
Total Due: \$136.55



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

INVOICE

Total Due: \$663.81

Invoice Number: 52019010402
Our Order No. 51019009387
Invoice Date: 9/30/2025
Due Date: 10/30/2025

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

RECEIVED
10-01-25

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

FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE		3	216.27	648.81
FREIGHT - ALL	Flat Fee Freight		1	15.00	15.00

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

Subtotal: 663.81
Sales Tax: 0.00
Total Due: \$663.81



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

INVOICE

Total Due: \$375.00

Invoice Number: 52019010403
Our Order No. 51019009384
Invoice Date: 9/30/2025
Due Date: 10/30/2025

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

RECEIVED
10-01-25

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

DPS-SCA-MB579	Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2)	6	60.00	360.00
---------------	--	---	-------	--------

FREIGHT - ALL	Flat Fee Freight	1	15.00	15.00
---------------	------------------	---	-------	-------

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

Subtotal: 375.00
Sales Tax: 0.00
Total Due: \$375.00

Waterset Central CDD
Meeting Date: October 08, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Deneen Klenke*	<input type="checkbox"/>
Jean Ocampo	<input type="checkbox"/>
Curtis Thorton	<input checked="" type="checkbox"/>
Thomas McNutt	<input checked="" type="checkbox"/>
Brandon Bentley*	<input type="checkbox"/>

RECEIVED
10-08-25

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00AM
Meeting End Time:	12:01PM
Total Meeting Time:	2hrs 1min

Time Over (3) Hours:

Total at \$175 per Hour:

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: F. Durand



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

Invoice

RECEIVED
09-11-25

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
34122	09/11/2025	\$49.98	09/26/2025	Net 15	

P.O. NUMBER

Install Date: 4/11/25

SALES REP

DC

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

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

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

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

***Late Fees are 1.5% per month

SUBTOTAL	49.98
TAX (7.5%)	0.00
TOTAL	49.98
BALANCE DUE	\$49.98



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

Invoice

RECEIVED
09-25-25

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
34177	09/25/2025	\$225.00	10/10/2025	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	13	2.00	26.00

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	225.00
TAX (7.5%)	0.00
TOTAL	225.00
BALANCE DUE	\$225.00



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

Invoice

RECEIVED
10-06-25

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
34217	10/04/2025	\$199.00	10/19/2025	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**

Pay invoice



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

Invoice

RECEIVED
10-13-25

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
34245	10/11/2025	\$49.98	10/26/2025	Net 15	

P.O. NUMBER

Install Date: 4/11/25

SALES REP

DC

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

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

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

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

***Late Fees are 1.5% per month

SUBTOTAL	49.98
TAX (7.5%)	0.00
TOTAL	49.98
BALANCE DUE	\$49.98

Pay invoice



RECEIVED
10-23-25

Waterset Central Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Ste 200
Tampa, FL 33614

INVOICE

Customer	Waterset Central Community Development District
Acct #	782
Date	09/12/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 1,150.00
Payment Amount	
Payment for:	Invoice#29193
WC100125332	

Thank You

Please detach and return with payment



Customer: Waterset Central Community Development District

Invoice	Effective	Transaction	Description	Amount
29193	10/01/2025	Renew policy	Policy #WC100125332 10/01/2025-10/01/2026 FIA WC Workers Compensation - Renew policy TRIA & Expense Constant - Renew policy Due Date: 9/12/2025	988.00 162.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 1,150.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

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

accounting@egisadvisors.com

09/12/2025



RECEIVED
09-29-25

Waterset Central Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Ste 200
Tampa, FL 33614

INVOICE

Customer	Waterset Central Community Development District
Acct #	782
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 54,451.00
Payment Amount	
Payment for:	Invoice#29623
100125332	

Thank You

Please detach and return with payment



Customer: Waterset Central Community Development District

Invoice	Effective	Transaction	Description	Amount
29623	10/01/2025	Renew policy	Policy #100125332 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2025	54,451.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 54,451.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

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

accounting@egisadvisors.com

09/18/2025



Erin McCormick | Law, PA

Erin McCormick, Esq.

Waterset Central Community Development District

3434 Colwell Avenue

Suite 200

Tampa, FL 33614

Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;

lscock@rizzetta.com

RECEIVED
09-19-25

Invoice Date	Invoice Number
09/19/2025	10848
Terms	Service Through
	09/19/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
08/18/2025	Erin R McCormick	Email to Ruben Durand regarding review of provisions for Agreement with Allied Universal;	0.30	\$ 141.00
08/18/2025	Erin R McCormick	Review of email from Katiria Parodi regarding golf cart lease; review of email from Katiria Parodi regarding Certificate of Insurance for Cooper Pools	0.30	\$ 141.00
08/19/2025	Erin R McCormick	Review of Certificate of Insurance from Cooper Pools transmitted by Katiria Parodi; email to Katiria Parodi, Ruben Durand and Deneen Klenke regarding insurance requirements	0.30	\$ 141.00
08/20/2025	Erin R McCormick	Review of email from Egis regarding security agreement;	0.20	\$ 94.00
08/24/2025	Erin R McCormick	Review of golf cart lease agreement; prepare email memo to Katiria Parodi, Ruben Durand and Deneen Klenke regarding above and identify follow up items to be addressed by staff in moving forward with golf cart lease;	1.50	\$ 705.00
08/25/2025	Erin R McCormick	Review of emails from Katiria Parodi and Ruben Durand regarding rate hearing and notice for amenity center; review of notice requirements for public hearing; email to Ruben Durand, Katiria Parodi and Deneen Klenke regarding above; left message for Katiria Parodi regarding increase in rate for use of the Gathering Room; review of email from Egis, and proposed language from Allied Universal; revise proposed Security Agreement; email to Carrie Buck, Ruben Durand, Deneen Klenke, and Katiria Parodi regarding revisions to Security Agreement; review of emails from Deneen Klenke; review of email from Carrie Buck and respond;	2.00	\$ 940.00
08/29/2025	Erin R McCormick	Review of email from Matt Huber and ad proof for rate hearing concerning The Gathering Room rentals	0.20	\$ 94.00

Waterset Central Community Development District

3434 Colwell Avenue

Suite 200

Tampa, FL 33614

Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;lspeak@rizzetta.com

Invoice Date	Invoice Number
09/19/2025	10848
Terms	Service Through
	09/19/2025

09/03/2025	Erin R McCormick	Review of email from Katiria Parodi regarding security agreement; email to Carrie Buck regarding above; review of email from Katiria Parodi regarding insurance requirements for Cooper Pools; email to Katiria Parodi, Ruben Durand and Deneen Klenke regarding above;	0.60	\$ 282.00
09/04/2025	Erin R McCormick	Review of Agenda, Minutes and backup materials for Board of Supervisors meeting; review of email from Carrie Buck of Allied Security and brief review of changes to proposed Agreement;	1.30	\$ 611.00
09/05/2025	Erin R McCormick	Prepare Resolution and Schedule of Rates for Reservation of The Gathering Room; prepare email to Derrick Evans, Ruben Durand, Deneen Klenke, Matthew Huber and Katiria Parodi regarding above;	1.00	\$ 470.00
09/08/2025	Erin R McCormick	Review of email from Derrick Evans; review of Affidavit of Publication; add Affidavit as exhibit to Resolution; prepare email to Ruben Durand and Derrick Evans and transmit Resolution with Exhibit;	0.50	\$ 235.00
09/10/2025	Erin R McCormick	Review of email from Carrie Buck and proposed changes to Security Agreement; prepare revisions to Security Agreement; prepare email to Carrie Buck, Katiria Parodi, Ruben Durand and Deneen Klenke and transmit revised Agreement	1.00	\$ 470.00
09/11/2025	Erin R McCormick	Prepare for, travel to and attend Board of Supervisors meeting	3.70	\$ 1,739.00
09/15/2025	Erin R McCormick	Review of emails from Ruben Durand, Deneen Klenke, Andres Jimenez regarding golf cart lease and respond;	0.30	\$ 141.00

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
09/11/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 52.54

Total Hours	13.20 hrs
Total Work	\$ 6,204.00
Total Expenses	\$ 52.54
Total Invoice Amount	\$ 6,256.54
Previous Balance	\$ 15,199.98
9/2/2025 Payment - Check Split Payment	(\$8,008.98)
9/2/2025 Payment - Check Split Payment	(\$7,191.00)
Balance (Amount Due)	\$ 6,256.54

INVOICE

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

Invoice details
Invoice no.: 2940
Terms: Due on receipt
Invoice date: 09/22/2025
Due date: 09/22/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	5924 Silver Sun -- Repair damaged / eroded turf area with imported fill and sod to match surroundings. Area shown in letter / report provided by CDD.	1	\$1,400.00	\$1,400.00

Total \$1,400.00

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.

INVOICE

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

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



RECEIVED
09-22-25

Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Invoice details
Invoice no.: 2941
Terms: Due on receipt
Invoice date: 09/22/2025
Due date: 09/22/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	5840 Silver Sun -- Repair damaged / eroded turf area with imported fill and sod to match surroundings. Area shown in letter / report provided by CDD.	1	\$1,200.00	\$1,200.00

Total \$1,200.00

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.

INVOICE

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

Invoice details
Invoice no.: 2942
Terms: Due on receipt
Invoice date: 09/22/2025
Due date: 09/22/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	5822 Silver Sun -- Repair damaged / eroded turf area with imported fill and sod to match surroundings. Area shown in letter / report provided by CDD.	1	\$1,200.00	\$1,200.00

Total \$1,200.00

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.

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

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

Date Invoiced: 10/01/2025				Invoice No: 93372
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

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

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

Waterset Central Community Development District

Mr. William Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614



RECEIVED
10-01-25

- | | |
|---------------------------------------|-------------------------------|
| 2. Telephone: | 813-514-0400 Ext: |
| 3. Fax: | 813-514-0401 |
| 4. Email: | brizzetta@rizzetta.com |
| 5. Status: | Independent |
| 6. Governing Body: | Elected |
| 7. Website Address: | www.watersetcentralcdd.org |
| 8. County(ies): | Hillsborough |
| 9. Special Purpose(s): | Community Development |
| 10. Boundary Map on File: | 11/15/2017 |
| 11. Creation Document on File: | 11/15/2017 |
| 12. Date Established: | 10/10/2017 |
| 13. Creation Method: | Local Ordinance |
| 14. Local Governing Authority: | Hillsborough County |
| 15. Creation Document(s): | County Ordinance 17-25 |
| 16. Statutory Authority: | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds: | Yes |
| 18. Revenue Source(s): | Assessments |

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

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

Registered Agent's Signature: William Rizzetta Date OCT 17 2025

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

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

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

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

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

Department Use Only: Approved: ___ Denied: ___ Reason: _____

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

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



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-15EZN), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at floridarevenue.com/forms.

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 39-8017823354-9

September 2025

T

┌

HD/PM DATE:

□□/□□/□□

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□.□□
264.56

Due: 10/20/25

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

DR-15EZ
R. 01/20

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 39-8017823354-9

□□□□□□

T

┌

HD/PM DATE:

□□/□□/□□

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□.□□

Due:

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

DR-15EZ
R. 01/20

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)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
2. Exempt Sales (Include these in Gross Sales, Line 1)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
5. Less Lawful Deductions	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
6. Less DOR Credit Memo	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
7. Net Tax Due	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
8. Less Collection Allowance or Plus Penalty and Interest	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
9. Amount Due With Return (Enter this amount on front)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	

Signature of Taxpayer	Date	Telephone #
Karla Pena	10/20/2025	813-933-5571
Signature of Preparer		

Discretionary Sales Surtax Information

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

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

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

Signature of Taxpayer	Date	Telephone #
Signature of Preparer		Telephone #

Discretionary Sales Surtax Information

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

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.



HEIDT DESIGN

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

Invoice

RECEIVED
10-08-25

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

Invoice Number: 54444
Invoice Date: September 30, 2025
Month Ending: September 30, 2025
Project Manager: FRANCIS, ERIC N.
Project Number: CDD WA 1003

Project Name: Waterset Central CDD General O&M

		Hours	Rate	Amount
Engineer I	Field Visit for Tree in Creek	3.00	130.00	\$390.00
Engineer I	Phase D1 Tree - Correspondence with agencies on process.	1.00	130.00	\$130.00
Engineer I	Phase E Expansion BOCC	1.00	130.00	\$130.00
Total Professional Services		5.00		\$650.00

Invoice Total \$650.00

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

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

Waterset Central CDD
Hillsborough County BOCC Summary

Master Summary Account #7687161865

September 2025

Due: 10/21/2025

<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	
9/30/2025	6116 Sea Air Dr	001-53600-4310	\$10.48	Reclaim
9/30/2025	5701 Madrigal Way	001-53600-4301	\$133.12	Water
9/30/2025	7008 Waterline Ct	001-53600-4310	\$155.74	Reclaim
9/30/2025	5910 Covington Garden Dr	001-53600-4310	\$234.43	Reclaim
9/30/2025	7533 Paradiso Dr	001-53600-4310	\$17.50	Reclaim
9/30/2025	7301 Paradiso Dr	001-53600-4310	\$28.48	Reclaim
9/30/2025	7281 Paradiso Ave	001-53600-4301	\$306.81	Water
9/30/2025	7281 Paradiso Ave	001-53600-4310	\$33.65	Reclaim
9/30/2025	7030 Reservoir Ct	001-53600-4310	\$372.87	Reclaim
9/30/2025	5490 Wayfarer Ave	001-53600-4310	\$62.50	Reclaim
9/30/2025	7054 Reservoir Ct	001-53600-4310	\$38.52	Reclaim
9/30/2025	5459 Wayfarer Ave	001-53600-4310	\$16.82	Reclaim
9/30/2025	5630 Wayfarer Ave	001-53600-4310	\$6.64	Reclaim
9/30/2025	5521 Silver Sun Dr	001-53600-4310	\$5.94	Reclaim
9/30/2025	5424 Wayfarer Ave	001-53600-4310	\$9.75	Reclaim
9/30/2025	5300 Del Coronado Dr	001-53600-4310	\$101.95	Reclaim
9/30/2025	5494 Del Coronado Dr	001-53600-4310	\$14.93	Reclaim
9/30/2025	7306 Golden Sky Ct	001-53600-4310	\$5.94	Reclaim
9/30/2025	7020 Saguaro Way	001-53600-4310	\$10.08	Reclaim
9/30/2025	6112 Sea Air Dr	001-53600-4310	\$8.34	Reclaim
9/30/2025	7000 Mainland Ave	001-53600-4310	\$5.96	Reclaim
9/30/2025	7310 Betel Palm Ct 1	001-53600-4301	\$60.79	Water
9/30/2025	6060 Milestone Dr	001-53600-4310	\$118.47	Reclaim
	Deposit	01-15601	\$0.00	Deposits
	TOTAL		\$1,759.71	

Summary		
Utility Services	001-53600-4301	\$500.72
Utility Reclaim	001-53600-4310	\$1,258.99
Deposit	001-15601	\$0.00
Credit		\$0.00
TOTAL		\$1,759.71



Hillsborough
County Florida

S-Page 1 of 12

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

Summary of Account Charges

Previous Balance	\$1,977.86
Net Payments - Thank You	\$-1,977.86
Total Account Charges	\$1,759.71
AMOUNT DUE	\$1,759.71

RECEIVED
10-01-25

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) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

210 8

DUE DATE	10/21/2025
AMOUNT DUE	\$1,759.71
AMOUNT PAID	



0076871618658 00001759711



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

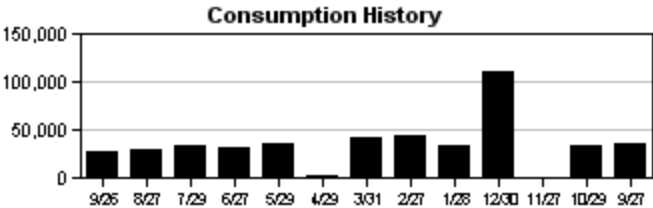
Service Address: 6116 SEA AIR DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	08/27/2025	18293	09/26/2025	18560	26700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$10.48
Total Service Address Charges	\$10.48



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

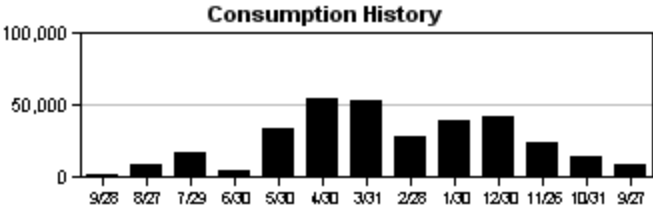
Service Address: 5701 MADRIGAL WAY

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	08/27/2025	761894	09/28/2025	763776	1882 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$5.68
Water Base Charge	\$31.30
Water Usage Charge	\$1.94
Sewer Base Charge	\$75.90
Sewer Usage Charge	\$12.27
Total Service Address Charges	\$133.12





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

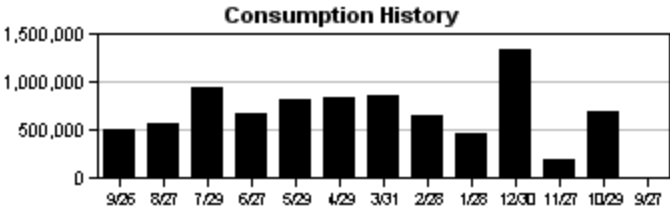
Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

S-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	08/27/2025	260893	09/26/2025	265862	496900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$155.74
Total Service Address Charges	\$155.74



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

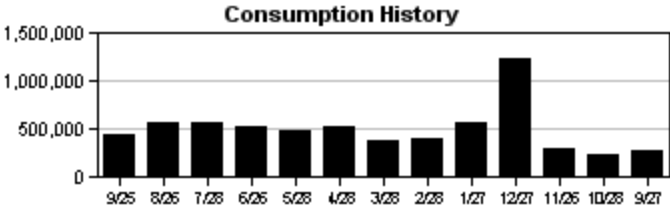
Service Address: 5910 COVINGTON GARDEN DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	08/26/2025	340929	09/25/2025	345397	446800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$234.43
Total Service Address Charges	\$234.43





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

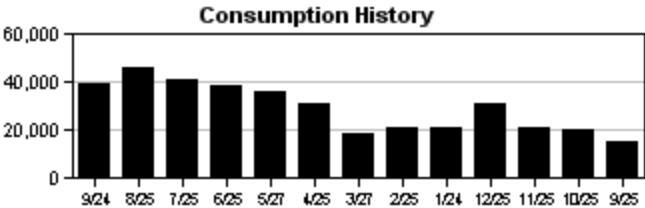
Service Address: 7533 PARADISO DR-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	08/25/2025	13585	09/24/2025	13976	39100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$17.50
Total Service Address Charges	\$17.50



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

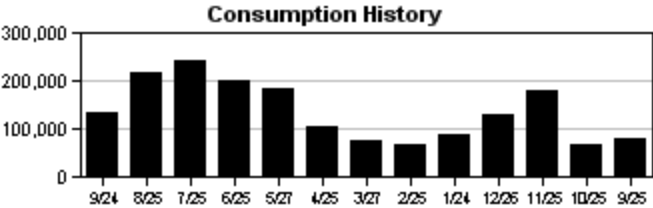
Service Address: 7301 PARADISO DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	08/25/2025	91154	09/24/2025	92480	132600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$28.48
Total Service Address Charges	\$28.48





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

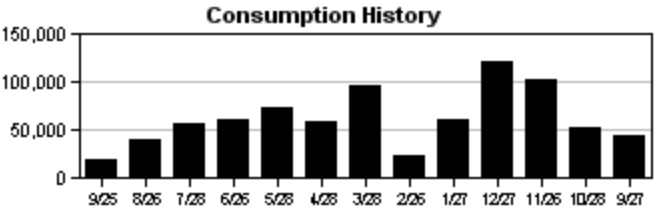
Service Address: 7281 PARADISO AVE

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	08/26/2025	55465	09/25/2025	55598	13300 GAL	ACTUAL	WATER
54230101	08/26/2025	30619	09/25/2025	30665	4600 GAL	ACTUAL	WATER
60998080	08/26/2025	267161	09/25/2025	268791	163000 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$54.06
Water Base Charge	\$66.73
Water Usage Charge	\$18.44
Sewer Base Charge	\$131.56
Sewer Usage Charge	\$29.99
Reclaimed Water Charge	\$33.65
Total Service Address Charges	\$340.46



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

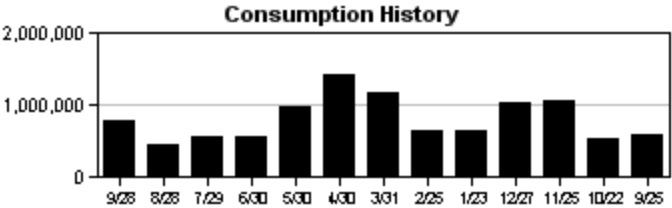
Service Address: 7030 RESERVOIR CT-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	08/28/2025	8452420	09/28/2025	9228422	776002 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$372.87
Total Service Address Charges	\$372.87





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

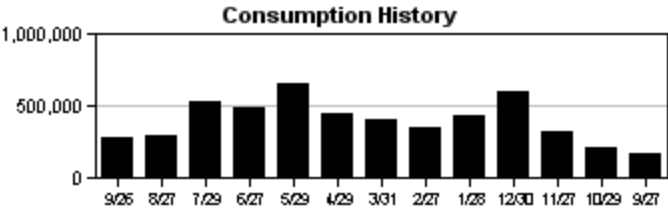
Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	08/27/2025	191198	09/26/2025	193998	280000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$62.50
Total Service Address Charges	\$62.50



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

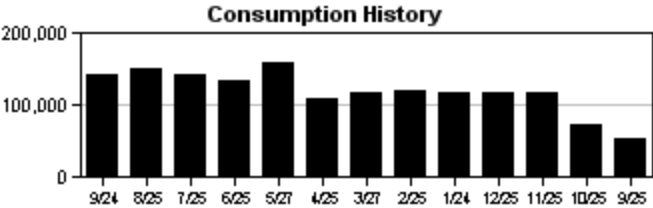
Service Address: 7054 RESERVOIR CT-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	08/25/2025	61269	09/24/2025	62696	142700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$38.52
Total Service Address Charges	\$38.52





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

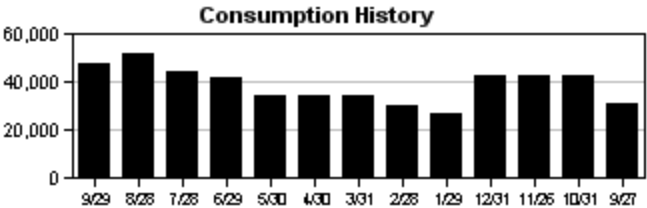
Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	08/28/2025	472535	09/29/2025	520113	47578 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$16.82
Total Service Address Charges	\$16.82



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

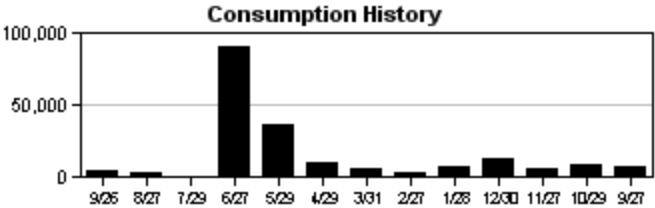
Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	08/27/2025	6880	09/26/2025	6921	4100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.64
Total Service Address Charges	\$6.64





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

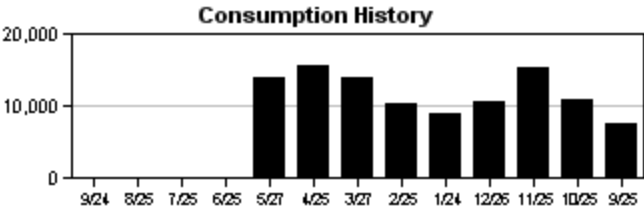
Service Address: 5521 SILVER SUN DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	08/25/2025	9052	09/24/2025	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	09/30/2025	10/21/2025

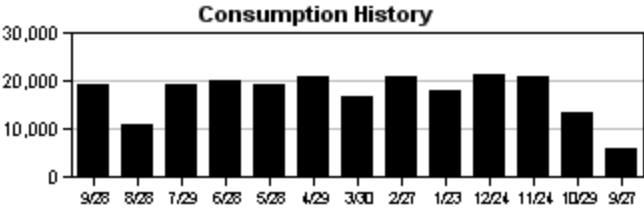
Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	08/28/2025	179342	09/28/2025	198672	19330 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$9.75
Total Service Address Charges	\$9.75





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

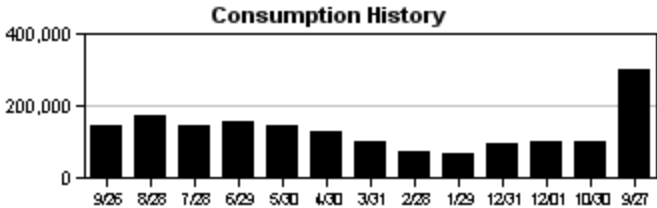
Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703562000	08/28/2025	1599955	09/26/2025	1742747	142792 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$101.95
Total Service Address Charges	\$101.95



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

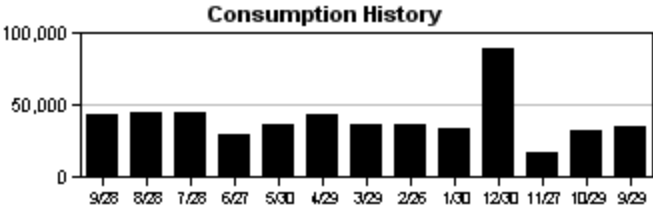
Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705884634	08/28/2025	275393	09/28/2025	319073	43680 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$14.93
Total Service Address Charges	\$14.93





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

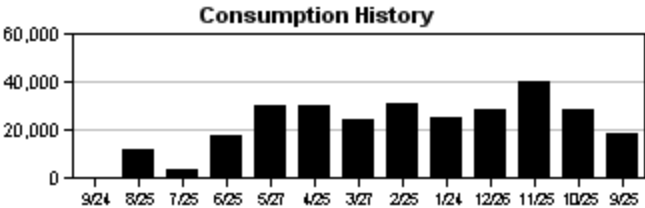
Service Address: 7306 GOLDEN SKY CT

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	08/25/2025	16964	09/24/2025	16964	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	09/30/2025	10/21/2025

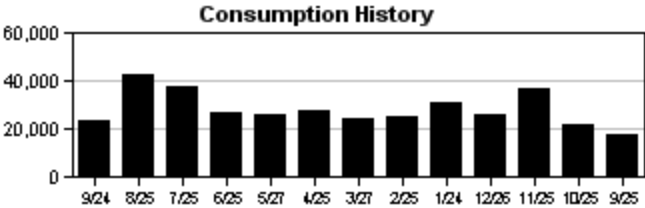
Service Address: 7020 SAGUARO WAY-RECLAIM

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	08/25/2025	17096	09/24/2025	17327	23100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$10.08
Total Service Address Charges	\$10.08





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

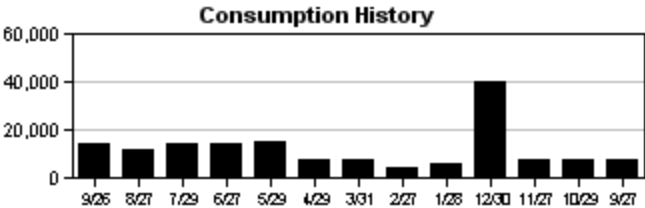
Service Address: 6112 SEA AIR DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	08/27/2025	7409	09/26/2025	7550	14100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.34
Total Service Address Charges	\$8.34



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

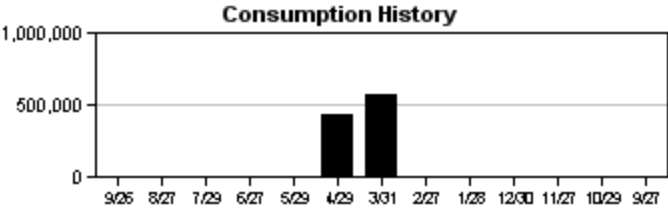
Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	08/27/2025	6182	09/26/2025	6305	123 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.96
Total Service Address Charges	\$5.96





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

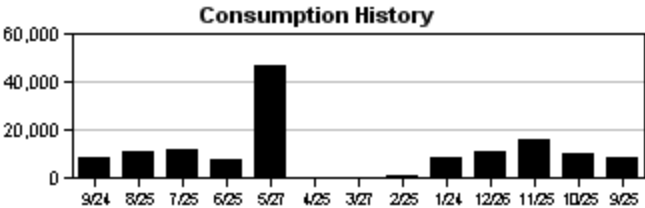
Service Address: 7310 BETEL PALM CT I

S-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	08/25/2025	8284	09/24/2025	8370	8600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$25.97
Water Base Charge	\$15.65
Water Usage Charge	\$13.14
Total Service Address Charges	\$60.79



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/30/2025	10/21/2025

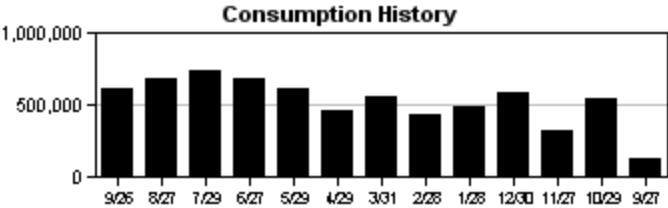
Service Address: 6060 MILESTONE DR

S-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	08/27/2025	311867	09/26/2025	317945	607800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$118.47
Total Service Address Charges	\$118.47



LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027

Sun City Center, FL 335718003

+18507540311

liscott@llstax.com



INVOICE

BILL TO

Waterset Central

Community Development

District

c/o Rizzetta & Company,

Inc.

3434 Colwell Avenue,

Suite 200

Tampa, FL 33614

INVOICE # 003901

DATE 09/25/2025

DUE DATE 10/25/2025

TERMS Net 30

RECEIVED
09-25-25

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Waterset Central Community Development District (Hillsborough County, Florida) \$16,860,000 Special Assessment Bonds, Series 2018 – Rebatale Arbitrage Calculation for the period ended May 13, 2025.	500.00
<hr/>	
BALANCE DUE	\$500.00

Thank You For Your Business



16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:
888.908.8388

www.nvirotect.com

INVOICE

Waterset Central CDD
7281 Paradiso Dr.
Apollo Beach, FL 33572

Date: 10-24-25

RECEIVED
10-27-25

Account Number: 12545

Invoice Number: 375821

Previous Balance: \$0.00

Commercial General Pests \$217.00

Sales Tax: \$0.00

Service Amount: \$217.00

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Check /Cash: _____

Technician(s): EN

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

General Pest

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

Treatment

- | |
|--|
| <input type="checkbox"/> Advion Ant Bait Station .1% |
| <input type="checkbox"/> Advion Ant Gel Bait .05% |
| <input type="checkbox"/> Advion Roach Bait Stn .5% |
| <input type="checkbox"/> Advion Roach Gel Bait .6% |
| <input type="checkbox"/> Alpine Aerosol .25% |
| <input type="checkbox"/> Biozyme |
| <input type="checkbox"/> CM Insect Monitors |
| <input type="checkbox"/> Dekko Silver Fish Paks 20% |
| <input type="checkbox"/> D-Fense Dust .05% |
| <input type="checkbox"/> Gentrol Liquid 9% |
| <input checked="" type="checkbox"/> Inspection |
| <input type="checkbox"/> Maxforce Quantum .03% |

- | |
|---|
| <input type="checkbox"/> Niban FG 5% |
| <input type="checkbox"/> Nyguard IGR 10% |
| <input type="checkbox"/> Onslaught 6.4% |
| <input checked="" type="checkbox"/> Perimeter Sweep |
| <input checked="" type="checkbox"/> Talus .06% |
| <input checked="" type="checkbox"/> Talstar Xtra .25% |
| <input type="checkbox"/> Transport GHP .11% |
| <input type="checkbox"/> Transport Mikron .11% |
| <input type="checkbox"/> Vector Bio 5 |
| <input type="checkbox"/> Wasp Freeze .1% |
| <input type="checkbox"/> Web Out 10.5% |
| <input checked="" type="checkbox"/> <u>Alpine wasps</u> |

Rodent Control

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

Treatment

- | |
|---|
| <input type="checkbox"/> CM Rat Snap Traps |
| <input checked="" type="checkbox"/> Contrac Blox Bait .005% |
| <input type="checkbox"/> Final Blox Bait .005% |

- | |
|---|
| <input type="checkbox"/> Rodent Bait Stations |
| <input type="checkbox"/> T-Rex Rat Snap Traps |
| <input type="checkbox"/> Victor Glue Boards |

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Waterset Central CDD
7281 Paradiso Dr.
Apollo Beach, FL 33572

Date: 10-24-25

RECEIVED
10-28-25

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

Account Number: 12545

Invoice Number: 376180

Previous Balance: \$0.00

Commercial General Pests \$135.00

Sales Tax: \$0.00

Service Amount: \$135.00

Check /Cash: _____

Technician(s): EN

Treatment Area

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

Structure

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

Frequency

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

Type of Service

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

General Pest

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

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

Treatment

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

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

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: _____

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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



RECEIVED
10-06-25

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.: 30574
Terms: Net 45
Invoice date: 07/01/2025
Due date: 08/15/2025

#	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

Overdue 08/15/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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

RECEIVED
09-17-25



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.: 31450
Terms: Due on receipt
Invoice date: 09/17/2025
Due date: 09/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Landscape Construction	Nitida Palm Replacement NE Corner Waterset Club Parking Lot: Scope of Work: *Remove declining Nitida Palm and haul away debris. *Install (1) Nitida Palm 14' of clear trunk, field-grown in Florida with diamond cut trunk. *Includes construction of earthen water saucer 8"-10" high. *Includes all materials, labor, hauling, and dump fees.	1	\$3,750.00	\$3,750.00
Total						\$3,750.00

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, FI 33572

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

Invoice details
Invoice no.: 31451
Terms: Due on receipt
Invoice date: 09/17/2025
Due date: 09/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Feijoa Replacement on Paradiso: Scope of Work: *Install (1) Feijoa 7gal to hedge on Paradisa. *Includes all materials, labor, hauling, and dump fees.	1	\$75.00	\$75.00
Total						\$75.00

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.: 31452
Terms: Due on receipt
Invoice date: 09/17/2025
Due date: 09/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Sweetgum Replacement at Saguara /Silver Sun Pocket Park: Scope of Work: *Remove dead Maple by root extraction. *Install (1) Sweetgum Liquidambar styraciflua "rotundiloba" 3" caliper. *Includes construction of earthen water saucer8"-10" high with 30gal Gator Bag. *Includes all materials, labor, hauling, and dump fees.	1	\$1,650.00	\$1,650.00
Total						\$1,650.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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

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09-17-25



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.: 31453
Terms: Due on receipt
Invoice date: 09/17/2025
Due date: 09/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Sod for Pond South of Betel Palm: Scope of Work: *Implement 5 yards of topsoil and hand grand pond bank. *Install 2,000 sq ft quality Bahia Sod. *Includes all materials, labor, hauling, and dump fees.	1	\$4,750.00	\$4,750.00
Total						\$4,750.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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

RECEIVED
09-17-25



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.: 31454
Terms: Due on receipt
Invoice date: 09/17/2025
Due date: 09/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Sabal Palm Replacement: Scope of Work: *Remove dead Sabal Palm by root extraction and haul away debris. *Install (1) Sabal Palm 12' clear trunk with boots. *Includes all materials, labor, hauling, and dump fees.	1	\$1,325.00	\$1,325.00

Total \$1,325.00

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.: 31455
Terms: Due on receipt
Invoice date: 09/17/2025
Due date: 09/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Sabal Palm Replacement: WS Blvd median across from the Sports Complex. Scope of Work: *Remove dead Sabal Palm by root extraction and haul away debris. *Install (1) Sabal Palm 14' clear trunk with boots. *Includes all materials, labor, hauling, and dump fees.	1	\$1,325.00	\$1,325.00
Total						\$1,325.00

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

RECEIVED
10-01-25

Invoice details

Invoice no.: 31651
Terms: Net 45
Invoice date: 10/01/2025
Due date: 11/15/2025

#	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

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

Invoice

Date	Invoice #
10/2/2025	INV0000103544

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
09-29-25

Services for the month of	Terms	Client Number
October	Upon Receipt	00168

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,781.33	\$1,781.33
Administrative Services	1.00	\$442.83	\$442.83
Dissemination Services	1.00	\$416.67	\$416.67
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$442.83	\$442.83
Landscape Consulting Services	1.00	\$1,000.00	\$1,000.00
Management Services	1.00	\$2,020.83	\$2,020.83
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$6,304.49
	Total		\$6,304.49

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

Invoice

Date	Invoice #
10/3/2025	INV0000103660

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
09-29-25

Services for the month of	Terms	Client Number
October	Upon Receipt	00168

[illegible]

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

RECEIVED
10-01-25

Invoice details

Invoice no.: 10286-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

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



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: October 02, 2025

Amount Due: \$350.83

Due Date: October 23, 2025

Account #: 221008697536

Account Summary

Current Service Period: August 28, 2025 - September 26, 2025

Previous Amount Due	\$350.83
Payment(s) Received Since Last Statement	-\$350.83
Current Month's Charges	\$350.83

Amount Due by October 23, 2025 \$350.83

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

RECEIVED
10-17-25



Scan here to view
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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: October 23, 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: \$ _____

605088276851

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.

6050882768512210086975360000000350839



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008697536
Statement Date: October 02, 2025
Charges Due: October 23, 2025

Service Period: Aug 28, 2025 - Sep 26, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	133 kWh @ \$0.03412/kWh	\$4.54
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03363/kWh	\$4.47
Storm Protection Charge	133 kWh @ \$0.00559/kWh	\$0.74
Clean Energy Transition Mechanism	133 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	133 kWh @ \$0.01230/kWh	\$1.64
Florida Gross Receipt Tax		\$0.29
State Tax		\$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](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: October 02, 2025

Amount Due: \$899.70

Due Date: October 23, 2025

Account #: 221008884712

RECEIVED
10-17-25

Account Summary

Current Service Period: August 28, 2025 - September 26, 2025

Previous Amount Due	\$874.03
Payment(s) Received Since Last Statement	-\$874.03
Current Month's Charges	\$899.70

Amount Due by October 23, 2025 \$899.70

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 **15.43% lower** than the same period last year.



Your peak billing demand was **11.11% lower** than the same period last year.



Scan here to view your account online.

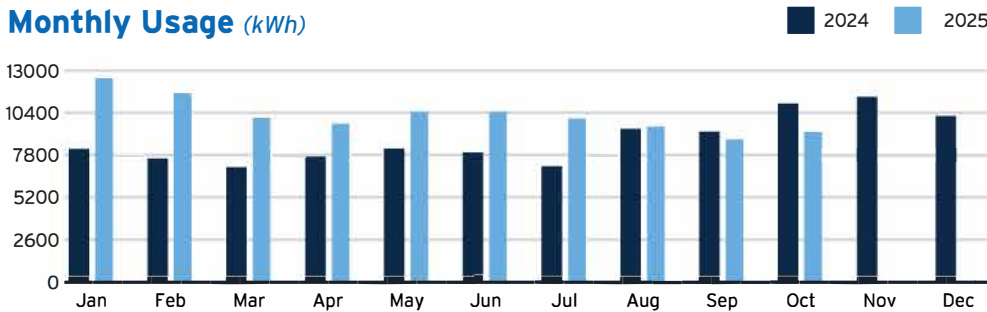
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



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.



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.

Account #: 221008884712

Due Date: October 23, 2025

Amount Due: \$899.70

Payment Amount: \$ _____

605088276852

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.

6050882768522210088847120000000899700



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

Account #: 221008884712

Statement Date: October 02, 2025

Charges Due: October 23, 2025

Meter Read

Service Period: Aug 28, 2025 - Sep 26, 2025 Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	09/26/2025	90,345		81,138		9,207 kWh	1	30 Days
1000812338	09/26/2025	16.1		0		16.1 kW	1	30 Days

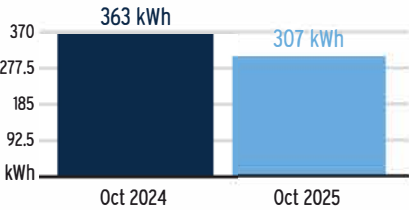
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	16 kW @ \$18.07000/kW	\$289.12
Energy Charge	9,207 kWh @ \$0.00773/kWh	\$71.17
Fuel Charge	9,207 kWh @ \$0.03391/kWh	\$312.21
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	9,207 kWh @ \$0.00068/kWh	\$6.26
Clean Energy Transition Mechanism	16 kW @ \$1.15000/kW	\$18.40
Storm Surcharge	9,207 kWh @ \$0.01035/kWh	\$95.29
Florida Gross Receipt Tax		\$22.49
Electric Service Cost		\$899.70

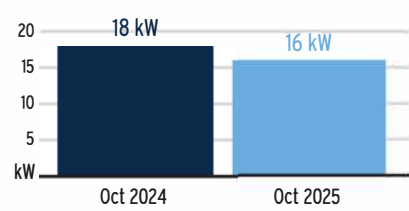
Total Current Month's Charges

\$899.70

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

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

Ways To Pay Your Bill

Bank Draft
Visit TECOaccount.com 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: October 02, 2025
Charges Due: October 23, 2025

Important Messages

Waterset Central CDD

Teco Summary

Master Summary Account #321000017137

Aug-25

Summary Account #321000017137

Due Date: 10/17/2025

RECEIVED
10-17-25

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	<u>Credits</u>
221003734730	10/3/2025	Phase 4 South	001-53200-4304	\$71.00	Pool Heaters - Gas
221004023737	10/3/2025	7281 Paradiso Dr.	001-53200-4304	\$49.46	Pool Heater - Gas
211018655814	10/3/2025	6044 Milestone Dr	001-53100-4301	\$45.08	Sign
211019514606	10/3/2025	6350 Camino Dr.	001-53100-4301	\$21.51	Irrigation
211021571990	10/3/2025	7008 Waterline Ct	001-53100-4301	\$22.86	Irrigation
211023029229	10/3/2025	5490 Wayfarer Ave.	001-53100-4301	\$22.35	Irrigation
211024719158	10/3/2025	Covington Garden Dr, PH 5B2	001-53100-4307	\$2,205.20	Street Lights
221003491596	10/3/2025	7281 Paradiso Dr.	001-53100-4301	\$1,121.12	General Service
221003491596	10/3/2025	7281 Paradiso Dr.	001-53100-4301	\$1,213.24	General Service
221006521464	10/3/2025	7302 Paradiso Dr.	001-53100-4304	\$22.35	Pool Heaters
221006546453	10/3/2025	6002 Covington Garden Dr. S	001-53100-4301	\$22.86	General Service
221007184437	10/3/2025	6930 Goldcoast Ave.	001-53100-4304	\$22.68	General Service
221007764808	10/3/2025	30th Street	001-53100-4307	\$24.36	Street Lights
		Deposit	01-15601		Deposits
		Miscellaneous Adjustments			Miscellaneous Adjustments
		Payments & Credits		(\$0.14)	Payments & Credits
TOTAL				\$4,863.93	

Summary

Utility Services	001-53100-4301	\$2,469.02
Recreation	001-53100-4304	\$45.03
Street Lights	001-53100-4307	\$2,229.56
Recreation	001-53200-4304	\$120.46
Deposit	001-15601	\$0.00
Credit		(\$0.14)
TOTAL AMOUNT		\$4,863.93



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

Statement Date: October 03, 2025

Amount Due: \$4,864.07

Due Date: October 17, 2025

Account #: 321000017137

Account Summary

Previous Amount Due	\$4,783.03
Payment(s) Received Since Last Statement	-\$4,783.03
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$4,864.07

Amount Due by October 17, 2025 \$4,864.07

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

**9,570
KWH**



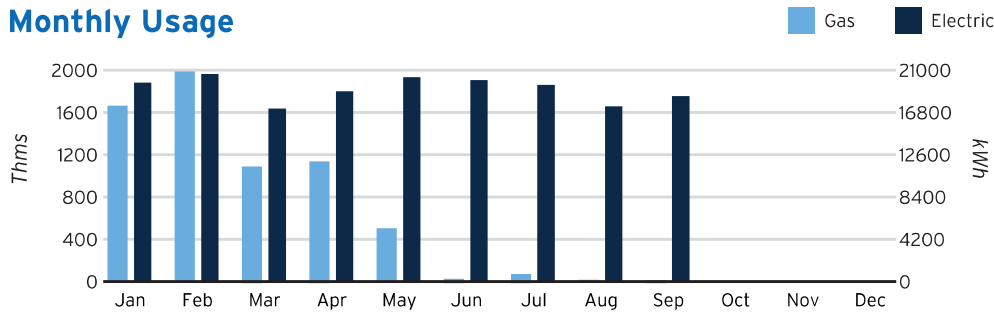
6044 MILESTONE DR,
SIGN, APOLLO BEACH,
FL 33572-2611

**147
KWH**



Scan here to interact
with your bill online.

Monthly Usage



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.



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

Account #: 321000017137

Due Date: October 17, 2025

Amount Due: \$4,864.07

Payment Amount: \$ _____

700750003597



Pay your bill online at PeoplesGas.com or TampaElectric.com

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

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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.

7007500035973210000171370000004864078

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	09/02/2025	40,103		40,103		0 CCF		1.040		1.1168		0.0 Therms	34 Days	\$71.00

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	09/02/2025	45		43		2 CCF		1.040		1.0000		2.1 Therms	34 Days	\$49.46

32.3%

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	08/27/2025	6,445		6,298		147 kWh	1	29 Days	\$45.08

2.0%

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	08/27/2025	448		441		7 kWh	1	29 Days	\$21.51

12.5%

Continued on next page →

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

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Tampa, FL 33631-3318
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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

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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	08/27/2025	691		676		15 kWh	1	29 Days	\$22.86
									 0.0%

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	08/27/2025	593		581		12 kWh	1	29 Days	\$22.35
									 14.3%


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	08/27/2025	49,662		40,092		9,570 kWh	1	29 Days	\$2,334.36
1000864538	08/27/2025	20.79		0		20.79 kW	1	29 Days	 6.4%
1000864536	08/27/2025	54,482		45,906		8,576 kWh	1	29 Days	
1000864536	08/27/2025	26.9		0		26.9 kW	1	29 Days	


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

Sub-Account Number: 221006521464

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451792	08/27/2025	662		650		12 kWh	1	29 Days	\$22.35
									 7.7%


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	08/27/2025	851		836		15 kWh	1	29 Days	\$22.86
									 6.3%

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	08/27/2025	786		772		14 kWh	1	29 Days	\$22.68
									 6.7%

Continued on next page →

Summary of Charges by Service Address

Account Number: 321000017137

Energy Usage From Last Month

☒ Increased ☐ Same ☐ Decreased

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

Sub-Account Number: 221007764808

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000475292	08/27/2025	1,425		1,401		24 kWh	1	29 Days	\$24.36
									<div><div></div>17.2%</div>

Total Current Month's Charges

\$4,864.07



Sub-Account #: 221003734730
Statement Date: 09/30/2025

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

Meter Read


Meter Location: Pool Heaters

Service Period: 07/31/2025 - 09/02/2025

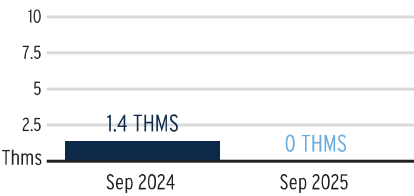
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	09/02/2025	40,103	40,103	0 CCF	1.040	1.1168	0.0 Therms	34 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: 09/30/2025

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

Meter Read

Meter Location: Water Heaters

Service Period: 07/31/2025 - 09/02/2025

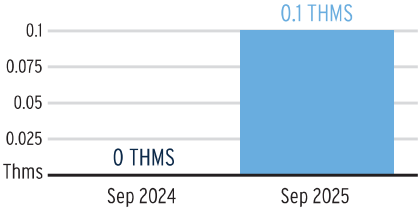
Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
SHI14676	09/02/2025	45	43	2 CCF	1.040	1.0000	2.1 Therms	34 Days

Charge Details

	Natural Gas Charges	
Customer Charge		\$43.07
Distribution Charge	2.1 THMS @ \$0.62028	\$1.30
PGA	2.1 THMS @ \$0.75000	\$1.58
Florida Gross Receipts Tax		\$0.06
Natural Gas Service Cost		\$46.01
State Tax		\$3.45
Total Natural Gas Cost, Local Fees and Taxes		\$49.46

Avg THMS Used Per Day



Current Month's Natural Gas Charges \$49.46

Billing information continues on next page →



Sub-Account #: 211018655814
Statement Date: 09/30/2025


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

Meter Read

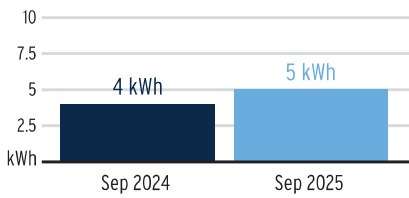
Service Period: 07/30/2025 - 08/27/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	08/27/2025	6,445		6,298		147 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	147 kWh @ \$0.08641/kWh	\$12.70
Fuel Charge	147 kWh @ \$0.03391/kWh	\$4.98
Storm Protection Charge	147 kWh @ \$0.00577/kWh	\$0.85
Clean Energy Transition Mechanism	147 kWh @ \$0.00418/kWh	\$0.61
Storm Surcharge	147 kWh @ \$0.02121/kWh	\$3.12
Florida Gross Receipt Tax		\$1.04
Electric Service Cost		\$41.57
State Tax		\$3.51
Total Electric Cost, Local Fees and Taxes		\$45.08

Avg kWh Used Per Day



Current Month's Electric Charges \$45.08

Billing information continues on next page →



Sub-Account #: 211019514606
Statement Date: 09/30/2025


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

Meter Read

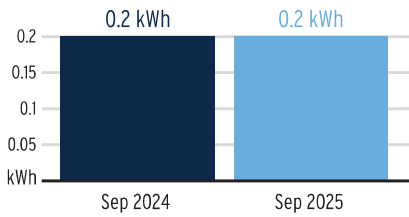
Service Period: 07/30/2025 - 08/27/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	08/27/2025	448		441		7 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.83
State Tax		\$1.68
Total Electric Cost, Local Fees and Taxes		\$21.51

Avg kWh Used Per Day



Current Month's Electric Charges \$21.51

Billing information continues on next page →



Sub-Account #: 211021571990
Statement Date: 09/30/2025


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

Meter Read

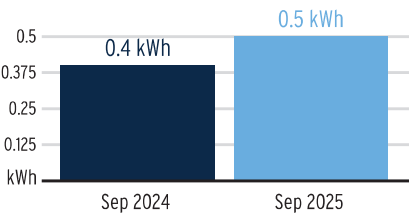
Service Period: 07/30/2025 - 08/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	08/27/2025	691		676		15 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
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		\$0.53
Electric Service Cost		\$21.08
State Tax		\$1.78
Total Electric Cost, Local Fees and Taxes		\$22.86

Avg kWh Used Per Day



Current Month's Electric Charges \$22.86

Billing information continues on next page →



Sub-Account #: 211023029229
Statement Date: 09/30/2025


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

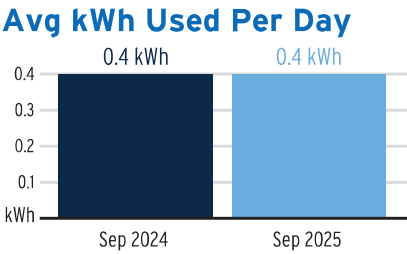
Meter Read

Meter Location: IRRIGATION
Service Period: 07/30/2025 - 08/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	08/27/2025	593		581		12 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	12 kWh @ \$0.08641/kWh	\$1.04
Fuel Charge	12 kWh @ \$0.03391/kWh	\$0.41
Storm Protection Charge	12 kWh @ \$0.00577/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.61
State Tax		\$1.74
Total Electric Cost, Local Fees and Taxes		\$22.35



Current Month's Electric Charges \$22.35

Billing information continues on next page →




Sub-Account #: 211024719158
Statement Date: 09/30/2025

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

Service Period: 07/30/2025 - 08/27/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	836 kWh @ \$0.03412/kWh	\$28.52
Fixture & Maintenance Charge	44 Fixtures	\$730.84
Lighting Pole / Wire	44 Poles	\$1246.08
Lighting Fuel Charge	836 kWh @ \$0.03363/kWh	\$28.11
Storm Protection Charge	836 kWh @ \$0.00559/kWh	\$4.67
Clean Energy Transition Mechanism	836 kWh @ \$0.00043/kWh	\$0.36
Storm Surcharge	836 kWh @ \$0.01230/kWh	\$10.28
Florida Gross Receipt Tax		\$1.84
State Tax		\$154.50
Lighting Charges		\$2,205.20

Current Month's Electric Charges **\$2,205.20**

Billing information continues on next page →



Sub-Account #: 221003491596
Statement Date: 09/30/2025

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

Meter Read

Meter Location: POOL
Service Period: 07/30/2025 - 08/27/2025 Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	08/27/2025	49,662		40,092		9,570 kWh	1	29 Days
1000864538	08/27/2025	20.79		0		20.79 kW	1	29 Days

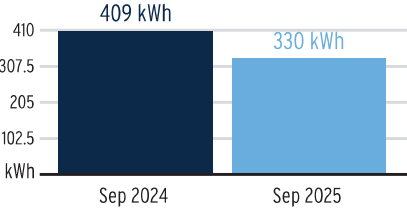
Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$1.06000		\$30.74
Billing Demand Charge	21 kW @ \$18.07000/kW		\$379.47
Energy Charge	9,570 kWh @ \$0.00773/kWh		\$73.98
Fuel Charge	9,570 kWh @ \$0.03391/kWh		\$324.52
Capacity Charge	21 kW @ \$0.30000/kW		\$6.30
Storm Protection Charge	21 kW @ \$2.08000/kW		\$43.68
Energy Conservation Charge	21 kW @ \$0.93000/kW		\$19.53
Environmental Cost Recovery	9,570 kWh @ \$0.00068/kWh		\$6.51
Clean Energy Transition Mechanism	21 kW @ \$1.15000/kW		\$24.15
Storm Surcharge	9,570 kWh @ \$0.01035/kWh		\$99.05
Florida Gross Receipt Tax			\$25.84
Electric Service Cost			\$1,033.77
State Tax			\$87.35
Total Electric Cost, Local Fees and Taxes			\$1,121.12

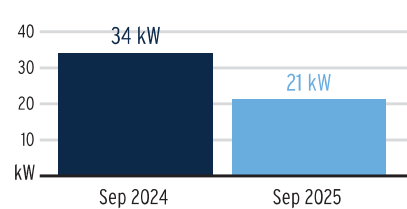
Current Month's Electric Charges \$1,121.12

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: 09/30/2025


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

Meter Read

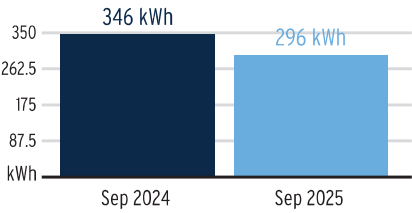
Service Period: 07/30/2025 - 08/27/2025 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	08/27/2025	54,482		45,906		8,576 kWh	1	29 Days
1000864536	08/27/2025	26.9		0		26.9 kW	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	27 kW @ \$18.07000/kW	\$487.89
Energy Charge	8,576 kWh @ \$0.00773/kWh	\$66.29
Fuel Charge	8,576 kWh @ \$0.03391/kWh	\$290.81
Capacity Charge	27 kW @ \$0.30000/kW	\$8.10
Storm Protection Charge	27 kW @ \$2.08000/kW	\$56.16
Energy Conservation Charge	27 kW @ \$0.93000/kW	\$25.11
Environmental Cost Recovery	8,576 kWh @ \$0.00068/kWh	\$5.83
Clean Energy Transition Mechanism	27 kW @ \$1.15000/kW	\$31.05
Storm Surcharge	8,576 kWh @ \$0.01035/kWh	\$88.76
Florida Gross Receipt Tax		\$27.97
Electric Service Cost		\$1,118.71
State Tax		\$94.53
Total Electric Cost, Local Fees and Taxes		\$1,213.24

Avg kWh Used Per Day



Current Month's Electric Charges **\$1,213.24**

Billing information continues on next page →



Sub-Account #: 221006521464
Statement Date: 09/30/2025


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

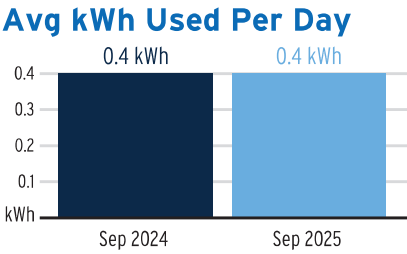
Meter Read

Service Period: 07/30/2025 - 08/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	08/27/2025	662		650		12 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	12 kWh @ \$0.08641/kWh	\$1.04
Fuel Charge	12 kWh @ \$0.03391/kWh	\$0.41
Storm Protection Charge	12 kWh @ \$0.00577/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.61
State Tax		\$1.74
Total Electric Cost, Local Fees and Taxes		\$22.35



Current Month's Electric Charges \$22.35

Billing information continues on next page →



Sub-Account #: 221006546453
Statement Date: 09/30/2025


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

Meter Read

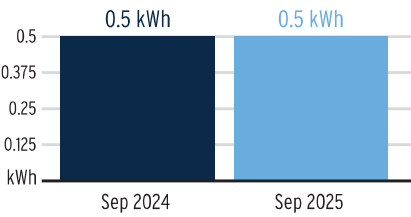
Service Period: 07/30/2025 - 08/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	08/27/2025	851		836		15 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
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		\$0.53
Electric Service Cost		\$21.08
State Tax		\$1.78
Total Electric Cost, Local Fees and Taxes		\$22.86

Avg kWh Used Per Day



Current Month's Electric Charges \$22.86

Billing information continues on next page →



Sub-Account #: 221007184437
Statement Date: 09/30/2025


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

Meter Read

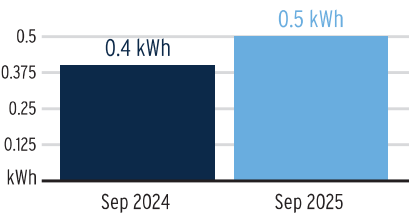
Service Period: 07/30/2025 - 08/27/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	08/27/2025	786		772		14 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	14 kWh @ \$0.08641/kWh	\$1.21
Fuel Charge	14 kWh @ \$0.03391/kWh	\$0.47
Storm Protection Charge	14 kWh @ \$0.00577/kWh	\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.91
State Tax		\$1.77
Total Electric Cost, Local Fees and Taxes		\$22.68

Avg kWh Used Per Day



Current Month's Electric Charges **\$22.68**

Billing information continues on next page →



Sub-Account #: 221007764808
Statement Date: 09/30/2025


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

Meter Read

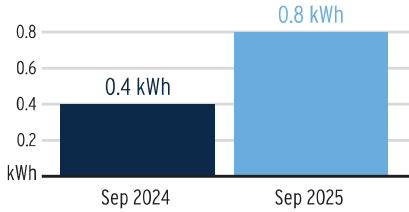
Meter Location: IRRIGATION
Service Period: 07/30/2025 - 08/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	08/27/2025	1,425		1,401		24 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	24 kWh @ \$0.08641/kWh		\$2.07
Fuel Charge	24 kWh @ \$0.03391/kWh		\$0.81
Storm Protection Charge	24 kWh @ \$0.00577/kWh		\$0.14
Clean Energy Transition Mechanism	24 kWh @ \$0.00418/kWh		\$0.10
Storm Surcharge	24 kWh @ \$0.02121/kWh		\$0.51
Florida Gross Receipt Tax			\$0.56
Electric Service Cost			\$22.46
State Tax			\$1.90
Total Electric Cost, Local Fees and Taxes			\$24.36

Avg kWh Used Per Day



Current Month's Electric Charges \$24.36

Total Current Month's Charges \$4,864.07



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: October 02, 2025

Amount Due: \$132.73

Due Date: October 23, 2025

Account #: 221008930457

Account Summary

Current Service Period: September 03, 2025 - September 29, 2025

Previous Amount Due \$132.73

Payment(s) Received Since Last Statement -\$132.73

Current Month's Charges \$132.73

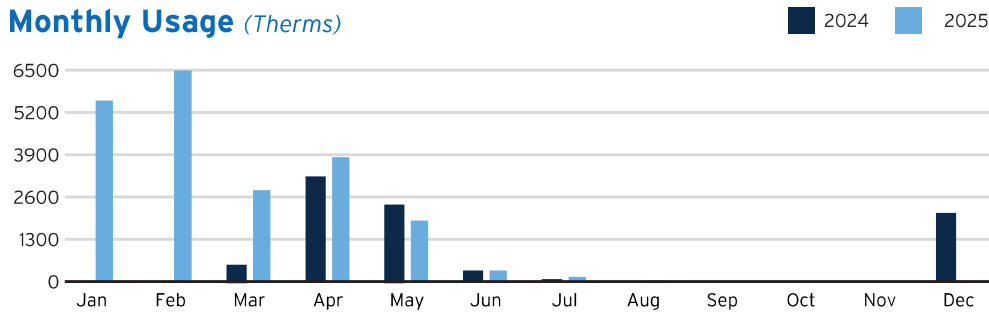
Amount Due by October 23, 2025 \$132.73

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



Scan here to view
your account online.

Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at
PeoplesGas.com/Scam.



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

Account #: 221008930457

Due Date: October 23, 2025



Pay your bill online at PeoplesGas.com

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

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$132.73

Payment Amount: \$ _____

605088276853

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.

6050882768532210089304570000000132734



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008930457

Statement Date: October 02, 2025

Charges Due: October 23, 2025

Meter Read

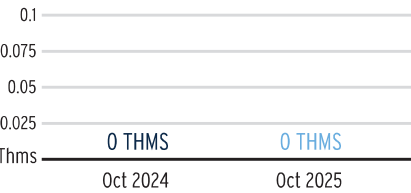
Service Period: Sep 03, 2025 - Sep 29, 2025 Rate Schedule: General Service 2 (GS2)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANR00230	09/29/2025	25,301	25,301	0 CCF	1.040	1.1168	0.0 Therms	27 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

Ways To Pay Your Bill

Bank Draft
Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at PeoplesGas.com

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

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

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com. Convenience fee will be charged.

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

Contact Us

Residential Customer Care:
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online: PeoplesGas.com
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.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02054H

Date 07/18/2025

Attn:
Waterset Central - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02054H

\$673.76

Notice of Public Hearing and Board of Supervisors Meeting

RE: Waterset Central CDD Fiscal Year 2025-2026 Budget Board of
Supervisors Meeting on 8/13/25 @ 5:30 PM

Published: 7/18/2025, 7/25/2025

RECEIVED
10-02-25

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$673.76

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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Serial Number
25-02054H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting


in the matter of Waterset Central CDD Fiscal Year 2025-2026 Budget Board of Supervisors Meeting on 8/13/25 @ 5:30 PM

in the Court, was published in said newspaper by print in the

issues of 7/18/2025, 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

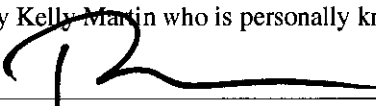
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

RECEIVED
JUL 28 2025

1 of 2

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors for the Waterset Central Community Development District ("District") will hold the following two public hearings and a regular meeting:

TWO PUBLIC HEARINGS AND REGULAR MEETING

DATE: Wednesday, August 13, 2025
TIME: 5:30 p.m. (EST)
LOCATION: The Waterset Club
7281 Paradise Drive
Apollo Beach, FL 33572

The purpose of the first public hearing is to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026 Budget"). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operation and maintenance special assessments upon the lands located within the District to fund the District's Fiscal Year 2025/2026 Budget; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on benefitted property within the District in order to fund the District's general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the District (i.e., the property potentially subject to the assessment) is identified in the map attached hereto. The District presently operates and maintains storm water facilities, landscaping and irrigation, parks and recreation facilities, and other improvements. The District adopts its budget for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefitted lands within the District pay these assessments. Lands within the District are assigned units of measurement, known as "Equivalent Assessment Units", or "EAUs", in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance assessments for each product type within the District. (Note that this does not include any debt assessments previously levied by the District and due to be collected for Fiscal Year 2025/2026):

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

TOTAL O&M BUDGET				\$1,974,559.00
COLLECTION COSTS @ 2%				\$42,011.89
EARLY PAYMENT DISCOUNTS @ 4 %				\$84,023.79
TOTAL O&M ASSESSMENT				\$2,100,594.68
LOT SIZE	# OF UNITS PLANNED	EAU FACTOR	PROPOSED OPERATION & MAINTENANCE ASSESSMENT	
Townhomes	112	.44	\$1,928.53	
Villas	120	.78	\$1,954.27	
SF 40 Series	150	.80	\$1,955.78	
SF 50 Series	331	1.00	\$1,970.93	
SF 60 Series	270	1.20	\$1,986.07	
SF 70 Series	84	1.40	\$2,001.21	
TOTAL O&M ASSESSMENT				\$2,100,594.68

The proposed operation and maintenance assessments include collection costs and/or early payment discounts, which Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than \$2,100,594.68 in gross revenue, including collection costs and/or early payment discounts.

If operation of law, the District's assessments under most circumstances a lien against benefitted property located within the District, just as do each year's property taxes. For Fiscal Year 2025/2026, the District intends to have the Tax Collector for Hillsborough County, Florida, collect the assessments imposed on the benefitted property within the District. It is important to get your assessment share before to pay will create a lien certificate to be used against the property, which may result in loss of title, or the District's assessments may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax bill or by direct billing does not preclude the District from later deciding to collect those or other assessments in a different manner at a future date.

Miscellaneous Provisions

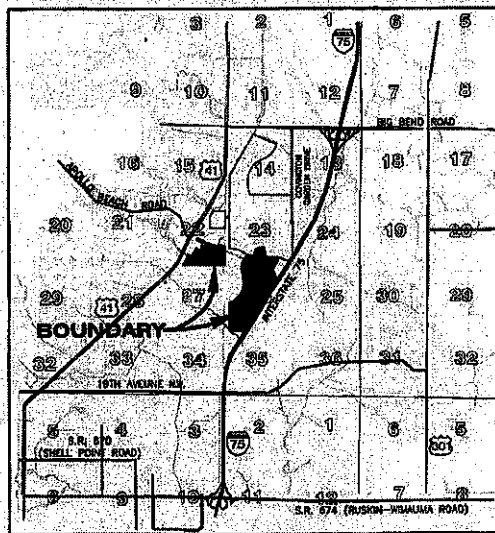
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at The Offices of Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745 Riverview FL 33578, Ph: 813-533-2950, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least forty-eight (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 Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, express their views, objections, and the District Manager within twenty days of publication of this notice. Each person who desires to appear at the public hearings or meeting is advised that person will need a signed statement of the person's name and address, and the person will need to provide a written record of the proceedings to be made, including the testimony and evidence upon which such appearance is based.

Ruben Durand, District Manager

LOCATION MAP WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT



July 18, 25, 2025

25-02054H

2 of 2

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02842H

RECEIVED
09-18-25

Date 09/19/2025

Attn:
Waterset Central - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-02842H Notice of Public Meeting Dates RE: Waterset Central CDD Board of Supervisors Meetings for Fiscal Year 2025/2026 et al Published: 9/19/2025	\$91.88

Important Message		Paid	()
Please include our Serial # on your check	Pay by credit card online: https://legals.businessobserverfl.com/send-payment/	Total	\$91.88
		Payment is expected within 30 days of the first publication date of your notice.	

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES WATERSET CENTRAL COMMUNITY DEVELOPEMENT DISTRICT

The Board of Supervisors of the Waterset Central Development District will hold their regular monthly meetings for the Fiscal Year 2025/2026 at The Waterset Club, 7281 Paradiso Dr. Apollo Beach, FL33572 on the dates and times as follows:

10:00 (10:00 a.m.)	17:30 (5:30 p.m.)
October 8, 2025	November 12, 2025
December 10, 2025	January 14, 2026
February 11, 2026	March 11, 2026
March 25, 2026 – BUDGET WORKSHOP	May 13, 2026
April 8, 2026	July 8, 2026
June 10, 2026	September 9, 2026
August 12, 2026	

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578 or by calling the District Manager at (813)533-2950.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813)533-2950, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Ruben Durand, District Manager
September 19, 2025

25-02842H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Serial Number
25-02842H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida
COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,


being a Notice of Public Meeting Dates

in the matter of Waterset Central CDD Board of Supervisors Meetings for Fiscal Year 2025/2026 et al

in the Court, was published in said newspaper by print in the issues of 9/19/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

19th day of September, 2025 A.D.

by Kelly Martin who is personally known to me.



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

Notary Public, State of Florida
(SEAL)

NOTICE OF PUBLIC MEETING DATES WATERSET CENTRAL COMMUNITY DEVELOPEMENT DISTRICT

The Board of Supervisors of the Waterset Central Development District will hold their regular monthly meetings for the Fiscal Year 2025/2026 at The Waterset Club, 7281 Paradiso Dr. Apollo Beach, FL 33572 on the dates and times as follows:

10:00 (10:00 a.m.)	17:30 (5:30 p.m.)
October 8, 2025	November 12, 2025
December 10, 2025	January 14, 2026
February 11, 2026	March 11, 2026
March 25, 2026 - BUDGET WORKSHOP	May 13, 2026
April 8, 2026	July 8, 2026
June 10, 2026	September 9, 2026
August 12, 2026	

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578 or by calling the District Manager at (813) 533-2950.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Ruben Durand, District Manager
September 19, 2025

25-02842H

Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
20250833

Amount Due
\$4,500.00

RECEIVED
09-23-25

Bill To:

Waterset Central CDD

7281 Paradiso Drive,
Apollo Beach, FL 33572

Invoice Date

September 16, 2025

Due Date

October 1, 2025

LOCATION: 5701 Madrigal Way, Apollo Beach

Item	Description	Qty	Rate	Amount
Pool Maintenance	October	1	1,500.00	1,500.00

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
Pool Maintenance	October	1	1,500.00	1,500.00

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
Pool Maintenance	October	1	1,500.00	1,500.00

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

Subtotal \$4,500.00

Tax \$0.00

Total \$4,500.00

Amount Due **\$4,500.00**

Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
20250844

Amount Due
\$776.04

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

Invoice Date
October 1, 2025
Due Date
October 3, 2025

RECEIVED
10-01-25

LOCATION: 7281 Paradiso Drive,, Apollo Beach

Item	Description	Qty	Rate	Amount
Toro Valve (Autofill)	Toro 1" FIPT Plastic Valve with Flow Control	2	98.85	197.70
Float Tray (Autofill)	Control Devices 107 Ice Kit Bobby® Valve Reservoir Assembly	2	188.03	376.06
Feeding Automation Tubing	Plastic Chlorinator TubingProduct	2	26.14	52.28
Install	Equipment Install. Wahoo Certified Technician	1	150.00	150.00

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

Subtotal	\$776.04
Tax	\$0.00
Total	\$776.04
Amount Due	\$776.04

Wahoo Pools Group, Inc
www.wahoopools.com