



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors'
Meeting
February 11, 2026**

**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 Brandon Bentley Thomas McNutt Curtis Thornton Kelly Setta	Chairman Vice - Chairman Assistant Secretary Assistant Secretary 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

February 10, 2026

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, February 11, 2026, at 10:00 a.m.** at **The Waterset Club** located at **7281 Paradiso Drive, Apollo Beach, Florida 33572**.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Ratification of Oath of Office of Kelly Setta**
 - B. Consideration of Resolution 2026-01, Redesignating Officers..... Tab 1**
- 4. STAFF REPORTS**
 - A. Aquatic Report** Tab 2
 - B. Landscape & Irrigation**
 - i. Presentation of Landscape Inspection Report** Tab 3
 - ii. Landscape Contractor Update** Tab 4
 - iii. Irrigation Contractor Update**
 - C. District Counsel**
 - D. District Engineer**
 - E. Clubhouse Manager**
 - i. Presentation of Management Report** Tab 5
 - F. District Manager**
 - i. Pool Runoff Update.....** Tab 6
 - G. Presentation of District Manager Report**
 - H. Presentation of Waterset Central Organizational Chart..... Tab 7**
- 5. BUSINESS ITEMS, Continued**
 - A. Consideration of Flooring Proposals..... Tab 8**
 - B. Consideration of Red Tree Landscape Proposals** Tab 9
 - C. Consideration of United Land Care Proposals..... Tab 10**
 - D. Ratification of Ballanger Landcare Proposal #743 for Controller-Decoder** Tab 11
 - E. Ratification of Mommy and Me Agreement..... Tab 12**
 - F. Acceptance of Fourth Quarter Website Audit** Tab 13
 - G. Review of Amenity Policy..... Tab 14**
 - H. Public Hearing on Towing Policy..... Tab 15**
 - i. Consideration of Towing Agreement..... Tab 16**
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held on December 10, 2025** Tab 17
 - B. Ratification of Operation and Maintenance Expenditures from November and December 2025..... Tab 18**
- 7. SUPERVISOR REQUESTS**
- 8. 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
District Manager

Tab 1

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint and remove Officers of the District.

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

Section 1. Deneen Klenke _____ is appointed Chair.

Section 2. _____ Brandon Bentley _____ is appointed Vice Chair.

Section 3. _____ Thomas McNutt _____ is appointed Secretary.

_____ Curtis Thornton _____ is appointed Assistant Secretary.

_____ Kelly Setta _____ is appointed Assistant Secretary.

Stephanie DeLuna _____ is appointed Assistant Secretary.

Matthew Huber _____ is appointed Assistant Secretary.

Scott Brizendine _____ is appointed Secretary

Sean Wildermuth _____ is appointed Assistant Treasurer

Scott Brizendine _____ is appointed Treasurer

Section 5. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice Chairman.

Section 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of February, 2026.

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Chair / Vice Chair

ATTEST:

Secretary / Assistant Secretary

Tab 2



SitexAquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

JANUARY, 2026



1,510 × 1,0

WATERSET CENTRAL CDD

PARADISO DR
APOLLO BEACH, FL 33572
29 PONDS



SUMMARY:

Winter is here in Florida. After a hot summer it's nice seeing air temperatures drop and pond growth reduce. A few things to keep in mind during the cooler months. Dissolved oxygen levels are high and fish are thriving. We will receive abnormally hot winter days and Algae will bloom fast, when this happens this growth respond great to treatment. The last thing to watch for is invasive species struggling during freezes. Overall in a great spot moving into the new year. Hope the holidays were great and happy new years!



Pond #15 Treated for Algae and Shoreline Vegetation.

Pond #16 Treated for Algae and Shoreline Vegetation.

Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.

Pond #18A Treated for Algae and Shoreline Vegetation.

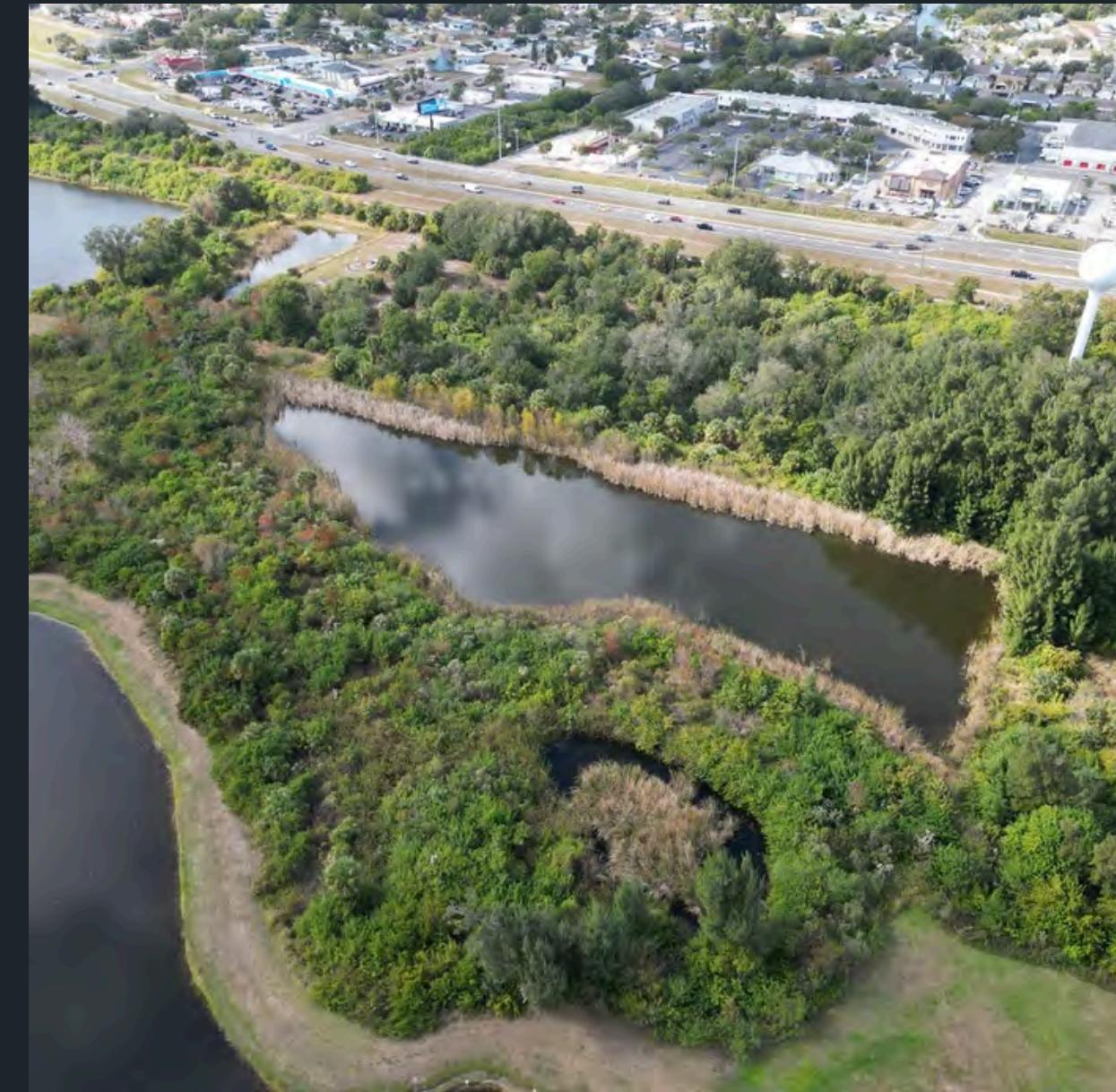
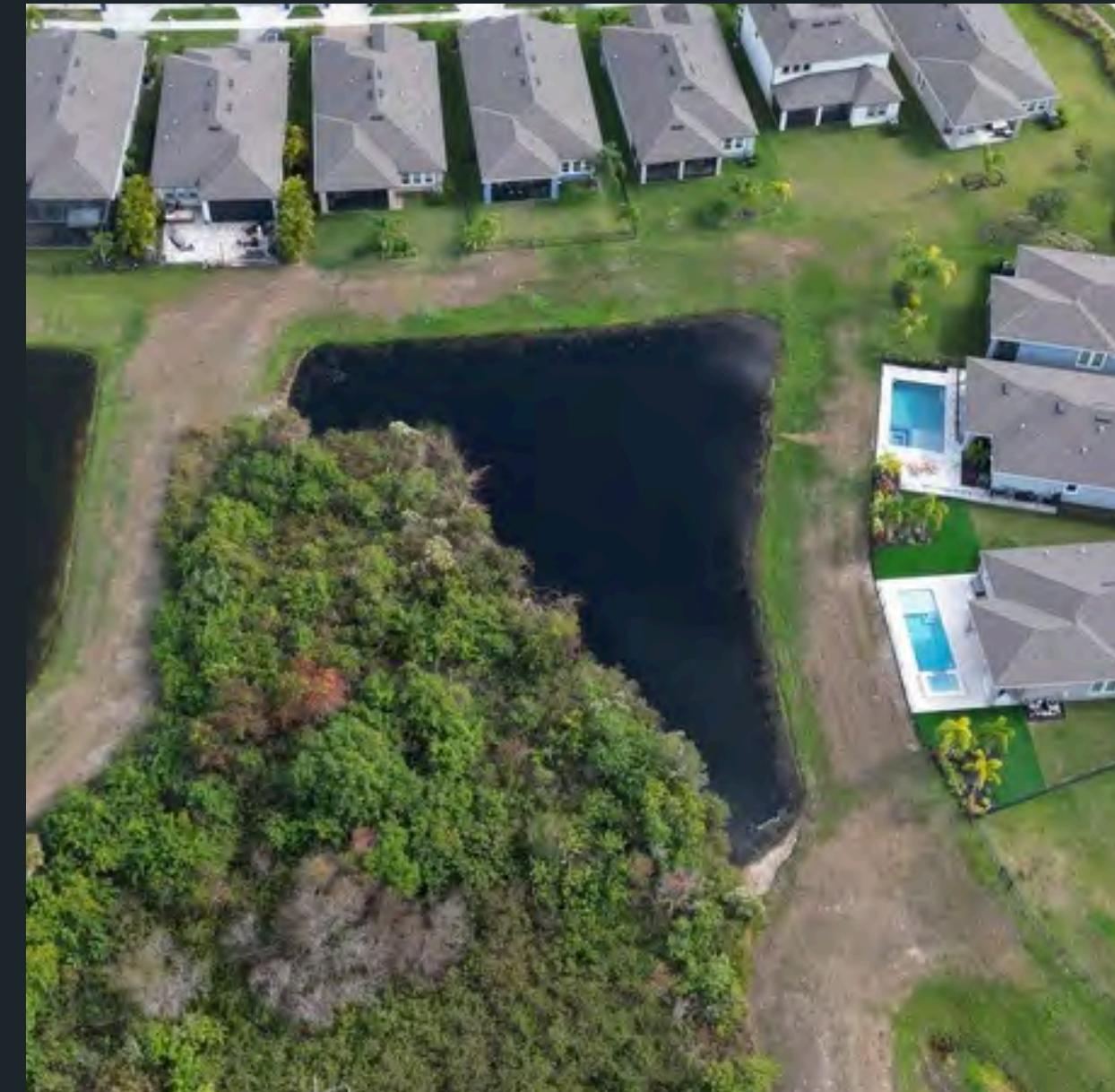
Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.

Pond #21 Treated for Algae and Shoreline Vegetation.

Pond #22 Treated for Algae and Shoreline Vegetation.



Pond #23 Treated for Algae and Shoreline Vegetation.

Pond #24 Treated for Algae and Shoreline Vegetation.

Pond #25 Treated for Shoreline Vegetation.



Pond #26 Treated for Shoreline Vegetation.



Pond #27 Treated for Algae and Shoreline Vegetation.



Pond #28 Treated for Pond weed and Shoreline Vegetation.

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

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

27: Shoreline vegetation and Algae has been treated.

28: Shoreline vegetation and Algae has been treated.

Tab 3

WATERSET CENTRAL

LANDSCAPE INSPECTION REPORT



January 5, 2026
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services

Updates, Waterset Club

General Updates, Recent & Upcoming Maintenance Events:

- The next fertilization event takes place in February 2026.

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

1. When are the different varieties of Bougainvillea in front of the Waterset Club going to be removed and replaced with Helen Johnson "Dwarf"? (Pic 1)



2. When will these "Install & Invoice" Petra Crotons be replaced on the lap pool deck at the Waterset Club? (Pic 2) - **In progress.**



3. Has RedTree been able to determine why only this one group out of four groups of Copperleaf Plants on the NW corner of the lap pool defoliated? **Please ensure irrigation is running properly here – the Podocarpus are doing fine.** (Pic 3)



4. Cut back the Variegated Ginger away from the shower on the lagoon pool side of the Waterset Club. (Pic 4>) - **Complete.**

5. Prune these coconuts from the palms in the raised planter between the Lagoon Pool and covered patio at the Waterset Club. (Pic 5>) - **In progress.**

6. Inspect the defoliating Gold Mound south of the sport courts at the Waterset Club. Diagnose the cause and treat accordingly. - **Complete.**

7. I feel the Sweet Viburnum hedge on the north side of Phase 4 South needs to be maintained higher to provide better visual buffer to Paseo Al Mar (PAM). - **Noted.**

Milestone and Paseo Al Mar, 30th Street

8. I did not receive a response to the previous report from Ballenger regarding the failed Confederate Jasmine on the trellises as well as the Variegated Confederate Jasmine on the Milestone median at the intersection of Milestone and PAM. RedTree is not reporting any insect or disease damage. What is the status of the irrigation here? (Pics 8a & b>)



9. Hand pull and eradicate a very fine-textured weed (perhaps Native Bermuda) infesting the perimeter beds of Variegated Confederate Jasmine around the Goldcoast/Milestone roundabout. - Complete.



10. Hand pull weeds in the Bougainvillea in front of the outbound monument at Milestone and PAM. Trim both the Bougainvillea and Jasmine. - Complete.



11. Cut 3-4 dead fronds from the Sea Air Bismarck Palm approaching the cul-de-sac. Hand pull weeds from the Jasmine on the cul-de-sac. - Complete.

12. Without photographing all of them, there remain large dead spots of turf on the 30th Street median and ROWs – mostly the east ROW. (Pics 12a & b>) (holdover) - Noted.

13. Remove a damaged limb from the southern-most Oak on the west side of 30th Street. (Pic 13>) - Complete.

30th Street, Paseo Al Mar, Covington Garden Dr.

14. There are still a lot of weeds (both broadleaf and grassy) on the south ROW of PAM between 30th Street and Waterset Blvd. (WSBlvd.), heavily concentrated under the power lines. - Treated.



15. The two scraggly Ixoras are still in place on the south side of PAM east of WSBlvd. PLEASE REMOVE THESE! - Complete.

16. Remove any dead Walter's Viburnums on the south side of PAM west of Paradiso. - Complete.

17. Turf in the south ROW of PAM west of Paradiso is also very bare and patchy. Has this been inspected by both contractors?

18. There are two more completely dead patches of dead turf on the south ROW of PAM between Paradiso and Covington Garden Dr. (CGD) Has this been inspected by both contractors? - Treated for fungus.

19. Check several Fakahatchee Grasses on the west side of CGD and treat for Spider Mites, if present. - Treated for spider mites.

20. Hand pull and eradicate any Spanish Needles from beds of Fakahatchee Grasses south of Golden Sky heading toward Betel Palm on the west side of CGD. - Complete.

21. This tree brace on the east side of CGD south of Mainland needs to be replaced. (Pic 21)



22. Treat turf weeds in the Tagalong mail kiosk park. - Complete



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Covington Garden Drive, Paradiso/Madrigal Park, Waterset Blvd.

23. Remove water shoots from the Crape Myrtles on the west side of CGD between Wayfarer up to Golden Sky. - **Complete.**

24. There were well-documented issues with the irrigation system several months ago in the area on the south side of PAM east of Paradiso. Some areas never recovered, and I feel these need to be replaced by the irrigation contractor. (Pic 24)

24



25. Hand pull weeds from the Dwarf Asian Jasmine beds in the pocket park at the Paradiso/Madrigal pocket park. - **Complete.**

26. What is the irrigation frequency and duration in the turf at Saguaro mail kiosk park. Turf still appears to be very dry. (Pic 26)

26



27. **This will serve as a reminder since it is not too far away for the first ornamental fertilizer application, to alter the fertilizer for all acid-loving plants including the large quantity of Ixora on the property.**
- **Noted.**

28. All Bougainvillea on the WSBld. medians need to be pruned. (Pic 28) - **In progress.**

28



29. I did not get a response to my initial request to have RedTree to attempt to correct these tire ruts on the southbound side of the WSBld. median south of PAM. (Pic 29)

29

- **In progress. Fixing again after 1st attempt failed.**



30. RedTree to treat all fire ant mounds – once the mound is dead, crews need to return to re-expose all turf or mulch covered by the displaced soil. - **Treated.**



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Waterset Blvd., Mainland, Wayfarer Park

31. Treat dollar weed in the turf on the WSBlvd. median south of Reservoir. [Does irrigation need to be dialed back?](#) - Treated.

in the mail kiosk park on Wayfarer between Del Coronado and Limelight.

32. The ornamental grasses surrounding the lift station on WSBlvd. near the power lines are still loaded with very tall weeds.

- Complete.

33. Check the turf on both sides of Waterline for chinch bug as there are classic symptoms of dead runs of turf directly behind the curb. Treat accordingly. - Treated.

34. All Bougainvillea on Waterline need to be trimmed. - Complete.

35. Will RedTree attempt to straighten the leaning

Drake Elms in the Waterline Station lawn?

Replace loose tree straps. (Pic 35) - In progress.

35



36. There remain several areas of stressed turf on the Mainland cul-de-sac. Although a lot has been replaced by RedTree. (Pic 36>) - In progress.

37. I have no updates regarding the horrible turf condition on the Del Coronado cul-de-sac. But I'm afraid this turf will not be recovering.

[What is the status of the irrigation here?](#)

(Pics 37a & b>)



38. Turf, which last month contained dollar weed (a symptom of over-watering) this month looks very dry. Was irrigation shut off? This is



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Proposals

1. RedTree to provide a proposal to install three (3) 3 Gal., FULL Sweet Viburnum to fill in a break in the hedgerow as well as fifteen (15) 3 Gal., FULL Copperleaf Plants in front of the Sweet Viburnum. This is where existing Sweet Viburnum were removed a couple years ago and never replaced – south of Betel Palm on the west side of CGD. THIS IS NOT PART OF THE HEDGE FILL-IN PROJECT! (Pic 1) - Submitted.



2. RedTree to provide a proposal to remove the remaining Jasmine at the Golden Sky mail kiosk and replace with 3 Gal., FULL Pringle's Podocarpus using the same spacing as the other side. Ensure sufficient irrigation drip lines are in place and working properly. (Pic 2) - In progress.



Tab 4



The New Standard in Landscape Maintenance

RECAP REPORT

Client:	Waterset Central CDD
Week Of:	January 19, 2026

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

Service	ReCap
Mowing	<ul style="list-style-type: none">Mowing proceeded according to schedule.
Detailing	<ul style="list-style-type: none">Detailing proceeded according to schedule.
Pest Control & Fertilization	<ul style="list-style-type: none">IPM applications are being performed as needed.
Arbor Care	<ul style="list-style-type: none">No arbor care was performed at this time.
Landscape	<ul style="list-style-type: none">No landscape projects have been started at this time.
Enhancements	<ul style="list-style-type: none">Proposals have been submitted and are pending approval.



The New Standard in Landscape Maintenance

RECAP REPORT

Client:	Waterset Central CDD
Week Of:	January 26, 2026

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

Service	ReCap
Mowing	<ul style="list-style-type: none">Mowing proceeded according to schedule.
Detailing	<ul style="list-style-type: none">Detailing proceeded according to schedule.
Pest Control & Fertilization	<ul style="list-style-type: none">IPM applications are being performed as needed.
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Landscape	<ul style="list-style-type: none">No landscape projects have been started at this time.
Enhancements	<ul style="list-style-type: none">Proposals have been submitted and are pending approval.

Tab 5



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

Community Director Report
February 2026 Meeting



Administrative

CDD Access Requests: No requests this month.

Management would like to follow up on the status of the agreement for the Pilates Mommy and me classes that was approved in December.

Management would like to follow up on the status of the agreement for Drama Kids summer camp.

Management would like to follow up on the status of the new central golf cart.

Management reached out to Playmore and requested a different sales representative, as the individual we had been working with was unresponsive to calls and emails. Management was able to connect with a new representative and has requested a proposal for the replacement and installation of two playground benches at the Waterset Club. The existing benches were removed by maintenance due to rusting.

Management is currently working on obtaining proposals for the replacement of the carpet in the Waterset Club offices with LVT flooring. The existing carpet is approximately 8–9 years old and, despite professional cleaning, continues to show staining and has an odor. Additional information will be provided once proposals are received.

Management reached out to Lawrence & Associates to obtain a quote for pool lounge chair segment replacements for the pool lounge chairs. Several chairs at the Waterset Club are currently in need of strap replacement. This request was previously submitted in 2024 for 108 replacement straps, however, the proposal was not approved at that time. Management would like to revisit this item to see if approval can be granted now so that the maintenance team can replace the straps and the pool lounge chairs can be placed back into service at the Waterset Club pools. The order will be for 150 segments. Once the quote is provided management will present it to the board for consideration.

DCSI replaced the NVR for the Waterline Station cameras after it stopped working. Since the NVR was under warranty, there was no charge for the replacement unit, only labor was billed. All cameras are currently functional.

Maintenance

The maintenance team painted all the baseboards and doors in the Waterset Club Gathering room.

The maintenance team painted the doors to the offices in the Waterset Club.

The maintenance team patched affected wall areas and painted the entire third office at the Waterset Club, which was previously used by the developer's construction manager and has since been vacated. A new lock was also installed, as the previous door handle was corroded.

The maintenance team replaced all the windscreens at the Tennis Courts at the Waterset Club.

Report Respectfully Submitted,

Katiria Parodi, LCAM



TROPITONE

— BEAUTIFULLY CRAFTED, TIME TESTED —

QUOTATION

Bill to: Waterset Central CDD
Attention: Accounts Payable
Address: 7281 Paradiso Drive
Apollo Beach, FL 33572
Email: kparodi@castlegroup.com

Date:	02/02/26
Quote No:	260202WC
Account #:	
Terms:	PIA
Representative:	Larry Weiner

Ship to: Waterset Central CDD
Attention: Katiria Parodi
Address: 7281 Paradiso Drive
Apollo Beach, FL 33572
Phone: 813-677-2114

Freight Terms:	Prepaid
Lead Time:	7-8 Weeks
FOB:	Sarasota, FL
Quote:	Valid For 30 Days

Model No.	Description	Finish	Strap /Sling	Fabric	Quantity	Net Price	Extended Net Price
0645SNO	23" EZ Span Wave Segment	SNO			150	\$18.70	\$2,805.00
	Approved _____ Date _____						

NOTES:

Freight TBD	Subtotal:	\$2,805.00
	Freight:	
	Materials Surcharge:	\$0.00
Tax Exempt	Approx Tax:	
	Total Amount Due:	

CONTRACT FACTORY REPRESENTATIVE

O. 954.437.9999 Fx. 954.437.9150 E-mail: noelle@lawrenceassoc.com

**Waterset
2026 ACTION LIST**

	B	C	E	F	G	H	I
	Activity Type	Location (HOA, NCDD, CCDD, SCDD)	Description	Status	Complete by Date	Open/Closed	Owner
15							
27	Admin	NCDD	Complete North CDD Community Director Report	Completed and submitted to Rizzetta	20-Jan-26	CLOSED	Kathy
28	Admin	NCDD	Quote for Replacement Trash can for Parkstrand	Contacted Playmore on 1/20/26. Awaiting Response		OPEN	Kathy
30	Admin	CCDD	Follow up on quote for Waterset Club park replacement benches	Called and emailed playmore on 1/20/26, Awaiting response.		OPEN	Kathy
32	Admin	HOA	Follow up with maintenance on the phase 4 villas gate still operational	Rafael confirmed gate is working and no further issues.	20-Jan-26	CLOSED	Kathy
34	Admin	NCDD	Take pictures of the Landing Area where the umbrella flew onto the vehicle due to high winds and provide to insurance carrier.		29-Jan-26	CLOSED	Kathy
35	Admin	SCDD	Follow up with District Management on South Debit Card	Followed up 01/20/26, no response yet.		OPEN	Kathy
36	Admin	CCDD	Follow up with District Management on Filled out Agreement for Mommy and me classes and Drama kids	Followed up on 1/19/26, no response yet.		OPEN	Kathy
42	Admin	HOA	Send year end financials to Reserve Advisors once received.			OPEN	Kathy
47	Admin	HOA	7523 Paradiso Mediation via zoom		22-Jan-26	CLOSED	Kathy
48	Admin	NCDD	Follow up on North Golf Cart repair	Spoke to Discovery Golf Carts and they're still working with the cart and have not been able to determine what's wrong with it.	22-Jan-26	Open	Heidy
57	Admin	CCDD	Contacted Republic - trash was not picked up.	Republic scheduled a pick up for Fri but picked up Thursday afternoon.	22-Jan-26	closed	Heidy
58	Admin	CCDD	Called Accurate - Magnet insert keeps falling apart in the Gym entrance from pool side	They will stop by in 2-3 bus days	21-Jan-26	closed	Heidy
60	Admin	NCDD	Homeowner called to let us know she think there is hole that needs to be filled in front of mailboxes of Lantern View	Contacted maintenance and they checked it out there is no hole in the grassy area it is a little unleved the ground.	19-Jan-26	Closed	Victoria
61	Admin	CCDD	Contacted Accurate Electronics for the tennis gate at the Waterset Club house that is not locking.	They will stop by in 2-3 bus days	22-Jan-26	closed	Victoria
82	Admin	HOA	Checked voicemail box for messages left by residents..	Called all homeowners back and distributed messages accordingly to each staff member.	22-Jan-26	Closed	Victoria
83	Admin	HOA	Homeowner left a voicemail if they are allowed to have a party at the parks that are on CDD property.	I let homeowner know it is not allowed to have a party on any CDD property or have any bounce houses. Homeowner clarified he was inquiring about the Hillsborough county park and notified he would have to call Hillsborough county for information.	21-Jan-26	closed	Victoria
162	Admin	HOA	Called H/O to let me them know their account had been credited what they paid the attorney in 2023. They are now able to pay online.	H/O replied via email.	22-Jan-26	closed	Heidy
164	Admin	HOA	Contacted multiple applicants to set up interviews, left msgs.	Set up and interview for Thurs 1pm and one for Tue next week at 11am	22-Jan-26	closed	Heidy

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	NCDD	1/26/2026	Meet with Safetouch for the landing cameras	Safetouch was onsite on Tuesday, January 27th and replaced a server. Management now has access again to the cameras.	27-Jan-26	Closed	Kathy
Admin	NCDD	1/27/2026	Provide North District Manager with footage requested	DM is scheduling a time to stop by the management office with a thumbsdrive. Rachel to stop into the Waterset Club on Friday, January 30th	30-Jan-26	OPEN	Kathy
Admin	NCDD	1/27/2026	Reiterate to maintenance regarding window cleaning schedule	Completed	28-Jan-26	CLOSED	Kathy
Admin	NCDD	1/28/2026	Order rocks to replace the areas in the dog park	rocks ordered from home depot and set to be delivered on 1/30/26. Maintenance to install the rocks week of February 1st. Maintained installed the rocks on January 29th.	5-Feb-26	CLOSED	Kathy
Admin	CCDD	1/28/2026	Have maintenance schedule the painting of the doors and baseboards inside the gathering room and the management office	Currently ongoing	5-Feb-26	OPEN	Kathy/Rafael
Admin	CCDD	1/28/2026	Have maintenance complete repairs to the wall and paint inside the gathering room closet	Currently ongoing	5-Feb-26	OPEN	Kathy/Rafael
Admin	CCDD	1/28/2026	Have maintenance build the new tables and chairs organizer for the gathering room storage.	Completed	5-Feb-26	CLOSED	Kathy/Rafael
Admin	NCDD	1/28/2026	Schedule Victoria and Maintenance to clean out the storage closets at Lakeside	Scheduled for the week of February 2nd	5-Feb-26	Closed	Kathy
Admin	CCDD	1/28/2026	Follow up with District Management on agreement for Mommy and me Class	followed up, awaiting response.		OPEN	Kathy
Admin	CCDD	1/28/2026	Follow up with District Management on agreement for Drama Kids	followed up, awaiting response.		OPEN	Kathy
Admin	CCDD	1/28/2026	Follow up with District Management on central golf cart	followed up, awaiting response.		OPEN	Kathy
Admin	SCDD	1/28/2026	Follow up with District Management on South Debit Card	followed up, awaiting response.		OPEN	Kathy
Admin	HOA	1/28/2026	Provide the board with powerpoint presentation for homes ready for fining for the February meeting.	sent, awaiting approval		OPEN	Kathy
Admin	HOA	1/28/2026	Review year end financials sent in by Laurie	Reviewed email sent to Laurie requesting corrections on line items on 1/29/26		OPEN	Kathy
Admin	HOA	1/28/2026	Processing of retainer invoices for the reserve studies for phase 3 villas and townhomes.	Sent into Castle Click and processing.		OPEN	Kathy/Victoria
Admin	HOA	1/28/2026	Follow up with board on proposal for the repairs to the phase 4 villas entrance gate sent on 1/27/26	Awaiting a third approval from board members.		OPEN	Kathy
Admin	HOA	1/28/2026	Work on Records request from homeowner of 6286 mooring line circle			OPEN	Kathy
Admin	HOA	1/29/2026	Begin working with Bashor on the 2025 audit and providing requested information	Will need to timeblock one day in the week of February 2nd	13-Feb-26	OPEN	Kathy
Admin	HOA	1/29/2026	Schedule walkthrough of phase 3 townhomes and villas with CRM			OPEN	Kathy
Admin	HOA	1/26/2026	Review and forward ARC requests	complete	26-Jan-26	closed	Heidy
Admin	NCDD/SCDD/CCDD	1/26/2026	Reached out to DSCI to get access to cameras since I have a new phone and do not have access.	Waiting for a call back/Spoke to Christie on 1/29/26	26-Jan-26	Closed	Heidy
Admin	HOA	1/26/2026	Put in a ticket to get the authenticator set up on new phone	Waiting for a call back/Completed	28-Jan-26	Closed	Heidy
Admin	HOA	1/26/2026	Followed up with maintenance regarding MB on 30 ft lots they had missed some algae and followed up on pond clean up on Wildwind	Maintenance cleaned up algae and cleaned up pond	26-Jan-26	closed	Heidy
Admin	HOA	1/26/2026	Added Compliance and DRC Meetings to the calendar for the year.	complete	26-Jan-26	closed	Heidy

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	NCDD/CCDD/SCDD	1/28/2026	Set up a few interviews for Pool Attendant	1 show the other needs to reschedule due to transportation	29-Jan-26	Closed	Heidy
Admin	HOA	1/26/2026	Showed Sarai how to process a homeowner refund into castle click.	complete	26-Jan-26	Closed	Victoria
Admin	HOA	1/26/2026	Inputting homeowners amenity access registration form into Jenark.	Complete	26-Jan-26	Closed	Victoria
Admin	HOA	1/26/2026	A homeowner put a request into Townsq to find out who's responsible for the mailboxes in front homes if damaged.	Gave contact information that was on the guidelines and informed homeowner that it is there responsibility to replace.	26-Jan-26	Closed	Victoria
Admin	HOA	1/26/2026	H/O called into ask what they can do about a neighbor dogs constantly barking throughout the night	Gave them Covenants Coordinator email to homeowner to email Dineen to see if a violation applies.	26-Jan-26	closed	Victoria
Admin	HOA	1/26/2026	Homeowner called in to ask how to register to townsq to make a annual assesment payment	Sent homeowner new homeowner link for townsq to register and make a payment for annual assesment.	26-Jan-26	closed	Victoria
Admin	SCDD	1/24/2026	Let contractors into Founders Club.	Opened the door for Contractor Works to finish the baseboards.	24-Jan-26	closed	Kaylea
Admin	HOA	1/26/2026	Home owner put in a Landscape request in General.	Gave them instructions on how and where to successfully put the request in.	26-Jan-26	Closed	Kaylea
Admin	SCDD	1/26/2026	Let vendors in to finish bathrooms Founders Club	Hung up no service signs	26-Jan-26	Closed	Kaylea
Admin	SCDD	1/26/2026	H/o asked about hours of the pickle ball courts	Gave them the hours per amenity rules	29-Jan-26	Closed	Kaylea
Admin	HOA	1/29/2026	Checking my in process requests on townsq	Closed out current in process requests.	29-Jan-26	Closed	Kaylea
Admin	HOA	1/24/2026	Answered phones	issued refunds, helped H/O with payment details, verified violations	24-Jan-26	Closed	Dineen
Admin	HOA	1/24/2026	Worked on Powerpoint /And Agenda for upcoming meeting	Updated both and corrected any errors	24-Jan-26	Open	Dineen
Admin	HOA	1/24/2026	Covered/helped out with front desk	Made badges, Helped answer questions from H/O , Answered phones	24-Jan-26	Closed	Dineen
Admin	HOA	1/27/2026	Did inspections in the AM	Closed out a majority of stage 2 violations	27-Jan-26	Closed	Dineen
Admin	HOA	1/27/2026	Answered phones	Resolved H/O questions	27-Jan-26	Closed	Dineen
Admin	HOA	1/27/2026	Worked on Powerpoint /And Agenda for upcoming meeting	Revised both PowerPoint and Agenda	27-Jan-26	Closed	Dineen
Admin	HOA	1/27/2026	Sent out reminder Email for next meeting	Reminder email has been completed	27-Jan-26	Closed	Dineen
Admin	HOA	1/28/2026	Checked emails and responded to all	Cleaned out email box	28-Jan-26	Closed	Dineen
Admin	HOA	1/28/2026	Answered phones	Helped H/O with ARC requests and other issues	28-Jan-26	Closed	Dineen
Admin	HOA	1/28/2026	Responded to TQ requests	Set up meeting with H/O to review records request	28-Jan-26	Open	Dineen
Admin	HOA	1/28/2026	Worked on my stage 3 letters	All stage 3 letters are in que waiting on board approval.	28-Jan-26	Open	Dineen
Admin	HOA	1/27/2026	Answered phones	Resolved H/O questions	27-Jan-26	Closed	Dineen
Admin	HOA	1/24/2026	Covered/helped out with front desk	Made badges, Helped answer questions from H/O , Answered phones	24-Jan-26	Closed	Dineen
Admin	HOA	1/27/2026	Did inspections in the AM	Closed out a majority of stage 2 violations	27-Jan-26	Closed	Dineen
Admin	HOA	1/29/2026	Did inspections North/South/Central	Updated my violation list	29-Jan-26	Closed	Dineen
Admin	HOA	1/29/2026	Answered phones	Resolved H/O questions	29-Jan-26	Closed	Dineen
Admin	HOA	1/29/2026	Printed out list for next round of inspections	Went through list for any Holds	29-Jan-26	Closed	Dineen
Admin	HOA	1/29/2026	Went out and inspected homes from Estoppels requests	Issued violations on Estoppels	29-Jan-26	Closed	Dineen

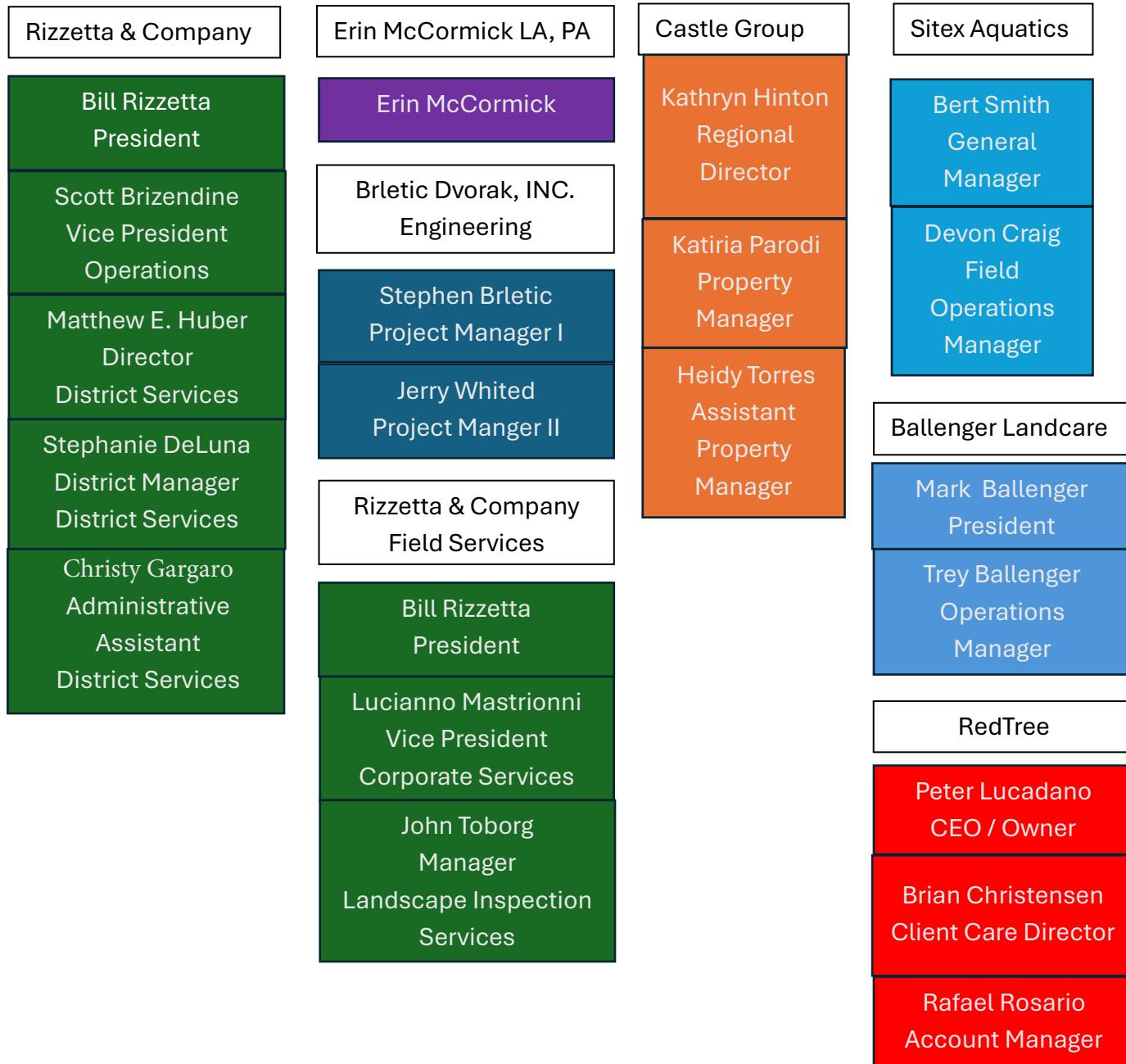
Tab 6

Address	Estimate Amount
5533 Silver Sun Dr	\$68.00
5539 Silver Sun Dr	\$113.00
5551 Silver Sun Dr	\$90.00
5447 Silver Sun Dr	\$36.00
5324 Silver Sun Dr	\$450.00
5340 Silver Sun Dr	\$450.00
5342 Silver Sun Dr	\$113.00
5350 Silver Sun Dr	\$135.00
5334 Silver Sun Dr	\$180.00
7414 Paradiso Dr	\$225.00
7410 Paradiso Dr	\$270.00
7305 Golden Sky Ct	\$270.00
7421 Paradiso Dr	\$57.00
7425 Paradiso Dr	\$45.00
7513 Paradiso Dr	\$180.00
7621 Paradiso Dr	\$225.00
7629 Paradiso Dr	\$800.00
7003 Mainland Ave	\$1,100.00
7002 Mainland Ave	\$90.00
5617 Wayfarer Ave	\$113.00
5619 Wayfarer Ave	\$270.00
5623 Wayfarer Ave	\$800.00
5416 Limelight Dr	\$113.00
5444 Wayfarer Ave	\$45.00

Homeowners' Name	Address	Amount	Check #	Amount	Date Paid	Balance
George Pitts	5533 Silver Sun Dr	\$ 68.00	1669	\$ 68.00	1/14/2026	\$ -
	5539 Silver Sun Dr	\$ 113.00				\$ 113.00
Wendy Chandler	5551 Silver Sun Dr	\$ 90.00	2013	\$ 90.00	1/12/2026	\$ -
Robert Cafiero	5447 Silver Sun Dr	\$ 36.00	1219	\$ 36.00	12/9/2025	\$ -
	5324 Silver Sun Dr	\$ 450.00				\$ 450.00
Joseph Misner	5340 Silver Sun Dr	\$ 450.00	301	\$ 450.00	12/17/2025	\$ -
Jesse C Price	5342 Silver Sun Dr	\$ 113.00	184	\$ 113.00	12/9/2025	\$ -
	5350 Silver Sun Dr	\$ 135.00				\$ 135.00
Sarah Ibrahim	5334 Silver Sun Dr	\$ 180.00	38154591832	\$ 180.00	1/22/2026	\$ -
Carolina Trim	7414 Paradiso Dr	\$ 225.00	2084	\$ 225.00	12/30/2025	\$ -
Smith Tanny	7410 Paradiso Dr	\$ 270.00	540	\$ 270.00	1/27/2026	\$ -
	7305 Golden Sky Ct	\$ 270.00				\$ 270.00
	7421 Paradiso Dr	\$ 57.00				\$ 57.00
Bradford Lee Bartholomew	7425 Paradiso Dr	\$ 45.00	3556	\$ 45.00	12/30/2025	\$ -
Eve Kammer	7513 Paradiso Dr	\$ 180.00	5367	\$ 180.00	1/12/2026	\$ -
Martine Buitrago	7621 Paradiso Dr	\$ 225.00	3454	\$ 225.00	1/12/2026	\$ -
	7629 Paradiso Dr	\$ 800.00				\$ 800.00
	7003 Mainland Ave	\$ 1,100.00				\$ 1,100.00
	7002 Mainland Ave	\$ 90.00				\$ 90.00
Flavia Baraboni	5617 Wayfarer Ave	\$ 113.00	1085	\$ 113.00	12/30/2025	\$ -
Sheryl Briggs	5619 Wayfarer Ave	\$ 270.00	150	\$ 270.00	12/30/2025	\$ -
	5623 Wayfarer Ave	\$ 800.00				\$ 800.00
	5416 Limelight Dr	\$ 113.00				\$ 113.00
Angela Johnston	5444 Wayfarer Ave	\$ 45.00	3084	\$ 45.00	12/30/2025	\$ -

Tab 7

Waterset Central CDD
ORGANIZATIONAL CHART



Tab 8

SALES CONTRACT

Flooring Solutions

One solution for all your flooring needs...

Carpet - Wood - Ceramic - Stone
Laminate

Date:	01/12/26
Submitted to:	Waterset Central CDD
Address:	3434 Colwell Ave Suite 200
City, State, Zip:	Tampa, FL 33614
Attention:	Valerie
Telephone No:	0
Fax No:	0
Project:	3 offices new flooring
Job location:	Apollo Beach

We hereby submit the following estimate(s) per plans and specifications dated:

No Floating, leveling or grinding of subfloor included. No furniture removal or flooring demo included unless noted above.

Payments to be made as follows (Quote valid for 30 days):

COD ■ ET 15 □

NET 30

TOTAL \$ 2,591.92

Tom Zentmeyer

Flooring Solutions Representative

01/12/26

Accepted By:

Date

Date

PFC, Inc. does not make any product warranties, implied or otherwise to the buyer, including the warranty of merchantability. The only warranties being made to the buyer are from the manufacturer. Interest at the rate of (18%) per annum will be charged on all balances not paid as per the terms specified above. Reasonable attorney's fees will be charged to the purchaser if it is necessary to place this contract in the hands of an attorney or collection agency for collections. This charge becomes a part of this contract and obligation of purchaser to pay. The entire understanding and agreement between the parties are contained herein. No verbal agreements are recognized. It is understood and agreed that this contract shall not become binding upon Flooring Solutions until it is duly approved, accepted, signed and witnessed by an officer of this company. Floor filling and/or leveling, overtime, furniture moving, vertical transportation, and removal of existing flooring are not included in this proposal unless specifically noted above.

**Branch:**

5723 Benjamin Center Drive Tampa, FL 33634

C: 469-525-9339

CUSTOMER INFORMATION	
Date:	12/4/2025
Submitted To:	WATERSET CENTRAL CDD
Job Name:	LEASING OFFICES
City, State Zip:	7281 PARADISO DR
Telephone:	APOLLO BEACH, FL 33572
Fax:	
Email:	HEIDY.TORRES@CASTLEGROUP.COM

VENDOR	MATERIAL	STYLE	COLOR	QTY	UOM	PRICE	TOTAL
MSI	Plank	EverLife Cyrus	FIELD GRAY	380.32	Sf	\$ 3.30	\$ 1,255.06
MSI	Molding	T-mold VTLudlow-T QUARTER ROUND	FIELD GRAY	1.00	Each	\$ 38.50	\$ 38.50
				132.00	LF	\$ 1.50	\$ 198.00

LABOR		QTY	UOM	PRICE	TOTAL
GLUE DOWN CARPET REMOVAL		42.00	YDS	\$ 3.50	\$ 147.00
T-mold labor		6.00	LF	\$ -	\$ -
Quarter Round installed		150.00	LF	\$ -	\$ -
PREP		380.00	SF	\$ 0.50	\$ 190.00

TOTAL ESTIMATED PRICE \$ 1,828.56

SCOPE OF WORK, TERMS, AND CONDITIONS

REMOVE THE OLD CARPET FROM THE 3 OFFICES AND REPLACE WITH THE CICK PLANK FLOORING AND QUARTER ROUND. REMOVAL AND PREP INCLUDED
CUSTOMER TO MOVE ALL THE FURNITURE.

Payment Terms: Deposit: Balance Due: \$ 1,828.56

* This proposal may be withdrawn by Lifestyle Flooring if not accepted by _____

Date _____

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted.
Lifestyle Flooring is authorized to order the specified material and complete the installation.

Customer Signature _____

Date _____

Tab 9



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

REVISED: Palm Removal and Replacement Proposal
FOR
Waterset Central CDD

Attention: John Toborg - Manager : Landscape Inspection Services

December 9, 2025

Target Area: South side of Paseo Al Mar, between Waterset Boulevard and 30th Street



Scope of Work:

- Remove 2 dead Sabal Palms by root extraction
- Install 2 (16 ft) OA Sabal Palms
- Includes labor, debris removal, hauling, and dump fees

Total Cost: \$2,650.00

Authorized By:

Date:



The New Standard in Landscape Maintenance

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

REVISED: Bermuda Field Winter-Rye Overseeding Proposal
FOR
Waterset Central CDD
Amenity Center

Attention: Mr. John Toborg – Manager: Landscape Inspection Services

December 9, 2025

Target Area: Open Bermuda Lawn at Amenity Center (see photos below).



Scope of Work:

- Application of (25) bags of **OVERSEEDING EAGLE** (3 perennial blend) winter-rye grass seed.
- Touch-up re-application of same seed after initial germination period.
- Application of (8) bags of 8-24-12 granular “starter” fertilizer to fortify turf health and color post initial germination.

Total Cost: \$7,500.00

Authorized Signature to Proceed

/ / / Date of Authorization

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscapesystems.com / Cell phone: (727) 477-4829



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

REVISED: Bermuda Field Aeration Proposal
FOR
Waterset Central CDD
Amenity Center

Attention: Mr. John Toborg – Manager: Landscape Inspection Services

December 9, 2025

Target Area: Open Bermuda Lawn at Amenity Center (see photos below).



Scope of Work:

- Aeration of Bermuda field at Amenity Center.

Total Cost: \$3,250.00

Authorized Signature to Proceed

/ / Date of Authorization

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscapesystems.com / Cell phone: (727) 477-4829



The New Standard in Landscape Maintenance

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

November 11, 2025

Live Oak Replacement

(at the south Row of Pam east of Paradiso)

For

Waterset Central

Attn: John Toborg

jtoborg@rizzetta.com

- Remove dead Live Oak by root extraction.
- Install 1 Live Oak, Quercus 3" cal.
- Includes construction of an earthen water saucer 8"-10" high with a 30-gal Gator Bag.
- Includes all materials, labor, hauling, and dump fees.
-

Total: \$1,650.00

Authorized By:

Date:

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

November 11, 2025

Red Maple Removal & Replacement

(on the North Side of the Reservoir Bridge)

For

Waterset Central

Attn: John Toborg

jtoborg@rizzetta.com

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

Total: \$1,650.00

Authorized By:

Date:

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

November 11, 2025

**Straighten a Leaning Oak Tree and Install a Staking System
(on the Side of CGD South of Betel Palm)**

For

Waterset Central

Attn: John Toborg

jtoborg@rizzetta.com

- Straighten a leaning Oak Tree and install a 2" x 4" Staking System.
- Includes all materials and labor.

Total: \$450.00

Authorized By:

Date:

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

November 11, 2025

Straighten The Fourth Oak Tree South of Waterline

For

Waterset Central

Attn: John Toborg

jtoborg@rizzetta.com

- Straighten a leaning Oak Tree at **(no charge)**

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor

ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

November 11, 2025

Removal of a Tree Stump

(along the Betel Palm ROW near the mail kiosk)

For

Waterset Central

Attn: John Toborg

jtoborg@rizzetta.com

- Remove the remaining tree stump.
- Install 1 Florida Maple 3" cal.
- Includes construction of an earthen water saucer 8"-10" high with a 30-gal Gator Bag.
- Includes all materials, labor, hauling, and dump fees.

Total: \$1,650.00

Authorized By:

Date:

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



The New Standard in Landscape Maintenance

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

February 9, 2026

**West Land Buffer of Covington Gardens Drive (Across From School) Plant
Installation Proposal
For
Waterset Central
Attn: John Toborg
johntoborg@rizzetta.com**

Option A:

- Remove approximately 100 sq ft of turf for planting bed preparation and haul away debris (\$100.00)
- Install 3 Viburnum Odoratissimum 7gal (\$225.00)
- Install 5 Fakahatchee Grass 3gal (\$140.00)
- Install 5 Dwarf Firebush 3gal (\$140.00)
- Install 1 yard Pine Bark Mini Nuggets (\$75.00)

Total: \$540.00

Authorized By:

Date:

Option B:

- Remove approximately 100 sq ft of turf for planting bed preparation and haul away debris (\$100.00)
- Install 3 Viburnum Odoratissimum 15gal (\$525.00)
- Install 5 Fakahatchee Grass 3gal (\$140.00)
- Install 5 Dwarf Firebush 3gal (\$140.00)
- Install 1 yard Pine Bark Mini Nuggets (\$75.00)

Total: \$840.00

Authorized By:

Date:

The above-stated quantities are approximate totals based upon the area in question. If additional plant material is needed to accomplish the screening objective, then the additional plant material used will be invoiced at the same unit price on this proposal.

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**PLANT MATERIAL INSTALLATION PROPOSAL
FOR
Waterset Central CDD**

Attention: John Toborg, District Manager

January 13, 2026

Scope of Work:

This project includes the removal of existing turf and installation of various plants at West Land Buffer of Covington Dr. (Across from school)

Work Includes:

- Removal of approximately (100) square feet of turf.
- Installation of (20) 15-gallon sweet viburnum.
- Installation of (12) 3-gallon fakahatchee grass.
- Installation of (10) 3-gallon dwarf firebush.
- Installation of (5) yards of mini pine bark.
- Includes labor, materials, hauling and dumping fees.

Price: \$5,395.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829

Tab 10



January 08, 2026

Contract No. - 210322

Waterset Central CDD

Work to be Performed along Covington Garden

7 Bed Gap Fill in South of Golden Sky Ct

5 Beds Foundation Viburnum with second Tier of Firebush

2 Beds Foundation Viburnum with second Tier of Copper Leaf

1 Bed gap Fill in South Betel Palm Ct

1 Bed Foundation Viburnum with second Tier of White Muhly Grass

Mulch for new Plantings and Irrigation Modification Included

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Sod removal Irrigation Modification/Mulch	1.00	\$2,080.37	\$2,080.37
Sweet Viburnum 7g	32.00	\$56.59	\$1,810.80
Second Tier (3g) Material	56.00	\$19.07	\$1,067.72
			\$4,958.89

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Plant Gap Fill In	\$0.00	\$4,958.89
	\$0.00	\$4,958.89

Sale	\$4,958.89
Sales Tax	\$0.00
Total	\$4,958.89

By _____
Thomas Mootz
Date 1/8/2026

United Land Services

By _____
Date _____
Waterset Central CDD



January 08, 2026

Contract No. - 210323

Waterset Central CDD

Work to be Performed along Covington Garden

7 Bed Gap Fill in South of Golden Sky Ct

5 Beds Foundation Viburnum with second Tier of Firebush

2 Beds Foundation Viburnum with second Tier of Copper Leaf

1 Bed gap Fill in South Betel Palm Ct

1 Bed Foundation Viburnum with second Tier of White Muhly Grass

Mulch for new Plantings and Irrigation Modification Included

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Sod removal Irrigation Modification/Mulch	1.00	\$2,080.37	\$2,080.37
Sweet Viburnum 15g	24.00	\$146.46	\$3,515.04
Second Tier (3g) Material	56.00	\$19.07	\$1,067.72
			\$6,663.13

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Plant Gap Fill In	\$0.00	\$6,663.13
	\$0.00	\$6,663.13

Sale	\$6,663.13
Sales Tax	\$0.00
Total	\$6,663.13

By _____

Thomas Mootz

Date 1/8/2026

United Land Services

By _____

Waterset Central CDD

Date _____

Tab 11

Customer:

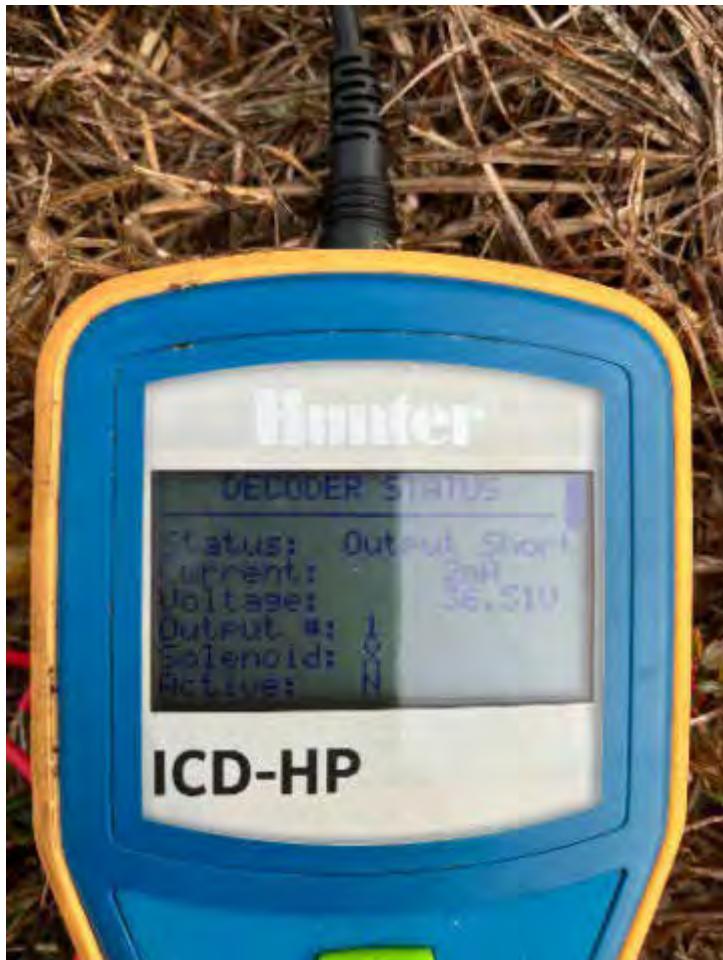
Waterset Central CDD
C/O Rizzetta & Co
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Property:

Waterset Central CDD
Apollo Beach, FL

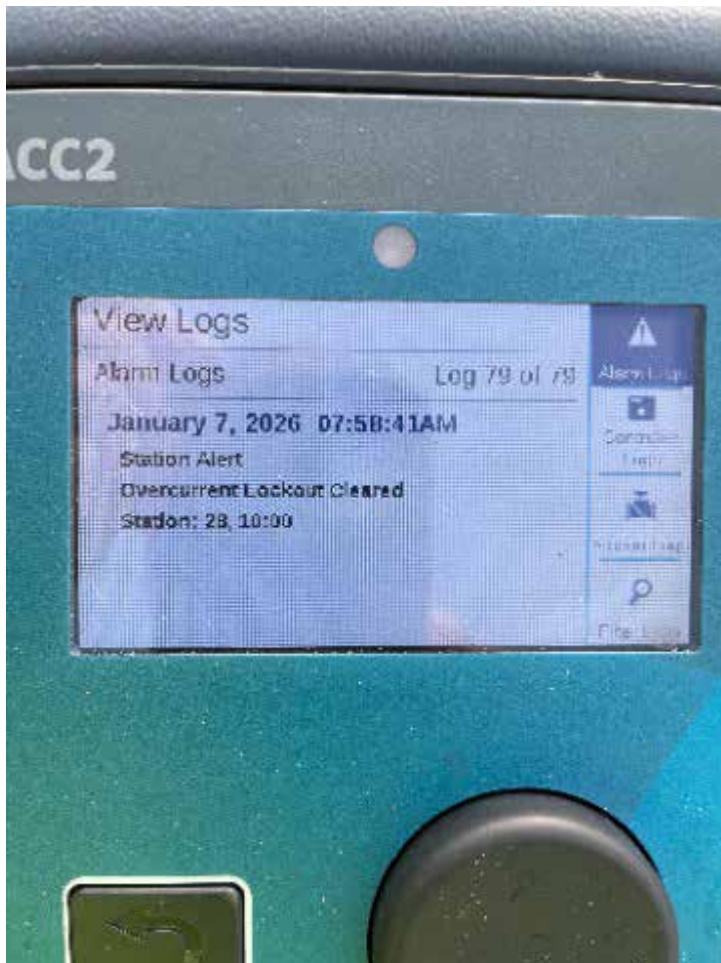
5B1 Controller- Decoder & solenoid replacement

WSC 5B1 controller (Waterline Ct) zone 28 shorted, needs decoder & solenoid replacement.









Irrigation Repair

Irrigation Repair

Irrigation Repair Price: **\$424.07**

Subtotal **\$424.07**

Estimated Tax	\$0.00
Total	\$424.07

Terms & Conditions

By *Christopher Zotti*
Christopher Zotti
Date 1/7/2026

Ballenger Landcare Inc

By *[Signature]*

Date 13/01/2026

Waterset Central CDD

OpportunityProposalWSCDecoderSolenoidReplacement

Final Audit Report

2026-01-13

Created:	2026-01-13
By:	Derrick Evans (devans@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPTqTic6CFPFxG2q_pHzijd67VtV3dxAu

"OpportunityProposalWSCDecoderSolenoidReplacement" History

-  Document created by Derrick Evans (devans@rizzetta.com)
2026-01-13 - 9:47:06 PM GMT
-  Document emailed to Stephanie DeLuna (sdeluna@rizzetta.com) for signature
2026-01-13 - 9:47:10 PM GMT
-  Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)
2026-01-13 - 9:48:08 PM GMT
-  Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)
Signature Date: 2026-01-13 - 9:48:35 PM GMT - Time Source: server
-  Agreement completed.
2026-01-13 - 9:48:35 PM GMT



Adobe Acrobat Sign

Tab 12

Independent Contractor Agreement

WITNESSETH:

WHEREAS, Waterset Central CDD (hereinafter “**the District**”) has entered into this agreement (the “**Agreement**”) with _____ (NOTE: verify that entity is registered and active with the Florida Division of Corporation) (hereinafter “**Contractor**”), for the performance of certain Services, the parties agree to the terms as follows:

1. SERVICES

The Services to be provided by Contractor to its participants, customers, or patrons, are as follows: _____, from ____ am/pm to _____ am/pm in the following location: _____, on the following dates: _____ through _____. (NOTE: The term of the Agreement will be thirty (30) days or less per confer with Bond Counsel.)

2. USER FEE FOR CONTRACTOR TO USE DISTRICT FACILITIES

To offset the District’s costs for operating and maintaining the Waterset Central CDD amenities (the “**District Facilities**”) used by the Contractor, the Contractor shall pay to the District a User Fee equal to Ten Percent (10%) of the gross fees collected from Contractor’s clients or customers who are using the District’s Facilities (the “**User Fee**”). The Contractor shall remit the User Fee to the District no later than the 10th day following the month in which the District Facilities are used by the Contractor.

3. INDEPENDENT CONTRACTOR RESPONSIBILITIES

- A. Contractor warrants and agrees to ensure that all individuals who are utilized by Independent Contractor in the scope of performance of the Services referenced herein are duly qualified, experienced, and appropriate for such activities. Contractor warrants that it/they have conducted appropriate and reasonable inquiry into the background of any individuals who Contractor will utilize in performance of the Services referenced herein. Contractor will comply will all applicable laws and statutes with reference to its employment of contracted or volunteer workers, and assumes the responsibility of ensuring any such workers are fit for such activities. Contractor is responsible for the conduct of any participants, customers,

employees, or patrons of their services, and is expected to ensure compliance with District rules regarding use of District property, including prohibitions against the use of profanity or disruptive behavior. The services to be performed under this contract will be performed entirely at Contractor's risk and Contractor assumes all responsibility for their activities in the performance of the services referenced herein, including returning all CDD property and premises to its original condition. In addition, Contractor agrees to comply with all conditions set forth in Exhibit "A", attached hereto and incorporated herein.

B. E-Verify.

- The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.
- If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.
- By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida*

Statutes, within the year immediately preceding the date of this Agreement.

4. TERM OF AGREEMENT

This Agreement is valid from _____ through _____ . (NOTE: Insert the dates for the term of the Agreement, which will be 30 days or less, per confer with Bond Counsel.) This Agreement will automatically renew for additional thirty (30) day periods, unless terminated by either Party pursuant to Section 5. Below.

5. DAMAGE TO DISTRICT PROPERTY

If any damage to District property occurs as a result of this Agreement, the use of the District's facilities by the Contractor, or the use of the District's facilities by Contractor's participants, customers, or patrons, the Contractor shall reimburse the District for the cost of repairing such damages within ten (10) days of such damage occurring.

6. TERMINATION

Either party to this agreement may terminate this agreement without liability, fee, or penalty, at any time and without cause, by giving seven (7) days prior written notice. Additionally, if Contractor defaults in the performance of or breaches any of its covenants, agreements or obligations under this Agreement, the District may terminate this agreement without any prior written notice, without penalty.

7. INDEPENDENT CONTRACTOR

Nothing contained in this Agreement or in the relationship of the Contractor and the District shall be deemed to constitute a partnership, joint venture, or any other relationship except for the independent contractor relationship described in this Agreement. Contractor's authority and right to be on District property is limited solely to performing the Services set forth herein in accordance with the terms of this agreement.

8. INSURANCE REQUIREMENTS

Contractor shall maintain throughout the term of this Agreement the following insurance:

- (a) Worker's Compensation Insurance if required in accordance with the laws of the State of Florida.
- (b) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits not less than \$1,000,000 combined single limit bodily injury and property

damage liability. No subcontractors may be utilized by Contractor without the consent of the District, and subject to the modification of this Agreement.

District, its officers, Supervisors, staff, and employees shall be named as additional insureds. The Contractor shall furnish District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

9. INDEMNIFICATION

Notwithstanding any other provision of this Agreement, Contractor shall indemnify, defend, save and hold the District and its officers, Supervisors, employees, agents, servants, successors, and authorized agents (hereinafter "Indemnified Parties") harmless from any and all suits, actions, legal or administrative proceedings, claims and demands made/asserted/threatened by any third party and all related losses, expenses, damages, costs, actions, property loss, personal injury or death, fines, penalties and liabilities, including reasonable attorneys' fees and expenses incurred by or asserted against the Indemnified Parties in investigation or defense, which arise out of or that are related to or connected with the services being provided by the Contractor which are the subject of this Agreement, including but not limited to: negligence, intentional acts, misrepresentations, nondisclosure, or because of any promise or untrue statement made by Contractor. The obligations of Contractor set forth in this Indemnification Section shall continue in effect notwithstanding the expiration or termination of this Agreement.

Nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity or limitation of liability pursuant to Section 768.28, Florida Statutes.

Further, Contractor shall be solely liable and responsible to its participants, customers, patrons, or employees for the resolution of any complaint or claim made against Contractor for failure to perform Services in accordance with the terms of any service agreement between Contractor and any third party.

Further, Contractor shall ensure that each participant review and executes the Waiver, the form of which is attached to this Agreement as Exhibit "B", and that the Waiver forms are provided to the Community Director's office prior to any use of the District's facilities.

10. Waiver of Breach. The waiver by the District of any breach of a provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by the parties.

11. Notices. All notices required or anticipated by this Agreement shall be in writing, addressed to the parties as set forth below, and will be deemed to have been duly given when (a) delivered by hand with a written confirmation of receipt, or (b) when received by the addressee, if sent by a nationally recognized overnight delivery service (receipt requested):

To the District at: Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
Attn. District Manager

With a copy to: Erin Rae McCormick, Esq.
District Counsel
Erin McCormick Law, PA
3314 Henderson Boulevard
Suite 100D
Tampa, FL 33609

To the Contractor at:



12. Public Records. The Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the

District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

13. Entire Agreement. This Agreement contains the entire agreement between the parties and supersedes all prior agreements and understandings, oral or written, between the parties, with respect to the subject matter of this Agreement. This Agreement may not be amended orally, but only by an agreement in writing signed by the parties.

14. Severability. If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

15. Governing Law. This Agreement will be governed by the laws of the State of Florida without regard to conflict of laws principles.

16. No Assignment. The rights and obligations of FL Drama Kids under this Agreement are not assignable in whole or in part without the prior written agreement of the District.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written on behalf of:

District: **Waterset Central Community Development District**

By: _____

Name/Title: Deneen Klenke, as Chairman, Board of Supervisors

Independent Contractor: _____

By: _____

Name/Title: _____

EXHIBIT "A"
Waterset Central CDD Development District
CONDITIONS FOR INDEPENDENT CONTRACTOR

1. Independent Contractor agrees that his/her personal appearance and conduct should be above reproach at all times.

Initial _____

2. Class or classes are to be held as scheduled. ANY SCHEDULE CHANGES MUST BE COMMUNICATED AND/OR APPROVED BY THE COMMUNITY DIRECTOR'S OFFICE in advance. If illness prevents you from teaching your class, please notify the Community Director's Office so that a sign may be posted accordingly, if deemed appropriate by the Community Director. The Independent is responsible for notifying their students individually.

Initial _____

3. Special equipment, tables, chairs, mats, etc. are to be set-up, taken down, and returned to their original places by the Independent. The site of the class and any waiting area is to be left in a clean, orderly condition. Independent Contractors are responsible for any damage or change in the condition of the facility caused by their clientele.

Initial _____

4. No equipment that could potentially cause damage to the grounds, grass, or any landscaping may be used when conducting outdoor classes.

Initial _____

5. Independent Contractors who have children in their classes should ensure that children are never left unattended for any reason. Independent Contractors are to ensure that every child has left the facility prior to leaving.

Initial _____

6. Independent Contractors are responsible for the conduct of their class participants and are expected to ensure compliance with District rules regarding use of District property including prohibitions against the use of profanity or disruptive behavior.

Initial _____

7. Independent Contractors have sole responsibility to pay all federal, state, and local taxes, including wage withholding, payroll, unemployment insurance, Social Security, sales and income taxes associated with any compensation the Independent Contractor received as a result of the Independent Contractor Agreement.

Initial _____

8. Advertising, special offers and all promotional materials for all classes must be coordinated and approved through the Community Director's Office.

Initial _____

9. All paperwork, fee collections, registrations, and refunds are to be coordinated by the Independent Contractor.

Initial _____

10. The Conditions above are part of the Independent Contractor Agreement.

Initial _____

EXHIBIT B

PLEASE READ CAREFULLY

PARTICIPANT AGREEMENT (For Adult Participants)

RELEASE OF LIABILITY, VOLUNTARY ASSUMPTION OF RISK AND INDEMNITY AGREEMENT

I, _____, a person being over the age of eighteen, hereby enter this RELEASE OF LIABILITY, VOLUNTARY ASSUMPTION OF RISK AND INDEMNITY AGREEMENT (hereinafter, the "Release") with WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT, its officers, directors, employees, , consultants, insurers, agents, successors and assigns (collectively, the "Released Parties"), in connection with my attendance at, preparation for and participation in _____ (the "Activity"), to be held at the Waterset Community.

I recognize that although the Activity may take place on property owned by the Waterset Central Community Development District, the Activity is being conducted by an entity or individual that is neither affiliated with, nor an employee of the Waterset Central Community Development District.

I recognize that my attendance at and participation in the Activity involves known and unknown risks of serious personal injury, including death, and damage to or loss of real or personal property. I am voluntarily registering myself to participate in the Activity, despite the known and unknown risks presented by my attendance at and participation in the Activity.

I fully understand that the Activity involves risks associated with activities related to physical fitness. Such risks include, but are not limited to: falling, tripping, scrapes, cuts, bruises, physical trauma, strains, sprains, muscle tears, broken bones and other serious bodily injury, including cardiac injuries and heart attacks, permanent disability, paralysis and death, which may be caused by my own actions or inactions or the actions or inactions of others participating in the Activity, the conditions in which the Activity takes place, or the negligence of the Released Parties, whether passive or active; and that there may be other risks either not known to me or not readily foreseeable at this time. I fully accept and assume all such risks and all responsibility for losses, costs and damages I incur as a result of my attendance at and participation in the Activity.

I fully understand that I should consult with a physician before participating in the Activity. I know my capabilities and limitations and I will not attempt to exceed those capabilities in attending and participating in the Activity.

THEREFORE, in consideration of my being permitted to attend and participate in the Activity, I expressly and freely agree:

1. To **ASSUME ALL RISK** of serious personal injury, including death, and/or damage to or loss of real or personal property and to assume all responsibility for losses, costs and damages I may incur, where such risks or losses arise from or are in any way connected with my attendance at or participation in the Activity.

INITIALS _____

3. To **RELEASE, WAIVE and FOREVER DISCHARGE** any and all claims, loss, liabilities, demands, damages, costs, expenses, lawsuits, causes of action and judgments that I now or hereafter may have or claim to have against the Released Parties resulting from, arising out of or in any way connected with my attendance at, preparation for or participation in the Activity or any related event, including but not limited to, any claims or damages for personal injuries, including death, and/or damage to or loss of real or personal property, **whether caused in whole or in part by the NEGLIGENCE of the Released Parties, whether passive or active** (excluding gross negligence or intentional torts).

INITIALS _____

4. To **INDEMNIFY, DEFEND, and HOLD HARMLESS** the Released Parties, from any and all claims, liabilities, loss, demands, damages, costs, expenses (**including attorneys' fees**), lawsuits, causes of action and judgments for

personal injuries, including death, and damage to or loss of real or personal property, whether foreseen or unforeseen, present or future, known or unknown, resulting from, arising out of or in any way connected with my attendance at, preparation for or participation in the Activity, **whether caused in whole or in part by the NEGLIGENCE of the Released Parties, whether passive or active** (excluding gross negligence or intentional torts).

INITIALS _____

4. That I am in good health and there are no physical conditions that would or should prevent me from attending, preparing for or participating in the Activity.
5. That I hold a valid personal health insurance policy in an amount that is sufficient to cover any and all circumstances that may arise from my attendance at or participation in the Activity.
6. That this Release is intended to be as broad and inclusive as permitted by law, and that if any term or provision of this Release shall to any extent be held invalid or unenforceable, the remaining terms of the Release shall not be affected thereby, but shall be valid and enforceable to the fullest extent permitted by law. The invalid provision shall automatically be replaced by a substitute provision which is valid and as nearly as possible maintains the same economic purposes and intention of the valid provision. This Release shall be interpreted in accordance with the laws of the State of Florida. I agree that any dispute regarding the enforceability of this Release shall be filed in the courts of the State of Florida, and shall not be transferred to any other state.
7. That the terms and conditions contained in this Release shall be binding upon me and my family members, representatives, executors, heirs, next of kin, successors, beneficiaries and assigns.
8. That I am eighteen years of age or older and have the authority to contract in my own name.

I HAVE READ AND UNDERSTAND THE FOREGOING RELEASE AND ACCEPT AND AGREE TO ITS TERMS AND SIGN IT VOLUNTARILY.

Signature: _____

Date: _____

Printed Name: _____

Address: _____

Witness: _____

Date: _____

EXHIBIT B

PARTICIPANT AGREEMENT

(For Parent/Legal Guardians of Participants Under 18 Years of Age)

RELEASE OF LIABILITY, VOLUNTARY ASSUMPTION OF RISK AND INDEMNITY AGREEMENT

For any participant under the age of 18 (the "Minor Participant" or the "Minor"), the parent and/or legal guardian of the Minor Participant (the "Guardian"), as material consideration for the Minor being allowed to participate in

[Describe Activity] ("the Activity"), expressly and freely agrees as follows:

1. The Guardian acknowledges that although the Activity may take place on property owned by the Waterset Central Community Development District, the Activity is being conducted by an entity or individual that is neither affiliated with, nor an employee of the Waterset Central Community Development District.
2. That Guardian is allowing the Minor to participate in the Activity. Guardian acknowledges that Guardian has authority to immediately terminate the Minor's participation in the Activity if the Guardian observes anything deemed unsafe and that the Guardian agrees to immediately alert the Waterset Central Community Development District Community Director of any such observations.
3. That Guardian acknowledges having knowledge and experience with the health and capabilities of the Minor. Guardian represents that the Minor is in good health and does not have any health or mental/physical impairments or conditions that would be aggravated by participating in the Activity, or that make such participation unsafe or otherwise inappropriate for the Minor, or other participants.
4. That Guardian **WAIVES, RELEASES and FOREVER DISCHARGES** any and all claims, liabilities, loss, demands, damages, costs, expenses, lawsuits, causes of action and judgments that he or she, the Minor, or any other parent/guardian of the Minor now or hereafter may have or claim to have against Waterset Central Community Development District, and its directors, officers, employees, consultants, insurers, agents, successors and assigns (collectively, the "Released Parties") resulting only from any Inherent Risk involved with the Activity. The term "**INHERENT RISK**" shall mean those dangers or conditions, known or unknown, which are characteristic of, intrinsic to, or an integral part of the Activity and which are not eliminated even if the Activity provider acts with due care in a reasonably prudent manner. Examples of such **INHERENT RISKS** include, but are not limited to: physical trauma, strains, bruises, sprains, muscle tears, broken bones, sunburn, negligent or intentional acts of the Minor or other minor participants and/or more serious injuries or illness, including cardiac injuries and heart attacks, permanent disability, paralysis and death. **INHERENT RISKS** additionally include a failure by the Activity provider to warn Guardian or Minor of a specific **INHERENT RISK**. That Guardian acknowledges, understands, and appreciates that there are **INHERENT RISKS** involved in the Activity.

INITIALS

- s. To **INDEMNIFY, DEFEND and HOLD HARMLESS** the Released Parties from and against any claims, actions, damages, demands, costs, expenses, (including attorneys' fees) or lawsuits, whether foreseen or unforeseen, present or future, known or unknown, that the Minor, the Guardian, or any other parent/legal guardian of the Minor may have or assert as arising from the **INHERENT RISKS** of the Activity, including those for personal injuries, illness, death or damage to or loss of property.

INITIALS

6. That this Waiver and Release is intended to be only as broad and inclusive as permitted by Florida Statutes, Section 744.301. Any court interpreting this Waiver and Release shall construe the same as being only as broad and inclusive as permitted by such statute.

NOTICE TO THE MINOR CHILD'S NATURAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT AND ITS INSURERS, DIRECTORS, OFFICERS, MEMBERS, EMPLOYEES, CONSULTANTS, AGENTS, SUCCESSORS AND ASSIGNS USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT, INSURERS, DIRECTORS, OFFICERS, EMPLOYEES, CONSULTANTS, AGENTS, SUCCESSORS AND ASSIGNS IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT (AND ITS EMPLOYEES AND AGENTS) HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

I HAVE READ AND UNDERSTAND THE FOREGOING WAIVER AND RELEASE AND ACCEPT AND AGREE TO ITS TERMS.

Signature of Guardian: _____

Date: _____

Printed Name of Guardian: _____

Printed Name of Minor Participant: _____

Address of Guardian: _____

Witness: _____

Date: _____

Tab 13



Quarterly Compliance Audit Report

Waterset Central

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

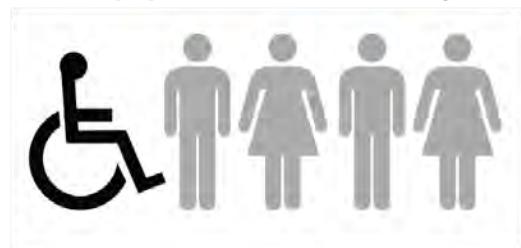
With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law,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

The legal and right thing to do

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

19%

of population has a disability.



Sight, hearing, physical, cognitive.



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 14

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

**POLICIES FOR ALL
AMENITY FACILITIES**

ADOPTED JUNE 5, 2018

**The Waterset Club
7281 Paradiso Dr
Apollo Beach, FL 33572**

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use together with their appurtenant facilities and areas. These areas include but are not limited to: The Landing, Pool, Dog Park, Parks, Playground, Fitness Center and Pavilion.

“Amenity Facilities Policies” or “Policies” – shall mean all Amenity Facilities Policies of Waterset Central Community Development District, as amended from time to time.

“Amenity Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Board of Supervisors” or “Board” – shall mean the Waterset Central Community Development District, Board of Supervisors.

“Clubhouse Facilities” – shall mean The Landing (excludes: Fitness Center, Pool and Pavilion).

“District” – shall mean the Waterset Central Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Member” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, and Renters; who are fourteen (14) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or family owning property within the District.

“Adult” – shall be considered any person eighteen (18) years of age or older.

“Minor” – shall be considered any person seventeen (17) years of age or younger.

FACILITY ACCESS CARDS

One (1) Facility Access Card will be issued to all members of each Resident’s Family and Non-Resident Members; this includes all children fourteen (14) years of age and older. There is a \$10.00 charge to replace any lost or stolen cards. All members will be required to provide proof of District residence or an executed Non-Resident Member Application paid in full. All members will be asked to execute an amenity facilities registration form prior to receiving their access card.

GUARDIAN ACCESS CARDS

One (1) Guardian Facility Access Card may be issued to a Resident Family, Non-Resident Member Family or Renter Family at any one time. There is a \$10.00 charge for this card. The person being issued this card must be at least eighteen (18) years of age or older. An executed and notarized Guardianship Power of Attorney Form for each child under the age of fourteen (14) they will be responsible for is required. This card is good for one (1) year from the date of issuance. The Guardian is not allowed to use the Amenity Facilities unless using them with the child or children assigned to the card. The Guardian is also not allowed to bring Guests to the Amenity Facilities at any time. The child or children assigned to the Guardian Card will be required to obtain a Child Identification Card. There is a \$5.00 charge for this card.

RENTER'S PRIVILEGES

- 1) Residents who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
- 2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or leased. The Renter will need to get the Assignment of Rights and Privileges Form from The Landing and have it executed by the Resident and notarized prior to any Facility Access Cards being issued to the Renter. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident. There is a \$10.00 charge per card if issuing a new one to first time Renters.
- 3) During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
- 4) Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
- 5) Renters shall be subject to such other rules and regulations as the District may adopt from time to time.

GUEST POLICY

- 1) **Pool** – Patrons sixteen (16) and seventeen (17) years of age are only permitted to bring one (1) Guest each. That Guest must be sixteen (16) years of age or older and have proper identification to verify age when being accompanied by a Patron sixteen (16) and seventeen (17) years of age. A Family, as defined in these polices is limited to a maximum of four (4) total Guests. Infants, one year old and younger, do not count against the maximum for four (4) total Guests. One of the Family members present must be eighteen (18) years of age or older in order to bring up to four (4) total Guests.
- 2) **Fitness Center** – No Guests are allowed in the Fitness Center at anytime. Patrons may bring a preapproved trainer to the Fitness Center for a personal training session only.
- 3) Patrons ages fourteen (14) years of age and older are permitted to bring one (1) Guest to all other amenities except the pools, and Fitness Centers. That Guest must be fourteen (14) years of age or older and have proper identification to verify age when being accompanied by a Patron fourteen (14) years of age or older.
- 4) Guests must be accompanied by a Patron when using any amenity facility. Patron will be responsible for any damages caused by Guests while using facilities.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

INDEMNIFICATION

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits

or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of CDD facilities agrees to indemnify and hold harmless the Waterset Central Community Development District, ("District") and the amenity management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the district lands, premises and / or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statues.

The District and its agent, employees and officers shall not be liable for, and the Resident or Non-Resident Club Member user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

SUSPENSION AND TERMINATION OF ADULT PRIVILEGES

- 1) Privileges at the amenity facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a) Submits false information on the application for an access card.
 - b) Permits unauthorized use of an access card.
 - c) Exhibits unsatisfactory behavior or appearance.
 - d) Fails to abide by the Rules and Policies established for the use of facilities.
 - e) Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal and physical assault.
 - f) Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.
- 2) Management may at any time restrict or suspend any Patron's privileges to use any or all the amenity facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage.
- 3) The District shall follow the process below in regards to Suspension or Termination of an Adult Patrons privileges:
 - a) First Offense - A First Offense Violation will result in written notice & explanation of the violation being given to Patron and a copy of such notice being filed in The Landing.
 - b) Second Offense – A Second Offense Violation will result in an Automatic suspension of all amenity privileges for thirty (30) days. Written notice & explanation will be given to Patron and a copy of such notice will be filed in the Resident Services Office.
 - c) Third Offense – A Third Offense Violation will result in a suspension of all amenity privileges until the next Board of Supervisors Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of Patrons privileges for one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Patron as to the Board of Supervisors decision.

- 4) **IMMEDIATE SUSPENSION & REMOVAL:** The Board Chair, District Manager, Community Director, have the exclusive right, authority and discretion to suspend any Adult Patron for the use of profanity and failure to follow staff direction for a period of no less than seven (7) days. An incident report will be generated and a copy of such notice will be filed in The Landing. Upon issue of an immediate suspension, should patron continue to act or perform in an inappropriate manner/behavior, that Adult Patron shall forfeit all amenity privileges until the next Board of Supervisors meeting. Furthermore, District Staff will recommend termination of Adult Patron's privileges for a period of six (6) months.
- 5) Notwithstanding the foregoing, if at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.
- 6) Utilizing the facilities during the suspension period will result in a trespassing citation issued by the Hillsborough County Sheriff's Office. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access card will result in the suspension of that card holder's privileges for a period of fifteen (15) days.
- 7) **Suspension Effective Date**
 - a) The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
 - b) Weekdays (Monday – Friday) and Weekends (Saturday – Sunday) will be calculated toward the total number of suspension days.
 - c) The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
- 8) **Appeal Process – Adult Patrons**
 - a) Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
 - b) A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
 - c) Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
 - d) The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
 - e) Any person appealing will be governed by the following procedures:
 - f) Appellant must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
 - g) Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.

- h) Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
- i) The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
- j) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- k) Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- l) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- m) District action(s) will be resolved by way of successful Board motion.
- n) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

SUSPENSION AND TERMINATION OF MINOR PRIVILEGES

- 1) At the discretion of Amenity Facilities Staff, Minors (*children under the age of eighteen (18)*), who violate the rules and policies may be expelled from the facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be mailed to the parents of the child and will be kept on file at The Landing.
- 2) Any Minor who is expelled from the facilities three (3) times in a one-year period, shall have their amenity facilities privileges suspended for one (1) calendar year from the date of the third offense.
- 3) Notwithstanding the foregoing, at any time a Minor is arrested for an act committed, or allegedly committed, while at any District Facility, that minor shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of minor's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to known minor's guardian(s) as to the Board of Supervisors decision.
- 4) Utilizing the facilities during the suspension period will result in a trespassing citation issued by the Hillsborough County Sheriff's Office. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access card will result in the suspension of that card holder's privileges for a period of fifteen (15) days.
- 5) **Suspension Effective Date**
 - a) The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
 - b) Weekdays (Monday – Friday) and Weekends (Saturday – Sundays) will be calculated toward the total number of suspension days.
 - c) The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

6) **Appeal Process – Minor Patrons**

- a) Any minor has the right to dispute and request an appeal to the District's Board of Supervisors.
- b) A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
- c) Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
- d) The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
- e) Any minor appealing will be governed by the following procedures:
- f) Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
- g) Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.
- h) Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
- i) The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
- j) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- k) Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- l) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- m) District action(s) will be resolved by way of successful Board motion.
- n) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

GENERAL FACILITY PROVISIONS

- 1) The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
- 2) All Patrons must have their assigned Facility Access Card upon entering the amenities. Cards are only to be used by the Patron they are issued to. Patron must present Facility Access Card upon request from Amenity Staff members.
- 3) Children under fourteen (14) years of age must be accompanied by a parent or adult Patron aged eighteen (18) or older.
- 4) All hours of operation of Amenity Facilities will be established and published by the District. The Clubhouse Facilities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Day and New Year's Day. The Clubhouse Facilities may

also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.

- 5) Dogs and all other pets (with the exception of Service Animals) are not permitted at the Clubhouse Facilities and pools. Where Service Animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
- 6) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Overnight parking or use of parking lot when not using the Amenity Facilities is prohibited.
- 7) Fireworks of any kind are not permitted anywhere on the Amenity Facilities or adjacent areas.
- 8) Only District employees and staff are allowed in the service areas of the Amenity Facilities.
- 9) The Board of Supervisors (as an entity) and the District Manager, the Amenity Manager and its staff shall have full authority to enforce these policies.
- 10) Smoking or vaping is not permitted anywhere in the amenity facilities.
- 11) Guests must be accompanied by a Patron while using the Amenities.
- 12) Patrons must present their Facility Access Cards when requested by staff at any Amenity Facility.
- 13) All Patrons must use their card for entrance to the Amenity Facility (excluding the Landing Café). All lost or stolen access cards should be reported immediately to the Amenity Center Manager. There will be a \$10.00 replacement card fee.
- 14) Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges in accordance with the procedures set forth herein.
- 15) Patrons and their guests shall treat all staff members with courtesy and respect.
- 16) Golf carts, motorcycles, off-road vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
- 17) Skateboarding is not allowed on any District Amenity Facility Property, this includes but is not limited to: the amenity facilities, playground area, bridge areas, and sidewalks surrounding this area.
- 18) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
- 19) The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager, based on approval by the District's Board of Supervisors. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- 20) Firearms or any other weapons are not permitted in any of the Amenity Facilities.
- 21) The Amenity Manager may authorize programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, after consultation and approval by the Board of Supervisors of the District, and based upon usage and rental fees that have been established by the Board. The Amenity Manager may also authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facilities for said events (if the schedule

permits), after consultation and approval by the Board of Supervisors of the District. The Amenity Manager is responsible for collecting revenue for those services and programs provided, and remitting these revenues to the District, in accordance with the Agreement between the District and the Amenity Manager. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc. If the Board of Supervisors of the District authorizes use of the Amenity Facilities by any independent contractor, vendor, or other third party who is providing programs or services, the Amenity Manager is responsible for collecting an attendance roster, and records showing the addresses of participants and the fees collected for such programs and remitting the appropriate revenues to the District.

- 22) There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespasser will be reported to the local authorities.
- 23) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
- 24) All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
- 25) Various areas of all Amenity Facilities are under twenty-four (24) hour video surveillance.
- 26) Outdoor grilling is prohibited at all Amenity Facilities (with the exception of permanent grills at Lakeside amenity facility) unless at a District-approved special event where grilling is pre-approved by the Amenity Manager.

GENERAL AMENITY FACILITY USAGE POLICY

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.

- 1) **Hours:** The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.
- 2) **Emergencies:** After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager (813) 933-5571.

Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

INSTRUCTOR USE OF DISTRICT PROPERTY

Any person wishing to conduct or instruct a class or program on District property, whether fee-based or free, must be pre-approved by the appropriate Community Development District Board of Supervisors. The Board of Supervisors may, at its discretion, delegate this authority to the Community Director. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District prior to the commencement of the first class and must remain in effect throughout the duration of the class or program. Approved instructors are bound by the Instructor Agreement which is incorporated herein by this reference. Failure to comply with the provisions of the Instructor Agreement will result in cancellation of the class or program.

GENERAL RULES FOR SWIMMING POOL

The pool, pool deck, and slide areas of the facilities are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours. The Patron renting any portion of the facility shall be responsible for any and all damage and expenses arising from the event.

****NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK****

Pool Hours:

September and October:	Open Dawn	Close 7:00 PM
November through February:	Open Dawn	Close 5:30 PM
March and April:	Open Dawn	Close 7:00 PM
May through August:	Open Dawn	Close 8:30 PM

- 1) All Patrons must use their assigned Facility Access Card issued to them upon entering the pool area. At any given time, a family may accompany a maximum of four (4) total guests to the swimming pools area.
- 2) Children under fourteen (14) years of age must be accompanied by a Parent or Adult Patron at all times for usage of the pool facilities.
- 3) Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- 4) Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health. During the posted hours Patrons swim at your own risk while adhering to swimming pool rules.
- 5) Showers are required before entering the pool.
- 6) Glass containers are not permitted in the pool area.
- 7) Alcoholic beverages are not permitted in the pool area.
- 8) No jumping, pushing, running or other horseplay is allowed in the pool or pool deck.
- 9) Hanging on the lane lines and interfering with the lap-swimming lane is prohibited.

- 10) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool or pool deck.
- 11) Diving is strictly prohibited at all pools, with the exception of Swim Team competitions pre-approved by the Board of Supervisors.
- 12) Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
- 13) Any person swimming during non-posted swimming hours may be suspended from using the pool facility and/or all of the Amenity Facilities.
- 14) Proper swim attire must be worn in the pool. No denim or cotton shorts permitted.
- 15) No chewing gum is permitted in the pool or pool deck.
- 16) For the comfort of others, the changing of diapers or clothes is not allowed at pool side.
- 17) No one shall pollute the pool. Anyone who does pollute these areas is liable for any costs incurred in treating and reopening the pool.
- 18) Remote controlled water craft are not allowed in the pool area.
- 19) Pool entrances must be kept clear at all times.
- 20) No swinging on ladders, fences, or railings is allowed.
- 21) Pool furniture is not to be removed from the pool area.
- 22) Loud, profane, or abusive language is absolutely prohibited.
- 23) No physical or verbal abuse will be tolerated.
- 24) Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- 25) Pets, (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted on the pool deck area inside the pool gates at any time.
- 26) The Amenity Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Home Owner's Association Sponsored Events.

SLIDE RULES

- 1) Riders must be at least 44" tall.
- 2) Weight limit for slides is 300 pounds.
- 3) Persons who are pregnant, have heart conditions or back problems should not ride the slides.
- 4) The slide is only available for use when attendants are present.
- 5) Staff has the authority to adjust slide operating times.
- 6) No guarantee is made to slide availability, slide may be closed due to low attendance, weather or other reasons without notice.
- 7) All riders must use the slide at their own risk.
- 8) Only one rider is allowed on the slide at one time, no multiple or chain riding.
- 9) Children are not permitted to ride down the slide with an adult.
- 10) All riders must be able to swim.
- 11) No life jackets, inflatables, mats or rafts are permitted on slides.
- 12) No jewelry, hair combs or shoes are permitted when using slides.

- 13) All patrons must obey instructions given by staff who have the authority to prevent any conditions which leads to unsafe operation of the slides.
- 14) Do not use the slides when under the influence of alcohol or impairing drugs.
- 15) No diving, running, standing, kneeling, rotating, tumbling or stopping on slides.
- 16) Riders must be seated, feet first. No traveling head first down the slide.
- 17) Keep all body parts within the slide.
- 18) Immediately swim away from the slide upon exit.
- 19) Proper swim attire must be worn. Swimwear with rivets, zippers or metal are not permitted as they can cause personal injury and damage to the slide.
- 20) Anyone observing violations of the Policies should bring it to the attention of staff.
- 21) Failure to abide by these rules may result in suspension of amenity privileges.
- 22) Staff has the ability to interpret and enforce these rules at their discretion to ensure the safety of Patrons.
- 23) CALL 911 IN CASE OF EMERGENCY

FECES POLICY FOR ALL SWIMMING AND WADING POOLS

- 1) If contamination occurs, the affected pool will be fenced off and closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.
- 2) Parents should take their children to the restroom before entering the pool.
- 3) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

ADA CHAIR LIFT USAGE POLICY

- 1) ADA chair lifts are for use by disabled Patrons and Guests only. Users should consult with their physician to determine if water activities are appropriate for users.
- 2) Chair lifts are designed for self use. Amenity Management Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
- 3) Use of the chairs lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.

AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

- 1) Aquatic toys and equipment are not permitted in the pool. Prohibited items include, but are not limited to, rafts, kickboards, inner tubes, scuba gear, swim fins, balls, Frisbees, inflatable objects, or other similar water play items.
- 2) Exceptions are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events.
- 3) Amenity Management Staff has the final say regarding the use of any and all recreational floatation devices at all pools.

FITNESS CENTERS POLICIES

- 1) All Patrons using the Fitness Centers are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Centers equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.
- 2) **Please note the Fitness Centers are unattended facilities. Persons using the facilities do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Centers are encouraged to consult with a physician prior to commencing a fitness program.**
- 3) **Hours:** The Fitness Centers are open for use by Patrons during normal operating hours to be established and posted by the District.
- 4) **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 933-5571.
- 5) **Eligible Users:** Patrons sixteen (16) years of age and older are permitted to use the Fitness Centers during designated operating hours. No one under the age of sixteen (16) is allowed in the Fitness Centers at anytime. Patron must provide proof of age if requested by Staff to use the Fitness Centers.
- 6) **Guest Policy:** No Guests are allowed in the Fitness Centers at anytime. Patrons may bring a trainer to the Fitness Centers for personal training sessions only. Personal trainers must be preapproved by the Community Director.
- 7) **Food and Beverage:** Food (including chewing gum) is not permitted within the Fitness Centers. Water is permitted in the Fitness Centers if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.
- 8) **Proper Attire:** Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Centers. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).
- 9) **General Policies:**
 - a) Each individual is responsible for wiping off fitness equipment after use.
 - b) Use of personal trainers is not permitted in the Fitness Centers unless preapproved by the District.
 - c) Hand chalk is not permitted to be used in the Fitness Centers.
 - d) Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
 - e) Weights or other fitness equipment may not be removed from the Fitness Centers.
 - f) Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
 - g) Please replace weights to their proper location after use.
 - h) Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
 - i) Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the Fitness Centers.

FITNESS CENTER POLICIES APPLICABLE TO PERSONAL TRAINERS

The following rules apply to all Personal Trainers regardless of whether the Personal Trainer is also a Patron. These rules apply in addition to general Fitness Center Policies.

- 1) A Patron who has a valid facility access card and is at least 16 years of age may bring an approved Personal Trainer to the fitness center to conduct one-on-one training.
- 2) Personal Trainers may not conduct classes with more than one Patron at a time.
- 3) No guests are permitted in the Fitness Center and a Personal Trainer may not bring a non-resident to the facility.
- 4) Personal Trainers must be pre-approved by the Community Director and must furnish proof of insurance and proper certification. Registration forms may be obtained from the Resident Services Office. Once approved, a Personal Trainer ID badge will be issued and must be worn while in the Fitness Center. The ID badge will include an expiration date that coincides with insurance expiration. In order to continue to provide personal training using District facilities, insurance and certification must be kept up to date.

BASKETBALL AND VOLLEYBALL COURT FACILITY POLICIES

All Patrons and Guests using the Basketball and Volleyball Court Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Facility equipment may result in the suspension or termination of Facility privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment. Guests may use the Basketball and Volleyball Court Facilities if accompanied by a Patron.

Please note that the Basketball and Volleyball Courts are unattended Facilities and persons using the Facilities do so at their own risk. Persons interested in using these Facilities are encouraged to consult with a physician prior to use.

- 1) **Hours:** The Basketball Court Facility is available for use by Patrons during normal operating hours which are posted. The Basketball Court lights are set via timer. The Volleyball Court is open dawn to dusk and the Court does not have lights. These Facilities may not be reserved and are available on a first come first serve basis unless otherwise programmed by the District.
- 2) **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 933-5571.
- 3) **Proper Attire:** Proper basketball or athletic shoes and attire are required at all times while on the Basketball Court. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants. Footwear is not required on the Volleyball Court.
- 4) **General Policies:**
 - a) The Basketball Court Facility is for the play of Basketball only and the Volleyball Court Facility is for the play of Volleyball only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at these Facilities.

- b) Beverages are permitted at the Basketball and Volleyball Courts if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the Basketball or Volleyball Courts.
- c) Alcoholic beverages are not permitted on Basketball or Volleyball Courts.
- d) Anyone under the age of fourteen (14) is not allowed to use the Basketball and Volleyball Court Facilities unless accompanied by an Adult Patron.
- e) The Basketball and Volleyball Courts are available on a first come, first serve basis. It is recommended that persons desiring to use the Basketball or Volleyball Court check with the Amenity Staff to verify availability in case they are reserved for programs or closed for maintenance. Use of the Basketball and Volleyball Court is limited to one (1) hour when others are waiting.
- f) Proper Basketball and Volleyball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- g) Persons using the Basketball and Volleyball Court Facilities must supply their own equipment.
- h) The courts and surrounding areas must be cleaned up by the Patron after use.
- i) Usage of the Basketball and Volleyball Court Facilities by Guests, unless accompanied by a Patron, is strictly prohibited.
- j) The exclusive and reserved scheduled uses of the courts are limited to the community-based teams and programs schedule through the Amenity Staff.

PICKLEBALL AND TENNIS COURT POLICIES

All Patrons and Guests using the Waterset Club Pickleball and Tennis Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Facility equipment may result in the suspension or termination of Facility privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment. Guests may use the Facilities if accompanied by a Patron.

Facilities and persons using the facility do so at their own risk. Persons interested in using these Facilities are encouraged to consult with a physician prior to use.

- 1) **Hours:** The Pickleball and Tennis Facilities are available for use by Patrons from 7:00 am to 10:00 pm, Monday thru Sunday. Tennis Court lights are on a timer system. Timer cannot be set past 10:00pm.
- 2) **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 933-5571.
- 3) **General Policies:**
 - a) Court use is limited to one (1) hour when other Patrons and/or Guests are waiting. Court use limit commences upon Patron and/or Guest arrival.
 - b) Usage is available on a first come first serve basis, unless otherwise programmed by the District.
 - c) Schedules of programs will be posted.
 - d) Proper attire is required.

- e) Patrons and Guest must supply their own equipment.
- f) Use of glass containers on the tennis court is not permitted.
- g) The Tennis Club is for the play of tennis only. Pets and the use of roller blades, bikes, skates, skateboards and scooters are prohibited on the pickleball and tennis courts.

GAME ROOM POLICIES

- 1) Game Room hours mirror the interior operating hours of the Amenity Facility
- 2) All Patrons must have their assigned Facility Access Card to enter the Game Room.
- 3) All Patrons must present their assigned Facility Access Card to the staff person on duty in order to check out Game Room equipment including but not limited to game controller access, game controllers, and shuffle board pucks.
- 4) Usage of each game is limited to a maximum amount of time of one (1) hour of play per game.
- 5) No one under the age of twelve (12) is allowed in the Game Room unless accompanied by a resident eighteen (18) years or older.
- 6) The Guest Policy is as follows – Patrons sixteen (16) and seventeen (17) years of age are permitted to bring one (1) Guest each. That Guest must be sixteen (16) years of age or older and have proper identification to verify age when being accompanied by a Patron sixteen (16) and seventeen (17) years of age. A Family, as defined in these Policies, is limited to a maximum of four (4) total Guests. One of the Family members present must be eighteen (18) years of age or older in order to bring up to four (4) total Guests.
- 7) No food or drinks allowed in the Game Room.
- 8) No running.
- 9) No horseplay.
- 10) No profanity.
- 11) No wet bathing suits or towels.
- 12) Any violation of these rules could result in expulsion from the Game Room for a minimum for one day.

FISHING AND POND POLICIES

Only Patrons and their Guests may fish from ponds located within the District. We ask that you respect your fellow landowners and access the ponds through the proper access points. The District operates under a catch and release policy for all fish caught in the ponds. The ponds serve as stormwater management purposes and are not to State Code for keeping or consuming your catch. The purpose of these bodies of water is to help facilitate the District's natural water system for stormwater runoff.

- 1) Fishing is only permitted from dawn until dusk in District owned ponds.
- 2) The District operates under a catch and release policy. Removal of fish for personal keep or consumption is not authorized.
- 3) Spear fishing or the use of Spear Guns, Bow & Arrows, and Firearms are not permitted as acceptable methods to fish.
- 4) Cast Netting is prohibited.

- 5) Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-Hookers or needle-nose pliers need to be carried by authorized users at all times.
- 6) Circle Hooks are recommended for all live bait fishing.
- 7) In events when dangerous wildlife is “caught” by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
- 8) The use of traps is strictly prohibited.
- 9) The use of profanity or disruptive behavior will not be tolerated.
- 10) All trash or debris must be disposed of in the appropriate receptacles. The philosophy of “If you bring it with you, you must take it with you when you leave” is employed.
- 11) Fish are not to be moved from one pond to another.
- 12) Authorized Users are not allowed to introduce or stock any of the lakes or ponds.
- 13) Authorized Users will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish. Any monetary penalties or fees incurred by the District as a result of user’s failure to acquire such required permits or licenses will be the liability of the individual determined to be in violation.
- 14) **General Polices:**
 - a) Swimming is prohibited in all ponds on District property.
 - b) No watercrafts of any kind are allowed in any of the ponds on District property.
 - c) Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish in the ponds walk or ride bicycles.
 - d) Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
 - e) There is a 20-foot District owned buffer surrounding each pond, residents may fish in the 20-foot buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.
 - f) Homeowners whose lot abuts the pond are responsible for mowing, weeding and trash removal to the water’s edge.

POLICIES FOR ALL PARKS AND PLAYGROUNDS

- 1) Parks and playgrounds are available on a first come first serve basis, no reservations are permitted.
- 2) Parks and playgrounds are for recreational use only by Patrons and Guests. Organized assemblies are not permitted without approval of the Amenity Manager.
- 3) Guests must be accompanied by Patrons in accordance with the Districts guest policies.
- 4) Children under the age of eight (8) must be accompanied by an adult Patron.
- 5) No grills of any kind are permitted, with the exception of the permanent grills at the Lakeside amenity.
- 6) Lakeside amenity grills must be cleaned after each use, with coals removed and disposed of in the proper container, and grates scrubbed and cleaned.
- 7) The use of fireworks is prohibited.
- 8) No roughhousing at the parks and playgrounds.
- 9) Persons using the parks and playgrounds must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited.
- 10) The use of profanity or disruptive behavior is absolutely prohibited.

- 11) Alcoholic beverages are not permitted on the parks or playgrounds.
- 12) Inflatable equipment, such a bounce houses, is not permitted at the parks or playgrounds.
- 13) Parks and playgrounds hours are as posted. If not posted then hours are from dawn to dusk, Monday thru Sunday.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Hillsborough County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the CDD and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD. Such abutting property owner must initially contact the CDD for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

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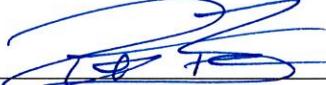
POLICY ADOPTION PROCESS SUMMARY

The Policies for all Amenity Facilities were originally adopted at a publicly noticed meeting by the Board of Supervisors for the Waterset Central Community Development District on June 5th, 2018.

Attest:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary


Chairman/Vice Chairman

Tab 15

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

**POLICIES FOR PARKING AND TOWING FOR ALL
AMENITY CENTER PARKING AREAS AND DISTRICT
COMMON AREAS WITHIN WATERSET CENTRAL CDD**

ADOPTED _____, 2025

PARKING POLICIES

1. No parking is permitted within the parking areas for any of the Amenity Centers between 11:00 p.m. and _____ a.m., including no overnight parking. The Amenity Center parking is intended for authorized users of the Amenity Centers, during use of the Amenity Centers. Parking within the parking areas of any of the Amenity Centers within Waterset Central at any other time or for any purpose other than use of the Amenity Centers and their facilities is prohibited.
2. No parking is permitted on landscaped areas within the CDD common areas.
3. No parking which blocks any entrance to a Waterset Central Amenity Facility or CDD common area is permitted.

AUTHORIZED TOWING AND IMPOUNDMENT OF VEHICLES PARKED IN VIOLATION OF THE DISTRICT'S PARKING POLICIES

1. The CDD may enter into an Agreement with a company providing towing and impoundment services (the “Tow Company”), to tow and impound vehicles parked within the CDD-owned areas of Waterset Central Community Development District, in violation of these Parking Policies.
2. The authorized Tow Company will post required signage, and comply with all other State and local laws and regulations governing the towing and impoundment of vehicles parked in violation of these Policies.
3. Prior to the towing of any vehicle from CDD property, the District Manager, or its designated representative, shall provide twenty-four (24) hours written notice that the vehicle will be towed if not removed, by placing such written notice upon the vehicle, affixed to the driver's side window. If the vehicle is not removed following the expiration of the twenty-four (24) hour notice period, then the District Manager may authorize the Tow Company to proceed with towing and impoundment of the vehicle that is not in compliance with these Policies. [Comment: This paragraph is subject to review and change by the Board of Supervisors, during review of the proposed Policies]
4. Upon towing and impoundment of a vehicle, the owner of the towed vehicle shall contact the Tow Company directly to coordinate return of the vehicle. The Waterset Central Community Development District is not responsible for damage occurring to a vehicle.

POLICY ADOPTION PROCESS SUMMARY

The Policies for Parking and Towing for all Community Development District Property were originally adopted at a publicly noticed meeting by the Board of Supervisors for the Waterset Central Community Development District on _____, 2025.

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Attest:

Secretary/Assistant Secretary _____

Chair/Vice Chair _____

Current Tow Company Contractor, contracted by the District, as of _____, 202____:

Tel: _____

Tab 16

Towing Authorization Agreement

This Towing Authorization Agreement (this "Agreement") is entered as of _____, 2025 between the **Waterset Central Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the "District") whose mailing address is c/o Rizzetta & Company, 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 and **Hiy Towing**, a Florida limited liability company ("Towing Operator") whose mailing address is 7040 US 301 Riverview FL 33569

Background Information:

The District is the owner of the Amenity Center parking lots located within the District (the "District Property"). The District desires to authorize the Towing Operator to tow any vehicles or vessels that are parked on District Property in violation of the District's Parking Enforcement Policy attached as **Exhibit "A"**.

The Towing Operator represents that it is regularly engaged in the business of towing vehicles or vessels, is authorized under Florida law and Hillsborough County regulations, to tow vehicles or vessels, and that the Towing Operator abides by all applicable laws and regulations.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **District Authorized Representatives.**
 - (a) The District shall designate in writing certain authorized agents who are authorized to inform the Towing Operator of any vehicles or vessels that need to be towed (the "Authorized Representatives"). The list of Authorized Representatives may be updated from time to time.
 - (b) Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representatives shall verify that:
 - (i) the vehicle or vessel is parked on District Property, and
 - (ii) is in violation of the District's Parking and Towing Policy.
3. **Authorization to Tow.** In accordance with section 715.07(2), Florida Statutes, the District hereby authorizes the Authorized Representatives, only after complying with the District's Parking and Towing Policy and applicable laws and regulations, to provide authorization to the Towing Operator to remove any vehicles or vessels that are parked on District Property in violation of the District's Parking Enforcement Policy. The Towing Operator is not authorized to patrol the community for violations of the District's Parking Enforcement Policy. The Towing Operator shall photograph or video the vehicle or vessel to sufficiently detail the violation for which the vehicle or vessel is being towed. The photographs or video shall be maintained by the Towing Operator for a minimum of 6 months, and be produced upon request by the District or any law enforcement agency.

4. **Compliance with Laws and Regulations.** The Towing Operator shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder (including specifically Sections 715.07 and 713.78, Florida Statutes as they may be amended from time to time). Towing Operator will be responsible for any fines or penalties assessed against District as a result of any the Towing Operator's operations authorized under this Agreement.
5. **Signage.** The Towing Operator shall either provide the signage required by applicable laws and regulations or inspect and certify to the District that any existing signage complies with the applicable laws and regulations.
6. **No Monetary Compensation between the Parties.** Both parties acknowledge and agree that the District has authorized the towing services by the Towing Operator without monetary obligation. No fee will be paid to the Towing Operator by the District for services as outlined in this Agreement, including, but not limited to, the costs associated with the placement of signage or with providing personal notice as required by section 715.07, Florida Statutes. The Towing Operator shall ensure that all fees to be charged for towing and storage shall not exceed the amounts established by Hillsborough County.
7. **Manner of Performance and Care of District Property.** Any towing shall be done, furnished, and performed in a workmanlike manner with the best management practices in the industry. Towing Operator shall use all due care to protect the property of the District, its residents and landowners from damage.
8. **Insurance.** The Towing Operator shall carry commercial general liability insurance of no less than \$1,000,000 and commercial automobile liability insurance of no less than \$1,000,000. The Towing Operator shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Towing Operator will maintain Workers Compensation insurance as required by law.
9. **Indemnification.** The Towing Operator, for and on behalf of itself, its agents, employees and assigns, and any person or entity claiming by, through or under them, shall indemnify and agree to defend and hold the District, its supervisors, agents and employees, harmless from any and all claims (including attorneys fees and costs) for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to, personal injury or death resulting in any way from or in any fashion arising from or connected with the Towing Operator's actions.
10. **Relationship Between the Parties.** It is understood that the Towing Operator is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Towing

Operator and the District. The Towing Operator will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.

11. **No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
12. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Towing Operator represents that in entering into this Agreement, the Towing Operator has not been designated as a “scrutinized company” under the statute and, in the event that the Towing Operator is designated as a “scrutinized company”, the Towing Operator shall immediately notify the District whereupon this Agreement may be terminated by the District.
13. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
 - (a) Towing Operator represents that Towing Operator is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - (b) If the District has a good faith belief that the Towing Operator has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - (i) If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Towing Operator otherwise complied with its obligations thereunder, the District shall promptly notify the Towing Operator and the Towing Operator will immediately terminate its contract with the subcontractor.
14. **Public Records.** As required under Section 119.0701, Florida Statutes, Towing Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Towing Operator upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE TOWING OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE TOWING OPERATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 533-2950, OR BY EMAIL AT SDELUNA@RIZZETTA.COM, OR BY REGULAR MAIL AT 2700 S. FALKENBURG ROAD, SUITE 2745, RIVERVIEW, FLORIDA 33578.

15. **Term.** The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent one year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
16. **Termination.** Either party may terminate this Agreement at any time, without cause, with 10 days written notice to the other party.
17. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
18. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
19. **Controlling Law.** This Agreement is governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
20. **Enforcement of Agreement.** In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
21. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

To the Contractor:

Hilariion Briceno
Hi'y Towing
7040 US 301
Riverview FL
33569

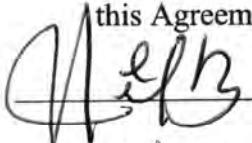
To the District:

c/o Rizzetta & Company
2700 S. Falkenburg Road
Suite 2745
Riverview, Florida 33578

22. **Arm's Length Transaction and Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

23. **Severability.** Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.

24. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement will control over provisions in any exhibit.



Waterset Central Community
Development District

Name: Hilary Briceño
Title: Owner

Chair of the Board of Supervisors

Tab 17

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

Present and constituting a quorum:

Deneen Klenke
Brandon Bentley
Thomas McNutt
Jean Ocampo

Board Supervisor, Chairman
Board Supervisor, Vice – Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary (via conf. call)

Also present were:

Stephanie DeLuna
John Toborg
Erin McCormick
Heidi Torres
Chris Zotti
Mark Ballenger
Jerry Whited
Katiria Parodi
Devon Craig
Rafeal Rosario

District Manager, Rizzetta & Co.
Field Services, Rizzetta & Co.
District Counsel, Erin McCormick Law. (via conf. call)
Representative, Castle Group
Representative, Ballenger
Representative, Ballenger
Representative, BDI Engineering
Clubhouse Manager, Castle Group
Representative, Sitex Aquatics
Representative, Red Tree

Audience

Present

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 students from the nearby school walking in back yards and would like gaps in fencing closed.

Residents commented on children acting unfavorably in the neighborhood.

A resident commented on the maintenance of the ponds and drainage.

Comments were heard on the pool runoff letters and CDD reimbursement.

48

49 **THIRD ORDER OF BUSINESS**

50 **Staff Reports**

51

52 **A. Aquatics Report**

53

54 Present. Mr. Craig presented the report. Reviewed conservation cutback on
pond Bank cutovers.

55

56

57 A discussion ensued on the buffer and turf boundaries.

58

59 **B. Landscape & Irrigation**

60

61 **i. Presentation of Landscape Inspection Report**

62

63

64 Mr. Toborg presented and reviewed the report. He addressed the
irrigation issues and the need to have it rectified due to dead plants.

65

66 **ii. Landscape Contractor Update**

67

68

69

70 Mr. Lucadano provided updates to the Board. Asked Ballenger to
check irrigation. Stated enhancements were scheduled for installation
by December 16.

71

72 **iii. Irrigation Contractor Update**

73

74

75

76 Mr. Zotti presented the report to the board and gave updates on water
time and frequency throughout the community. Mr. Toborg provided
feedback on where irrigation was not running.

77

78 **C. District Counsel**

79

80 Present. Reviewed Parking Policy

81 On a motion by Ms. Klenke, seconded by Mr. McNutt with all in favor, the Board approved
District Management to run an advertisement for the purpose of establishing a Public
Hearing on Towing Policies and CDD Procedures at the February 11, 2026, meeting for
the Waterset Central Community Development District.

82 On a motion by Ms. Klenke, seconded by Mr. McNutt with all in favor, the Board approved
the exterminate the contract with Yellowstone for the Waterset Central Community
Development District.

83 **D. District Engineer**

84

85 Mr. Whited gave a status update on Finn Outdoor, Pool discharge, and permits.

86

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.

87 **E. Clubhouse Manager**

88 i. **Presentation of Management Report**

89
90 Ms. Parodi presented the report and gave an update on palm
91 replacement.

92
93 **F. District Manager**

94
95 Ms. DeLuna stated that the next meeting will be a regular meeting held on
96 January 14th, 2025, at 10:00 a.m. at The Waterset Club.

97
98 On a motion by Ms. Klenke, seconded by Mr. Bentley with all in favor, the Board
99 authorized District Management to cancel the January 14th meeting and establish a
Workshop for the Waterset Central Community Development District.

100 i. **Presentation of Waterset Central Organizational Chart**

101 Ms. DeLuna presented the Organizational Chart.

102 **FOURTH ORDER OF BUSINESS** **Business Items**

103 **A. Resignation of Board Member**

104
105 On a motion by Ms. Klenke, seconded by Mr. McNutt with all in favor, the Board accepted
106 the Resignation of Jean Ocampo for the Waterset Central Community Development
107 District.

108 **B. Consideration of New Board Member**

109 Dr. Setta provided details on her experience.

110
111 On a motion by Mr. McNutt, seconded by Mr. Bentley with all in favor, the Board appointed
112 Kelly Setta to Seat #5 for the Waterset Central Community Development District.

113 **FIFTH ORDER OF BUSINESS** **Business Administration**

114 **A. Consideration of Regular Meeting Minutes Held on November 12, 2025.**

115
116 On a motion by Mr. McNutt, seconded by Mr. Bentley with all in favor, the Board approved
117 the meeting minutes as presented from November 12th, 2025, meeting for the Waterset

Central Community Development District.

119
120 **B. Consideration of Operations and Maintenance Expenditures for October 2025**
121

On a motion by Mr. McNutt, seconded by Ms. Klenke, with all in favor, the Board ratified the Operations & Maintenance Expenditures for October 2025 (**\$207,231.15**), for the Waterset Central Community Development District.

122
123
124 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**
125
126 Ms. Klenke made a comment on Ballenger and Red Tree and asked District
127 Management to look into the screen project.
128

129 **SEVENTH ORDER OF BUSINESS** **Adjournment**
130

On a motion by Mr. Bentley, seconded by Ms. Klenke, the Board agreed to the adjournment of the meeting at 1:00 p.m., for the Waterset Central Community Development District.

131
132
133
134
135
136 Assistant Secretary
137

Chair / Vice Chair

Tab 18

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 November 2025 For Board Approval

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

The total items being presented: **\$40,694.08**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	101109	137317	Replace Damaged Electric Strike 10/25	\$ 481.05
Ballenger Landcare, LLC	101110	459	Irrigation Repairs 10/25	\$ 630.02
Brletic Dvorak, Inc.	101111	2172	Engineering Services 10/25	\$ 1,545.00
Castle Management, LLC	101112	INS-1025-298	Insurance Reimbursement 10/25	\$ 212.57
Castle Management, LLC	101101	PREIM10-03-25-130	Payroll Period 09/13/25-09/26/25	\$ 8,952.57
City Wide Facility Solutions	101102	32019036151	Janitorial Services 11/25	\$ 2,120.09
City Wide Facility Solutions	101113	52019010630	Janitorial Supplies 10/25	\$ 903.81
DCSI, Inc.	101103	34285	Service Call 09/25	\$ 145.00
DCSI, Inc.	101103	34322	Alarm Monitoring System 11/25	\$ 199.00
DCSI, Inc.	101114	34361	Alarm Monitoring System 11/04/25	\$ 199.00
DCSI, Inc.	101114	34394	Cloud Cover Music Server Subscription 11/25	\$ 49.98
Erin McCormick Law, P.A.	101104	10855	Legal Services- General Representation 09/23/25-10/27/25	\$ 6,265.12
FitRev, Inc.	101105	36327	Service Call 10/25	\$ 104.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
FitRev, Inc.	101105	36540 813-649-0263-041723-5	Fitness Equipment 10/25	\$ 114.00
Frontier Florida, LLC	20251107-3	10/25 813-649-0263-041723-5	Internet 10/25	\$ 129.99
Frontier Florida, LLC	20251124-3	11/25 ACH 813-741-0603-061118-5	Internet 11/25	\$ 129.99
Frontier Florida, LLC	20251107-2	10/25 ACH 813-741-0603-061118-5	Internet 10/25	\$ 490.34
Frontier Florida, LLC	20251124-2	11/25 ACH	Internet 11/25	\$ 490.34
Hillsborough County BOCC	20251125-1	7687161865 10/25 ACH	Water Summary 10/25	\$ 2,603.51
Nvirotect Pest Control Service, Inc.	101115	375821	Pest Control 10/25	\$ 217.00
Nvirotect Pest Control Service, Inc.	101106	376180	Pest Control 10/25 Waste & Recycle Container Service	\$ 135.00
Republic Services	20251107-1	0696-001305390 ACH	10/25 Waste & Recycle Container Service	\$ 1,023.14
Republic Services	20251124-1	0696-001312172 ACH	11/25	\$ 780.68
Rizzetta & Company, Inc.	101108	INV0000104456	Accounting Services 11/25	\$ 6,304.49
School Now	101107	INV-SN-1095	ADA Website Quarterly 10/25	\$ 384.38
TECO	20251114-4	221008697536 10/25 ACH	5701 Madrigal Way - Streetlights 10/25	\$ 350.83

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20251114-2 321000017137	221008884712 10/25 ACH 5701 Madrigal Way (Amenity) 10/25		\$ 885.37
TECO	09/25 ACH	321000017137 09/25 ACH TECO Summary 321000017137 08/25		\$ 2,166.41
TECO Peoples Gas	20251114-3	221008930457 10/25 ACH 5701 Madrigal Way 10/25		\$ 607.55
Waterset Central CDD	DC 113025	DC 113025	Debit Card Replenishment	\$ 2,073.85
Total				\$ 40,694.08

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
10/10/2025	137317

Bill To
WATERSET NORTH CDD
C/O RIZZETTA & CO
3434 COLWELL AVE, STE #200
TAMPA, FL 33614

Ship To

WATERSET CENTRAL CDD
7281 PARADISO DR
APOLLO BEACH, FL 33572

P.O. No.	Terms
HEIDY TORRES	Due on receipt

Thank you for your business.

Phone #	Payments/Credits	\$0.00
727-533-0295	Balance Due	\$481.05



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

Invoice 459

Date	PO#
10/31/25	
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

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

PAM Amenity Center Broken Zone Line

Broken zone line at the Waterset Central Amenity center along PAM. Broken by TECO. Costs include all parts and materials and time.





Irrigation Repair - 10/17/2025

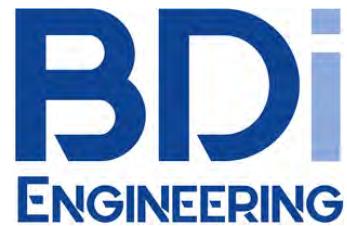
\$630.02

Subtotal	\$630.02
Sales Tax	\$0.00
Total	\$630.02
Credits/Payments	(\$0.00)
Balance Due	\$630.02

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$6,461.02	\$0.00	\$0.00	\$0.00

Brletic Dvorak Inc

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

**INVOICE**

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

INVOICE 2172
DATE 10/31/2025
TERMS Net 30
DUE DATE 11/30/2025

PROJECT NAME
Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[October 02 - October 31]	8:00	180.00	1,440.00
Project Manager	[October 06]	0:30	210.00	105.00
BALANCE DUE				\$1,545.00



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
Oct-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	4.00	\$180	J. Whited	\$720.00
Communication for shoreline restorations and SOI repairs RFPs. Reconcile list of pool discharge impacted properties for letters.	4.00 0.00	\$180 \$120	J. Whited K. Wagner	\$720.00 \$0.00
Bond Requisition; review and approve.	0.50	\$210 \$180	S. Brletic J. Whited	\$105.00 \$0.00
INVOICE TOTAL	8.50			\$1,545.00



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

Document No:INS-1025-298
Document Date:10/31/2025

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$212.57

Date	Description	Amount
10/31/2025	Insurance Reimbursement Torres, Heidy ASTPM	\$96.53
10/31/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$116.04

Report Totals

Billing: \$212.57
Total Sales Tax: \$0.00
Balance Due: **\$212.57**



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

INVOICE

Total Due: \$2,120.09

Invoice Number: 32019036151
Our Order No. 31019101331
Invoice Date: 11/1/2025
Due Date: 12/1/2025

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

Bill

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

RECEIVED
10-28-25

Ship

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

PO #	Customer ID	FSM	Payment Terms		Service Dates	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	01019000216	Seymour Wright	Net 30 days		11/01/25 to 11/30/25	
	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**

**INVOICE****Total Due:** **\$903.81**

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

Invoice Number: 52019010630
Our Order No. 51019009603
Invoice Date: 10/31/2025
Due Date: 11/30/2025

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

Bill

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

Ship

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

PO #	Customer ID	FSM	Payment Terms		Service Dates	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE		Net 30 days			
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-billeexpress.com/ebpp/gocitywide/>

Subtotal: **903.81**
Sales Tax: **0.00**

Total Due: **\$903.81**



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

Invoice

RECEIVED
10-20-25

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	DUUE DATE	TERMS	ENCLOSED
34285	10/17/2025	\$145.00	11/01/2025	Net 15	

P.O. NUMBER

11156

SALES REP

Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/24/2025	Camera/DVR Service (C) Reason for call: Check to see why camera system is offline. Tech notes: Found NVR with no power. Checked power supply — OK. Removed NVR and sent to manufacturer for service to determine the issue.	1	145.00	145.00

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

145.00

TAX (6.5%)

0.00

TOTAL

145.00

BALANCE DUE

\$145.00

Pay invoice



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

Invoice

RECEIVED
10-28-25

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	DUUE DATE	TERMS	ENCLOSED
34322	10/25/2025	\$199.00	11/09/2025	Net 15	

SALES REP

NB

ACCT#/LOT/BLK

Clubhouse CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring \$199 Month (no contract) ** This includes 30 OHE (operator handled events) per month, \$2 an event after that. OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	1	199.00	199.00
		0	2.00	0.00

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

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

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

***Late Fees are 1.5% per month

SUBTOTAL	199.00
TAX (7.5%)	0.00
TOTAL	199.00
BALANCE DUE	

\$199.00

[Pay invoice](#)



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

Invoice

BILL TO

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

SHIP TO

Waterset Central CDD
Waterline Station Pool

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
34361	11/04/2025	\$199.00	11/19/2025	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

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	DUUE DATE	TERMS	ENCLOSED
34394	11/11/2025	\$49.98	11/26/2025	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

Erin McCormick, Esq.

**Waterset Central Community Development
District**

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;
lspock@rizzetta.com

RECEIVED
10-28-25

Invoice Date	Invoice Number
10/27/2025	10855
Terms	Service Through
	10/27/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
09/23/2025	Erin R McCormick	Review of message from Deneen Klenke; prepare Agreement with Cooper Pools; review of email from Katiria Parodi; email to Ruben Durand regarding termination of Wahoo Pools;	1.30	\$ 611.00
09/25/2025	Erin R McCormick	Review of email and documents from Katiria Parodi regarding parking issues at Waterset Central; email to Katiria Parodi, Ruben Durand and Deneen Klenke regarding above;	0.60	\$ 282.00
09/29/2025	Erin R McCormick	Review of email from Ruben Durand regarding notice to Wahoo Pools and respond; review of Notice of Termination and respond; review of email from Katiria Parodi regarding Policies for Waterset Central and review of Post Orders; email to Katiria Parodi regarding Post Orders; review of executed Agreement from Cooper Pools;	1.10	\$ 517.00
09/30/2025	Erin R McCormick	Review of email from John Toborg and invoice from Sunrise; review of Turf Decline Report; review of Sod Renovation Report; prepare letter to Sunrise regarding withholding of payment; email to John Toborg, Ruben Durand and John Toborg and transmit letter for review; review of Agenda and backup materials for Board of Supervisors meeting	2.30	\$ 1,081.00
10/01/2025	Erin R McCormick	Review of email from John Toborg regarding letter to Sunrise and respond;	0.10	\$ 47.00
10/03/2025	Erin R McCormick	Review of executed Agreement with Cooper Pools and respond to Ruben Durand; review of Post Orders provided by Carrie Buck and compare to previously approved Post Orders for Waterset Central; email to Carrie Buck and Katiria Parodi regarding above; review of revised Agreement with Allied Security, attach Nongovernmental Entity Human Trafficking Affidavit; email to Carrie Buck and Katiria Parodi regarding above;	0.90	\$ 423.00
10/04/2025	Erin R McCormick	Review of email from John Toborg; email to John Toborg; review of Agreement with Sunrise, finalize and transmit letter to Sunrise;	1.00	\$ 470.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

**Waterset Central Community Development
District**

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;
lspock@rizzetta.com

Invoice Date	Invoice Number
10/27/2025	10855
Terms	Service Through
	10/27/2025

10/07/2025	Erin R McCormick	Review of limited warranty for golf cart; email to Katiria Parodi regarding above and request to find out residual value of the golf cart;	0.80	\$ 376.00
10/08/2025	Erin R McCormick	Prepare for, travel to and attend Board of Supervisors meeting;	4.40	\$ 2,068.00
10/15/2025	Erin R McCormick	Prepare modifications to Agreement with Supervisor of Elections for Polling Place and transmit to Katiria Parodi; review of email from Katiria Parodi;	0.40	\$ 188.00
10/23/2025	Erin R McCormick	Review of emails regarding incident at fitness center; emails to Katiria Parodi and Deneen Klenke regarding above; review of video; telephone conference with Deneen Klenke;	0.30	\$ 141.00

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
10/27/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 61.12

Total Hours	13.20 hrs
Total Work	\$ 6,204.00
Total Expenses	\$ 61.12
Total Invoice Amount	\$ 6,265.12
Previous Balance	\$ 6,256.54
Balance (Amount Due)	\$ 12,521.66



RECEIVED
10-03-25

7823 N Dale Mabry Hwy,

STE 107

Tampa, FL 33614

Ofc: 813-870-2966

Fax: 813-870-2896

Invoice

Date	Invoice #
10/3/2025	36327

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

Ship To
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

P.O. No.	Terms	Rep
	Due on receipt	CJ

Item	Description	Qty	Rate	Amount
Service	Service Call - The 3 Precor treadmill hoods missing screws. I had only 3 in my toolbox. Installed those for now. All three treadmills have at least one screw on them right now so that those won't come off. Need 7 screws ordered.	1	95.00	95.00
Parts	Precor Screws	3	3.00	9.00

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.	Subtotal \$104.00
	Sales Tax (0.0%) \$0.00
	Total \$104.00
	Payments/Credits \$0.00
	Balance Due \$104.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.

FIT/REV**RECEIVED**
10-21-25

7823 N Dale Mabry Hwy,

STE 107

Tampa, FL 33614

Ofc: 813-870-2966

Fax: 813-870-2896

Invoice

Date	Invoice #
10/21/2025	36540

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

Ship To
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

P.O. No.	Terms	Rep
Due on receipt		CJ

Item	Description	Qty	Rate	Amount
Parts	Precor Treadmills	7	2.00	14.00
Labor	SIDE BOLTS	1	80.00	80.00
Freight Sales (INV)	Labor		20.00	20.00
	Freight Charges are subject to change			

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.	Subtotal \$114.00
	Sales Tax (0.0%) \$0.00
	Total \$114.00
	Payments/Credits \$0.00
	Balance Due \$114.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



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

PIN:

Billing Date:
Oct 17, 2025

Billing Period:
Oct 17 - Nov 16, 2025

Hi WATERSET CENTRAL,

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

Bill history

Previous balance	\$129.99	
Payment received by Oct 17, thank you	-\$129.99	
Service summary		
Internet	Previous month	Current month
Internet	\$129.99	\$129.99
Total services	\$129.99	\$129.99
Total balance	\$129.99	

Total balance
\$129.99
due
Nov 10



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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 17 10192025 NNNNNNNY 01 992069

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

Total balance
\$129.99

Due by
Nov 10

Account number
813-649-0263-041723-5

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

9500098136490263041723000000000000000129995



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

PIN:

Billing Date:
Oct 17, 2025

Billing Period:
Oct 17 - Nov 16, 2025

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Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/ctnetx-privacy.



FRONTIER

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

Billing Date:
Oct 17, 2025

Page 3/4

PIN:

Billing Period:
Oct 17 - Nov 16, 2025

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Internet

Monthly Charges

10.17-11.16	Business Fiber Internet 1 Gig	\$104.99
	Valued Customer Fiber 2 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
	Internet Total	\$129.99

\$104.99
\$0.00
\$25.00
\$129.99

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$129.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Total current month charges	\$129.99
------------------------------------	-----------------

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business.frontier.com



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

PIN:

Billing Date:
Nov 17, 2025

Billing Period:
Nov 17 - Dec 16, 2025

Hi WATERSET CENTRAL,

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

Bill history

Previous balance	\$129.99	
Payment received by Nov 17, thank you	-\$129.99	
Service summary		
Internet	Previous month	Current month
Internet	\$129.99	\$129.99
Total services	\$129.99	\$129.99
Total balance	\$129.99	



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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 17 11182025 NNNNNNNY 01 992037

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

Total balance
\$129.99

Due by
Dec 11

Account number
813-649-0263-041723-5

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

9500098136490263041723000000000000000129995


WATERSET CENTRAL

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

PIN:

Billing Date:

Nov 17, 2025

Billing Period:

Nov 17 - Dec 16, 2025

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Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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FRONTIER

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

PIN:

Billing Date:
Nov 17, 2025

Billing Period:
Nov 17 - Dec 16, 2025

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Internet

Monthly Charges

11.17-12.16	Business Fiber Internet 1 Gig	\$104.99
	Valued Customer Fiber 2 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
	Internet Total	\$129.99

Total current month charges	\$129.99
------------------------------------	-----------------

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business.frontier.com



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

PIN:

Billing Date:
Oct 14, 2025

Billing Period:
Oct 14 - Nov 13, 2025

Hi WATERSET CENTRAL CDD,

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

Bill history

Previous balance		\$478.15
Payment received by Oct 14, thank you		-\$478.15

Service summary

	Previous month	Current month
Bundle	\$405.51	+\$415.51
Taxes and Fees	\$72.64	+\$74.83
Total services	\$478.15	\$490.34
Total balance		\$490.34

Total balance
\$490.34
due
Nov 07

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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 14 10142025 NNNNNNNY 01 994860

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

Total balance
\$490.34

Due by
Nov 07

Account number
813-741-0603-061118-5

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

8110028137410603061118000000000000000490345



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

PIN:

Billing Date:
Oct 14, 2025

Billing Period:
Oct 14 - Nov 13, 2025

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

Billing Date:
Oct 14, 2025

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PIN:

Billing Period:
Oct 14 - Nov 13, 2025

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Bundle			
Monthly Charges			
10.14-11.13	FiberOptic Internet 300 Dynamic IP w/ OneVoice	\$205.97	If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$339.36 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.
	Business FiberOptic 300/300M Dynamic IP		
(2)	OneVoice Access Line	\$0.00	NOTICE OF RATE INCREASE...
	Valued Customer Fiber 1 Gig Upgrade	\$109.98	
(3)	OneVoice Nationwide		Beginning with this bill, your FiberOptic Internet service has increased by \$10.00 per month, per line. Questions? Please contact customer service.
	OneVoice Access Line		
(3)	Federal Primary Carrier Multi Line Charge	\$44.97	
	Carrier Cost Recovery Surcharge	\$13.99	
(3)	Frontier Roadwork Recovery Surcharge	\$4.00	
	Multi-Line Federal Subscriber Line Charge	\$27.60	
(3)	Access Recovery Charge Multi-Line Business	\$9.00	
Bundle Total		\$415.51	
Taxes and Fees			
	FCA Long Distance - Federal USF Surcharge	\$22.46	
	Federal USF Recovery Charge	\$13.95	
	Federal Excise Tax	\$2.89	
	Federal Taxes	\$39.30	
	FL State Communications Services Tax	\$14.83	
	County Communications Services Tax	\$14.44	
	FL State Gross Receipts Tax	\$4.45	
(3)	Hillsborough County 911 Surcharge	\$1.20	
	FL State Gross Receipts Tax	\$0.37	
(3)	FL Telecommunications Relay Service	\$0.24	
	State Taxes	\$35.53	
Taxes and Fees Total		\$74.83	
Total current month charges		\$490.34	





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

PIN:

Billing Date:
Oct 14, 2025

Billing Period:
Oct 14 - Nov 13, 2025

LOCAL MEASURED SVC-FREE

8137410603	# of calls	Minutes	Charge
Dial Day	0	183	\$0.00
Dial Evening	52	0	\$0.00
Dial Night	0	10	\$0.00
Dial Day	0	5	\$0.00
Dial Evening	10	0	\$0.00
Dial Night	0	0	\$0.00
Allowance			\$0.00
Billed			\$0.00
Total			\$0.00





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

PIN:

Billing Date:
Nov 14, 2025

Billing Period:
Nov 14 - Dec 13, 2025

Hi WATERSET CENTRAL CDD,

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

Bill history

Previous balance		\$490.34
Payment received by Nov 14, thank you		<u>-\$490.34</u>

Service summary

	Previous month	Current month
Bundle	\$415.51	\$415.51
Taxes and Fees	\$74.83	\$74.83
Total services	\$490.34	\$490.34
Total balance		\$490.34

Total balance
\$490.34
due
Dec 08

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Eagan, MN 55121-2879

6790 0107 DY RP 14 11162025 NNNNNNNY 01 994754

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

Total balance
\$490.34

Due by
Dec 08

Account number
813-741-0603-061118-5

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

8110028137410603061118000000000000000490345



WATERSET CENTRAL CDD

Account Number:

813-741-0603-061118-5

Billing Date:

Nov 14, 2025

PIN:

Billing Period:

Nov 14 - Dec 13, 2025

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

Billing Date:
Nov 14, 2025

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PIN:

Billing Period:
Nov 14 - Dec 13, 2025

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Bundle

Monthly Charges

11.14-12.13	FiberOptic Internet 300 Dynamic IP w/ OneVoice Business FiberOptic 300/300M Dynamic IP OneVoice Access Line Valued Customer Fiber 1 Gig Upgrade (2) OneVoice Nationwide OneVoice Access Line (3) Federal Primary Carrier Multi Line Charge Carrier Cost Recovery Surcharge Frontier Roadwork Recovery Surcharge (3) Multi-Line Federal Subscriber Line Charge (3) Access Recovery Charge Multi-Line Business	\$205.97 \$0.00 \$109.98 \$44.97 \$13.99 \$4.00 \$27.60 \$9.00
Bundle Total		\$415.51

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$339.36 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$22.46
Federal USF Recovery Charge	\$13.95
Federal Excise Tax	\$2.89

Federal Taxes

FL State Communications Services Tax	\$14.83
County Communications Services Tax	\$14.44
FL State Gross Receipts Tax	\$4.45
(3) Hillsborough County 911 Surcharge	\$1.20
FL State Gross Receipts Tax	\$0.37
(3) FL Telecommunications Relay Service	\$0.24

State Taxes

Taxes and Fees Total	\$74.83
-----------------------------	----------------

Total current month charges	\$490.34
------------------------------------	-----------------





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

Billing Date:
Nov 14, 2025

PIN:

Billing Period:
Nov 14 - Dec 13, 2025

LOCAL MEASURED SVC-FREE

8137410604	# of calls	Minutes	Charge
Dial Day	0	195	\$0.00
Dial Evening	47	0	\$0.00
Dial Night	0	3	\$0.00
Dial Day	0	0	\$0.00
Dial Evening	5	0	\$0.00
Dial Night	0	0	\$0.00
Dial Day	0	0	\$0.00
Dial Evening	1	0	\$0.00
Dial Night	0	0	\$0.00
Allowance			\$0.00
Billed			\$0.00
Total			\$0.00





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

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Summary of Account Charges

Previous Balance	\$1,759.71
Net Payments - Thank You	\$-1,759.71
Total Account Charges	\$2,603.51
AMOUNT DUE	\$2,603.51

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

9768

DUUE DATE	11/21/2025
AMOUNT DUE	\$2,603.51
AMOUNT PAID	

0076871618658 00002603512



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 6116 SEA AIR DR

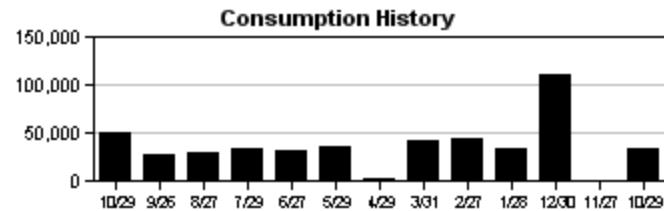
M-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	09/26/2025	18560	10/29/2025	19062	50200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$17.15

Total Service Address Charges \$17.15



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 5701 MADRIGAL WAY

M-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	09/28/2025	763776	10/30/2025	787058	23282 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge \$6.03

Purchase Water Pass-Thru \$70.31

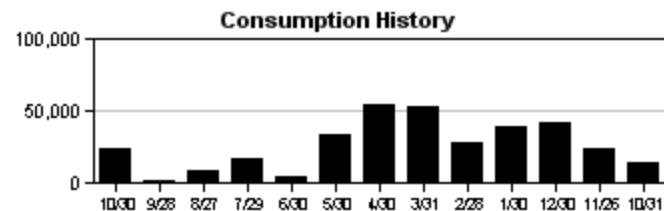
Water Base Charge \$31.30

Water Usage Charge \$43.61

Sewer Base Charge \$75.90

Sewer Usage Charge \$151.80

Total Service Address Charges \$378.95





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

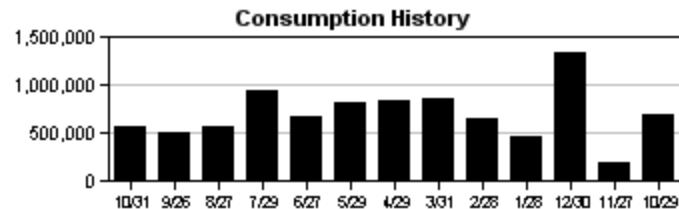
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	09/26/2025	265862	10/31/2025	271486	562400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$207.48

Total Service Address Charges \$207.48



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 5910 COVINGTON GARDEN DR

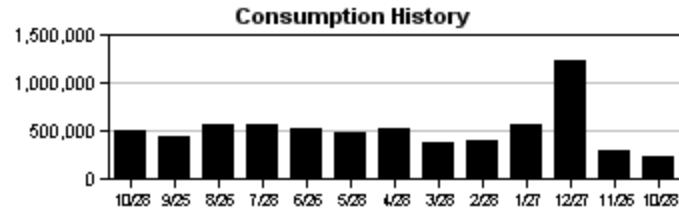
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	09/25/2025	345397	10/28/2025	350327	493000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$270.92

Total Service Address Charges \$270.92





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 7533 PARADISO DR-RECLAIM

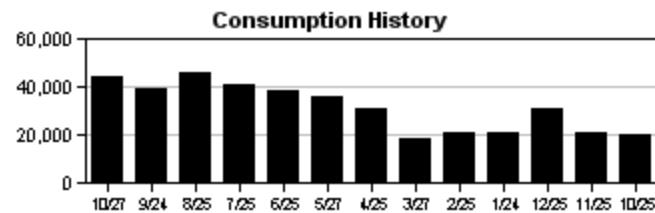
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	09/24/2025	13976	10/27/2025	14415	43900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$21.30

Total Service Address Charges \$21.30



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 7301 PARADISO DR

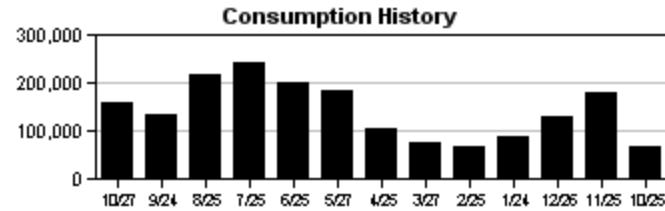
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	09/24/2025	92480	10/27/2025	94080	160000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$33.14

Total Service Address Charges \$33.14





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

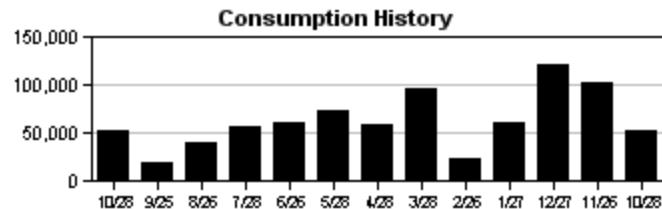
Service Address: 7281 PARADISO AVE

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	09/25/2025	55598	10/28/2025	56068	47000 GAL	ACTUAL	WATER
54230101	09/25/2025	30665	10/28/2025	30722	5700 GAL	ACTUAL	WATER
60998080	09/25/2025	268791	10/28/2025	271832	304100 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$159.15
Water Base Charge	\$79.63
Water Usage Charge	\$92.32
Sewer Base Charge	\$131.56
Sewer Usage Charge	\$37.16
Reclaimed Water Charge	\$57.64
Total Service Address Charges	\$563.49



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

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	09/28/2025	9228422	10/30/2025	10300461	1072039 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$606.74
Total Service Address Charges	\$606.74





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

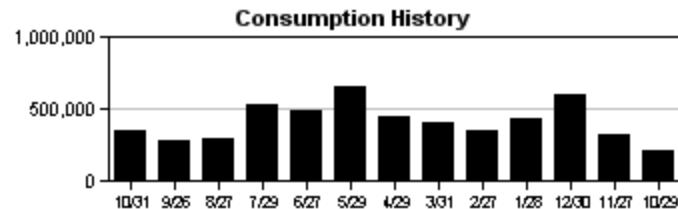
M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	09/26/2025	193998	10/31/2025	197438	344000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$81.06

Total Service Address Charges \$81.06



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 7054 RESERVOIR CT-RECLAIM

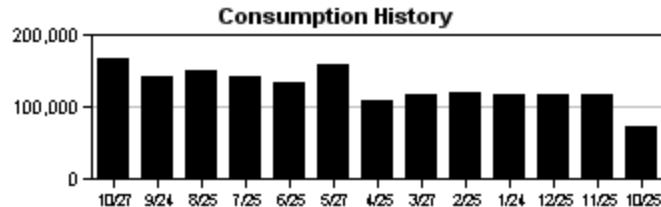
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	09/24/2025	62696	10/27/2025	64359	166300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$55.16

Total Service Address Charges \$55.16





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

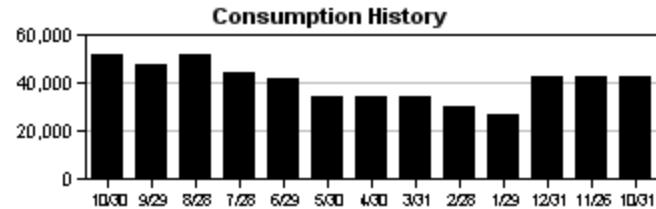
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	09/29/2025	520113	10/30/2025	571852	51739 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$19.60

Total Service Address Charges \$19.60



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

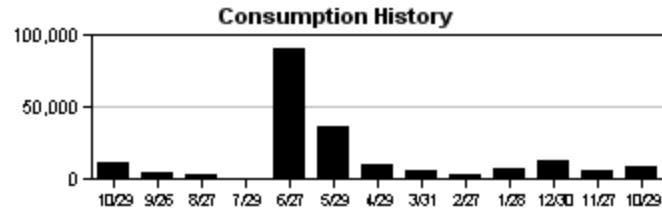
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	09/26/2025	6921	10/29/2025	7031	11000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.81

Total Service Address Charges \$7.81





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 5521 SILVER SUN DR

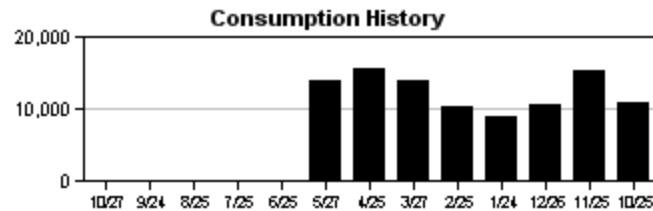
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	09/24/2025	9052	10/27/2025	9052	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$5.94

Total Service Address Charges \$5.94



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

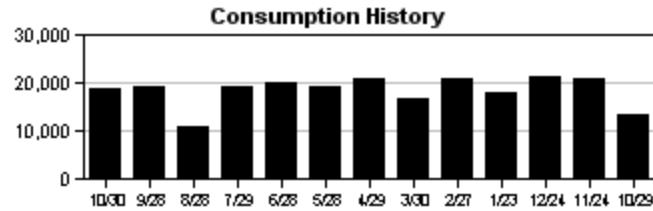
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	09/28/2025	198672	10/30/2025	217289	18617 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$9.54

Total Service Address Charges \$9.54





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

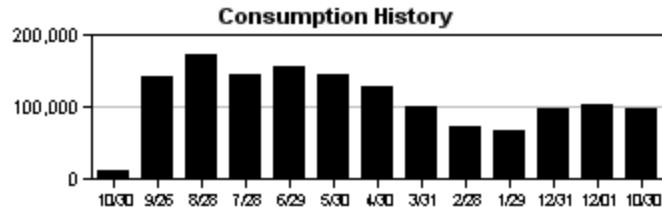
M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703562000	09/26/2025	1742747	10/30/2025	1754310	11563 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.91

Total Service Address Charges \$7.91



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

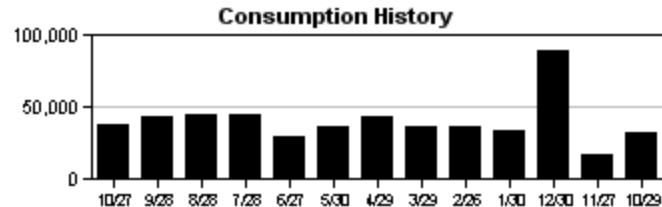
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705884634	09/28/2025	319073	10/27/2025	356974	37901 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$13.26

Total Service Address Charges \$13.26





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 7306 GOLDEN SKY CT

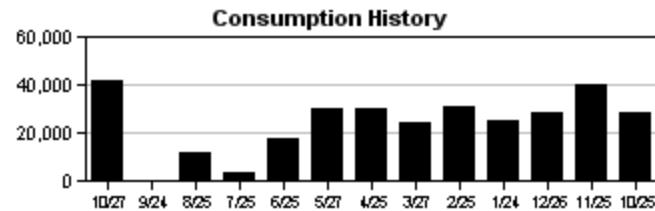
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	09/24/2025	16964	10/27/2025	17384	42000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$20.47

Total Service Address Charges \$20.47



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 7020 SAGUARO WAY-RECLAIM

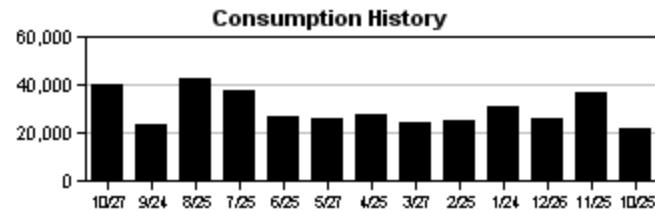
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	09/24/2025	17327	10/27/2025	17727	40000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$14.98

Total Service Address Charges \$14.98





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 6112 SEA AIR DR

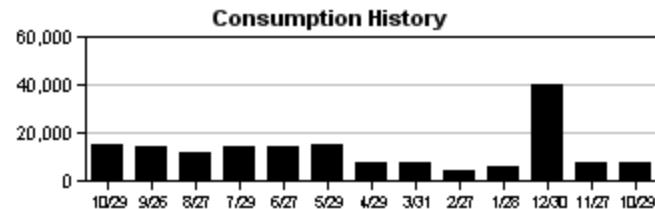
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	09/26/2025	7550	10/29/2025	7700	15000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.49

Total Service Address Charges \$8.49



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

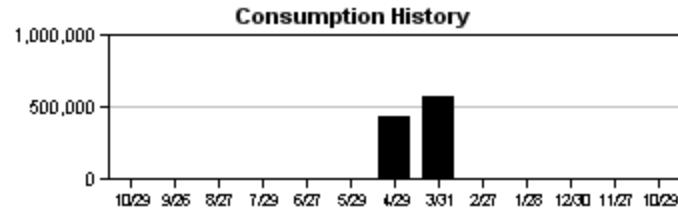
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	09/26/2025	6305	10/29/2025	6438	133 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$5.96

Total Service Address Charges \$5.96





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

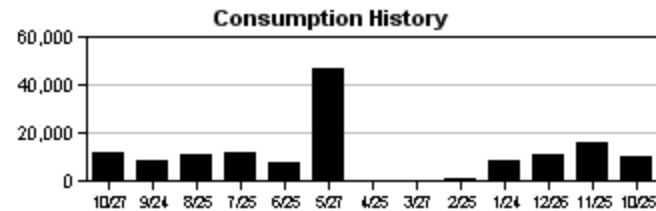
Service Address: 7310 BETEL PALM CT I

M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	09/24/2025	8370	10/27/2025	8489	11900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$35.94
Water Base Charge	\$15.65
Water Usage Charge	\$22.54
Total Service Address Charges	\$80.16



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	10/31/2025	11/21/2025

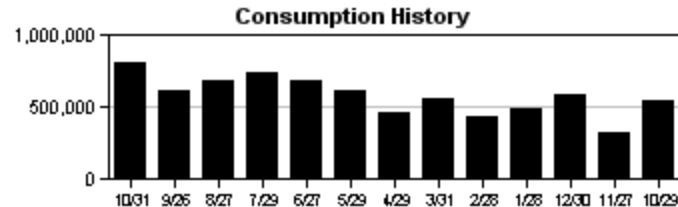
Service Address: 6060 MILESTONE DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	09/26/2025	317945	10/31/2025	325938	799300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$174.00
Total Service Address Charges	\$174.00





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
10-27-25

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: 375821

Previous Balance: \$0.00

Commercial General Pests \$217.00

Sales Tax: \$0.00

Service Amount: \$217.00

Check /Cash: EN

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 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		Treatment	
<input type="checkbox"/> Acrobat Ants	<input type="checkbox"/> Pantry pests	<input type="checkbox"/> Advion Ant Bait Station .1%	<input type="checkbox"/> Niban FG 5%
<input type="checkbox"/> Argentine Ants	<input checked="" type="checkbox"/> Paper Wasps	<input type="checkbox"/> Advion Ant Gel Bait .05%	<input type="checkbox"/> Nyguard IGR 10%
<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Pharaoh Ants	<input type="checkbox"/> Advion Roach Bait Stn .5%	<input type="checkbox"/> Onslaught 6.4%
<input type="checkbox"/> Carpenter Ants	<input checked="" type="checkbox"/> Preventative	<input type="checkbox"/> Advion Roach Gel Bait .6%	<input checked="" type="checkbox"/> Perimeter Sweep
<input type="checkbox"/> Crazy Ants	<input type="checkbox"/> Roaches	<input type="checkbox"/> Alpine Aerosol .25%	<input checked="" type="checkbox"/> Taurus .06%
<input type="checkbox"/> Drain Flies	<input type="checkbox"/> Silverfish	<input type="checkbox"/> Biozyme	<input checked="" type="checkbox"/> Gelstar Xtra .25%
<input type="checkbox"/> Fire Ants	<input type="checkbox"/> Spiders	<input type="checkbox"/> CM Insect Monitors	<input type="checkbox"/> Transport GHP .11%
<input type="checkbox"/> Fleas	<input type="checkbox"/> Ticks	<input type="checkbox"/> Dekko Silver Fish Paks 20%	<input type="checkbox"/> Transport Mikron .11%
<input type="checkbox"/> German Roaches	<input type="checkbox"/> White Foot Ants	<input type="checkbox"/> D-Fense Dust .05%	<input type="checkbox"/> Vector Bio 5
<input type="checkbox"/> Ghost Ants	<input type="checkbox"/>	<input type="checkbox"/> Gentrol Liquid 9%	<input type="checkbox"/> Wasp Freeze .1%
<input type="checkbox"/> Mosquitos		<input checked="" type="checkbox"/> Inspection	<input type="checkbox"/> Web Out 10.5%
<input checked="" type="checkbox"/> Mud Daubers		<input type="checkbox"/> Maxforce Quantum .03%	<input checked="" type="checkbox"/> Alpine Wsg
Rodent Control		Treatment	
<input checked="" type="checkbox"/> Mice		<input type="checkbox"/> CM Rat Snap Traps	<input type="checkbox"/> Rodent Bait Stations
<input checked="" type="checkbox"/> Rats		<input checked="" type="checkbox"/> Contrac Blox Bait .005%	<input type="checkbox"/> T-Rex Rat Snap Traps
<input type="checkbox"/>		<input type="checkbox"/> Final Blox Bait .005%	<input type="checkbox"/> Victor Glue Boards

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



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): EM

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

General Pest		Treatment	
<input type="checkbox"/> Acrobat Ants	<input type="checkbox"/> Pantry pests	<input type="checkbox"/> Advion Ant Bait Station .1%	<input type="checkbox"/> Niban FG 5%
<input type="checkbox"/> Argentine Ants	<input type="checkbox"/> Paper Wasps	<input type="checkbox"/> Advion Ant Gel Bait .05%	<input type="checkbox"/> Nyguard IGR 10%
<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Pharaoh Ants	<input type="checkbox"/> Advion Roach Bait Stn .5%	<input type="checkbox"/> Onslaught 6.4%
<input type="checkbox"/> Carpenter Ants	<input checked="" type="checkbox"/> Preventative	<input type="checkbox"/> Advion Roach Gel Bait .6%	<input type="checkbox"/> Perimeter Sweep
<input checked="" type="checkbox"/> Crazy Ants	<input type="checkbox"/> Roaches	<input type="checkbox"/> Alpine Aerosol .25%	<input type="checkbox"/> Taurus .06%
<input type="checkbox"/> Drain Flies	<input type="checkbox"/> Silverfish	<input type="checkbox"/> Biozyme	<input checked="" type="checkbox"/> Talstar Xtra .25%
<input type="checkbox"/> Fire Ants	<input type="checkbox"/> Spiders	<input type="checkbox"/> CM Insect Monitors	<input type="checkbox"/> Transport GHP .11%
<input type="checkbox"/> Fleas	<input type="checkbox"/> Ticks	<input type="checkbox"/> Dekko Silver Fish Paks 20%	<input type="checkbox"/> Transport Mikron .11%
<input type="checkbox"/> German Roaches	<input type="checkbox"/> White Foot Ants	<input type="checkbox"/> D-Fense Dust .05%	<input type="checkbox"/> Vector Bio 5
<input type="checkbox"/> Ghost Ants	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> Gentrol Liquid 9%	<input type="checkbox"/> Wasp Freeze .1%
<input type="checkbox"/> Mosquitos		<input type="checkbox"/> Inspection	<input type="checkbox"/> Web Out 10.5%
<input type="checkbox"/> Mud Daubers		<input type="checkbox"/> Maxforce Quantum .03%	<input type="checkbox"/>

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number	3-0696-0036370
Invoice Number	0696-001305390
Invoice Date	October 17, 2025
Previous Balance	\$777.65
Payments/Adjustments	-\$777.65
Current Invoice Charges	\$1,023.14

Total Amount Due \$1,023.14	Payment Due Date November 06, 2025
--	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 09/26	5555555	-\$777.65

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset Central Cdd 7281 Paradiso Drive PO joe roethke				
Apollo Beach, FL Contract: 9696002 (C1)				
2 Waste Container 4 Cu Yd, 2 Lifts Per Week				
Disposal:SOUTH CO - CLASS 1				
Waste/Recycling Overage 10/01		1.0000	\$88.00	\$88.00
Waste/Recycling Overage 10/01		1.0000	\$88.00	\$88.00
Pickup Service 11/01-11/30			\$549.12	\$549.12
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$292.07
CURRENT INVOICE CHARGES				\$1,023.14

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Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Address Service Requested

Total Enclosed

Total Amount Due	\$1,023.14
Payment Due Date	November 06, 2025
Account Number	3-0696-0036370
Invoice Number	0696-001305390



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit RepublicServices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at RepublicServices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

An upcoming invoice will reflect a rate adjustment.
Please contact us with any questions.

Account Number	3-0696-0036370
Invoice Number	0696-001312172
Invoice Date	November 17, 2025
Previous Balance	\$1,023.14
Payments/Adjustments	-\$1,023.14
Current Invoice Charges	\$780.68

Total Amount Due	\$780.68	Payment Due Date	December 07, 2025
-------------------------	-----------------	-------------------------	--------------------------

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 11/06	5555555	-\$1,023.14

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset Central Cdd 7281 Paradiso Drive PO joe roethke Apollo Beach, FL Contract: 9696002 (C1) 2 Waste Container 4 Cu Yd, 2 Lifts Per Week Disposal:SOUTH CO - CLASS 1 Pickup Service 12/01-12/31				\$549.12
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$225.61
CURRENT INVOICE CHARGES				\$780.68

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Address Service Requested

Total Enclosed

Total Amount Due	\$780.68
Payment Due Date	December 07, 2025
Account Number	3-0696-0036370
Invoice Number	0696-001312172



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit RepublicServices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

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Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

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BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

IMPORTANT INFORMATION

(Continued from Page 1)

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

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

Invoice

Date	Invoice #
11/2/2025	INV0000104456

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614



INVOICE

Waterset Central CDD
2700 S. Falkenburg Rd., Suite 2745
Riverview FL 33578
United States

Invoice # INV-SN-1095
Invoice Date: 10/22/2025
Due Date: 11/21/2025
PO#:

RECEIVED
10-23-25

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subscription start: 10/10/2025	Subtotal:	\$384.38
Subscription end: 10/9/2026	Tax Total:	
	Total:	\$384.38
	Amount Paid:	\$0.00
Direct Deposit Instruction:	Amount Due:	\$384.38

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

TampaElectric.com

Statement Date: November 04, 2025

Amount Due: **\$350.83**

Due Date: November 25, 2025

Account #: 221008697536

Account Summary

Current Service Period: September 27, 2025 - October 29, 2025

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

Amount Due by November 25, 2025 **\$350.83**

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



Scan here to view
your account online.



**SAVE TIME AND GET
BUSINESS DONE FASTER**

Create an online account to manage
your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

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: November 25, 2025

Amount Due: **\$350.83**

Payment Amount: \$ _____

6180512181212210086975360000000350831

Pay your bill online at TampaElectric.com

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

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

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

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

6180512181212210086975360000000350831



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008697536
Statement Date: November 04, 2025
Charges Due: November 25, 2025

Service Period: Sep 27, 2025 - Oct 29, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	133 kWh @ \$0.03412/kWh	\$4.54
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03363/kWh	\$4.47
Storm Protection Charge	133 kWh @ \$0.00559/kWh	\$0.74
Clean Energy Transition Mechanism	133 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	133 kWh @ \$0.01230/kWh	\$1.64
Florida Gross Receipt Tax		\$0.29
State Tax		\$24.58
Lighting Charges		\$350.83

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

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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

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

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

Hearing Impaired/TTY:

7-1-1

Phone:
Power Outage:

877-588-1010

Commercial Customer Care:

Energy-Saving Programs:

866-832-6249

813-275-3909

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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.



TampaElectric.com

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

Statement Date: November 04, 2025

Amount Due: **\$885.37**

Due Date: November 25, 2025

Account #: 221008884712

Account Summary

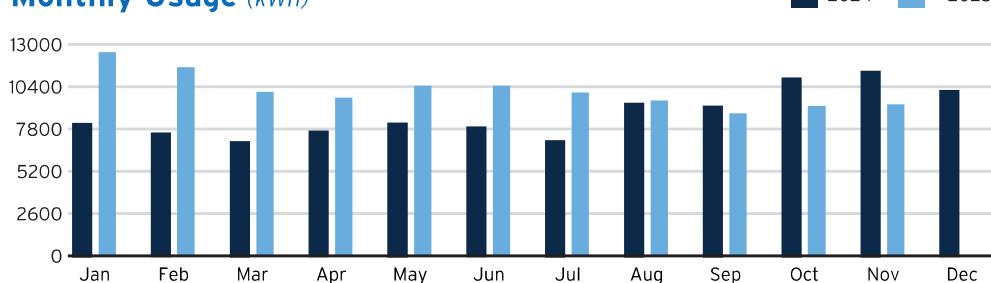
Current Service Period: September 27, 2025 - October 29, 2025

Previous Amount Due	\$899.70
Payment(s) Received Since Last Statement	-\$899.70
Current Month's Charges	\$885.37

Amount Due by November 25, 2025 **\$885.37**

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

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.

Account #: 221008884712

Due Date: November 25, 2025

Amount Due: **\$885.37**

Payment Amount: \$ _____

618051218122210088847120000000885370



Pay your bill online at TampaElectric.com

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

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

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

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

618051218122210088847120000000885370



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

Account #: 221008884712
Statement Date: November 04, 2025
Charges Due: November 25, 2025

Meter Read

Service Period: Sep 27, 2025 - Oct 29, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	10/29/2025	99,654		90,345		9,309 kWh	1	33 Days
1000812338	10/29/2025	14.66		0		14.66 kW	1	33 Days

Charge Details



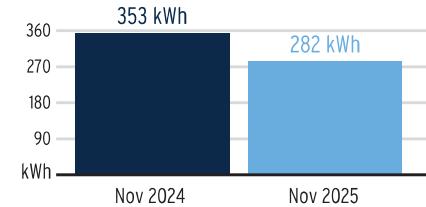
Electric Charges

Daily Basic Service Charge	33 days @ \$1.06000	\$34.98
Billing Demand Charge	15 kW @ \$18.07000/kW	\$271.05
Energy Charge	9,309 kWh @ \$0.00773/kWh	\$71.96
Fuel Charge	9,309 kWh @ \$0.03391/kWh	\$315.67
Capacity Charge	15 kW @ \$0.30000/kW	\$4.50
Storm Protection Charge	15 kW @ \$2.08000/kW	\$31.20
Energy Conservation Charge	15 kW @ \$0.93000/kW	\$13.95
Environmental Cost Recovery	9,309 kWh @ \$0.00068/kWh	\$6.33
Clean Energy Transition Mechanism	15 kW @ \$1.15000/kW	\$17.25
Storm Surcharge	9,309 kWh @ \$0.01035/kWh	\$96.35
Florida Gross Receipt Tax		\$22.13
Electric Service Cost		\$885.37

Total Current Month's Charges

\$885.37

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Account #: 221008884712
Statement Date: November 04, 2025
Charges Due: November 25, 2025

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.



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

Statement Date: November 03, 2025

Amount Due: \$2,166.41

Due Date: November 17, 2025

Account #: 321000017137

REVISED INVOICE

Account Summary

Previous Amount Due	\$4,864.07
Payment(s) Received Since Last Statement	-\$4,863.93
Miscellaneous Credits	-\$3,957.29
Credit Balance After Payments and Credits	-\$3,957.15
Current Month's Charges	\$6,123.56

Amount Due by November 17, 2025 **\$2,166.41**

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

**8,914
KWH**



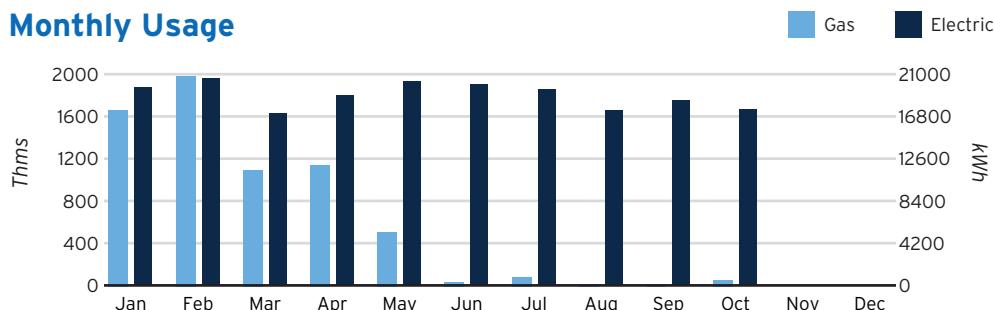
6044 MILESTONE DR,
SIGN, APOLLO BEACH,
FL 33572-2611

**170
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

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



Account #: 321000017137

Due Date: November 17, 2025

Amount Due: \$2,166.41

Payment Amount: \$ _____

7003750036893210000171370000002166410

7003750036893210000171370000002166410

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.

7003750036893210000171370000002166410

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	09/29/2025	40,132		40,103		29 CCF		1.040		1.1168	33.7 Therms	27 Days

\$109.27

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	09/29/2025	46		45		1 CCF		1.040		1.0000	1.0 Therms	27 Days

\$47.53

 52.4%

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	09/26/2025	6,615		6,445		170 kWh	1	30 Days	\$49.66

 15.6%

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

Sub-Account Number: 211019514606

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000533624	09/26/2025	456		448		8 kWh	1	30 Days	\$22.37

 14.3%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at PeoplesGas.com or TampaElectric.com



Mail A Check

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

All Other Correspondences:

Peoples Gas/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:

PeoplesGas.com or TampaElectric.com

Hearing Impaired/TTY:

7-1-1

Natural Gas Outages:

877-832-6747

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)

Energy-Saving Programs:

813-275-3909

Natural Gas Energy

Conversation Rebates:

877-832-6747

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

Summary of Charges by Service Address

Account Number: 321000017137

Energy Usage From Last Month

 Increased  Same  Decreased

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

Sub-Account Number: 211021571990

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621293	09/26/2025	706	-	691	=	15 kWh	1	30 Days	\$23.56
									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	09/26/2025	606	-	593	=	13 kWh	1	30 Days	\$23.22
									8.3%

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	09/26/2025	58,576	-	49,662	=	8,914 kWh	1	30 Days	\$2,208.45
1000864538	09/26/2025	21.2	-	0	=	21.2 kW	1	30 Days	 2.9%
1000864536	09/26/2025	62,808	-	54,482	=	8,326 kWh	1	30 Days	
1000864536	09/26/2025	24.42	-	0	=	24.42 kW	1	30 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	09/26/2025	674	-	662	=	12 kWh	1	30 Days	\$23.05
									0.0%

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

Sub-Account Number: 221006546453

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000559561	09/26/2025	867	-	851	=	16 kWh	1	30 Days	\$23.72
									6.7%

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

Sub-Account Number: 221007184437

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000534959	09/26/2025	800	-	786	=	14 kWh	1	30 Days	\$23.38
									0.0%

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	09/26/2025	1,450	-	1,425	=	25 kWh	1	30 Days	 \$25.23 4.2%

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

Sub-Account Number: 211024719158

Amount: **\$3,544.12**

Total Current Month's Charges

\$6,123.56



Sub-Account #: 221003734730
Statement Date: 10/29/2025

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

Meter Read

Meter Location: Pool Heaters

Service Period: 09/03/2025 - 09/29/2025

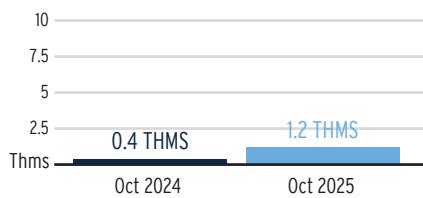
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	09/29/2025	40,132	40,103	29 CCF	1.040	1.1168	33.7 Therms	27 Days

Charge Details

 Natural Gas Charges	
Customer Charge	\$66.05
Distribution Charge	\$17.79
PGA	\$16.85
Florida Gross Receipts Tax	\$0.96
Natural Gas Service Cost	\$101.65
State Tax	\$7.62
Total Natural Gas Cost, Local Fees and Taxes	\$109.27

Avg THMS Used Per Day



Current Month's Natural Gas Charges

\$109.27

Billing information continues on next page →



Sub-Account #: 221004023737
Statement Date: 10/30/2025

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

Meter Read

Meter Location: Water Heaters

Service Period: 09/03/2025 - 09/29/2025

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	09/29/2025	46	45	1 CCF	1.040	1.0000	1.0 Therms	27 Days

Charge Details

Avg THMS Used Per Day



Natural Gas Charges

Customer Charge	\$43.07
Distribution Charge	\$0.61
PGA	\$0.50
Florida Gross Receipts Tax	\$0.03
Natural Gas Service Cost	\$44.21
State Tax	\$3.32
Total Natural Gas Cost, Local Fees and Taxes	\$47.53

Current Month's Natural Gas Charges

\$47.53

Billing information continues on next page →



Sub-Account #: 211018655814
Statement Date: 10/29/2025

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

Meter Read

Service Period: 08/28/2025 - 09/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	09/26/2025	6,615	-	6,445	=	170 kWh	1	30 Days

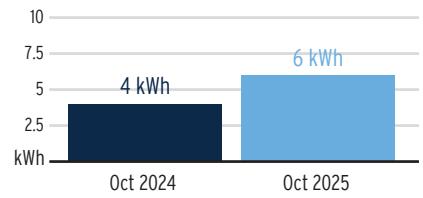
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	170 kWh @ \$0.08641/kWh	\$14.69
Fuel Charge	170 kWh @ \$0.03391/kWh	\$5.76
Storm Protection Charge	170 kWh @ \$0.00577/kWh	\$0.98
Clean Energy Transition Mechanism	170 kWh @ \$0.00418/kWh	\$0.71
Storm Surcharge	170 kWh @ \$0.02121/kWh	\$3.61
Florida Gross Receipt Tax		\$1.14
Electric Service Cost		\$45.79
State Tax		\$3.87
Total Electric Cost, Local Fees and Taxes		\$49.66

Avg kWh Used Per Day



Current Month's Electric Charges **\$49.66**

Billing information continues on next page →



Sub-Account #: 211019514606
Statement Date: 10/29/2025

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

Meter Read

Service Period: 08/28/2025 - 09/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	09/26/2025	456	-	448	=	8 kWh	1	30 Days

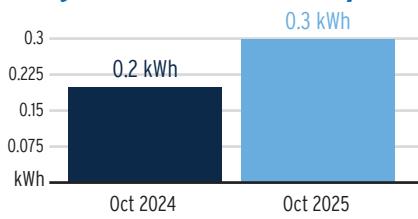
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	8 kWh @ \$0.08641/kWh	\$0.69
Fuel Charge	8 kWh @ \$0.03391/kWh	\$0.27
Storm Protection Charge	8 kWh @ \$0.00577/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.63
State Tax		\$1.74
Total Electric Cost, Local Fees and Taxes		\$22.37

Avg kWh Used Per Day



Current Month's Electric Charges **\$22.37**

Billing information continues on next page →



Sub-Account #: 211021571990
Statement Date: 10/29/2025

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

Meter Read

Service Period: 08/28/2025 - 09/26/2025

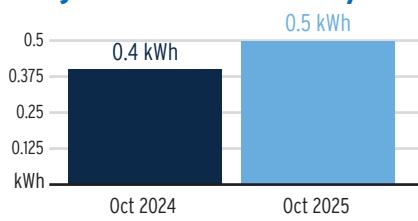
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	09/26/2025	706	-	691	=	15 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
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		\$0.54
Electric Service Cost		\$21.72
State Tax		\$1.84
Total Electric Cost, Local Fees and Taxes		\$23.56

Avg kWh Used Per Day



Current Month's Electric Charges **\$23.56**

Billing information continues on next page →



Sub-Account #: 211023029229
Statement Date: 10/29/2025

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

Meter Read

Meter Location: IRRIGATION

Service Period: 08/28/2025 - 09/26/2025

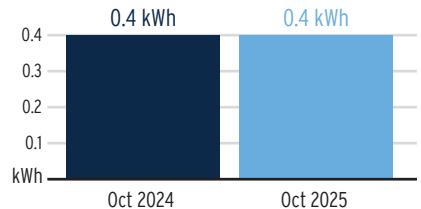
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	09/26/2025	606		593		13 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	13 kWh @ \$0.08641/kWh	\$1.12
Fuel Charge	13 kWh @ \$0.03391/kWh	\$0.44
Storm Protection Charge	13 kWh @ \$0.00577/kWh	\$0.08
Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	13 kWh @ \$0.02121/kWh	\$0.28
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.41
State Tax		\$1.81
Total Electric Cost, Local Fees and Taxes		\$23.22

Avg kWh Used Per Day



Current Month's Electric Charges **\$23.22**

Miscellaneous Credits		
Deposit Refund		-\$6.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.		
Interest for Cash Security Deposit		-\$0.14
Total Current Month's Credits		-\$6.14

Billing information continues on next page →



Sub-Account #: 221003491596
Statement Date: 10/29/2025

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

Meter Read

Meter Location: POOL

Service Period: 08/28/2025 - 09/26/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	09/26/2025	58,576		49,662		8,914 kWh	1	30 Days
1000864538	09/26/2025	21.2		0		21.2 kW	1	30 Days

Charge Details



Electric Charges

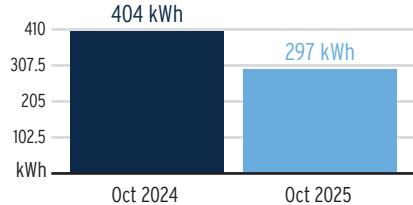
Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	21 kW @ \$18.07000/kW	\$379.47
Energy Charge	8,914 kWh @ \$0.00773/kWh	\$68.91
Fuel Charge	8,914 kWh @ \$0.03391/kWh	\$302.27
Capacity Charge	21 kW @ \$0.30000/kW	\$6.30
Storm Protection Charge	21 kW @ \$2.08000/kW	\$43.68
Energy Conservation Charge	21 kW @ \$0.93000/kW	\$19.53
Environmental Cost Recovery	8,914 kWh @ \$0.00068/kWh	\$6.06
Clean Energy Transition Mechanism	21 kW @ \$1.15000/kW	\$24.15
Storm Surcharge	8,914 kWh @ \$0.01035/kWh	\$92.26
Florida Gross Receipt Tax		\$24.99
Electric Service Cost	\$999.42	
State Tax		\$84.45
Total Electric Cost, Local Fees and Taxes		\$1,083.87

Current Month's Electric Charges

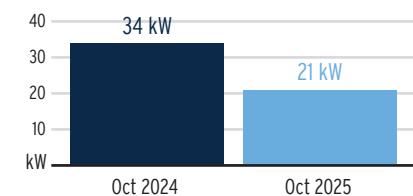
\$1,083.87

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: 10/29/2025

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

Meter Read

Service Period: 08/28/2025 - 09/26/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	09/26/2025	62,808		54,482		8,326 kWh	1	30 Days
1000864536	09/26/2025	24.42		0		24.42 kW	1	30 Days

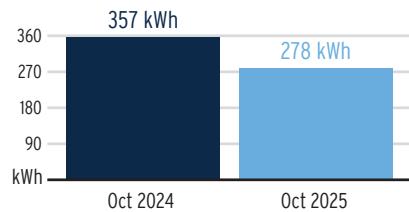
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	24 kW @ \$18.07000/kW	\$433.68
Energy Charge	8,326 kWh @ \$0.00773/kWh	\$64.36
Fuel Charge	8,326 kWh @ \$0.03391/kWh	\$282.33
Capacity Charge	24 kW @ \$0.30000/kW	\$7.20
Storm Protection Charge	24 kW @ \$2.08000/kW	\$49.92
Energy Conservation Charge	24 kW @ \$0.93000/kW	\$22.32
Environmental Cost Recovery	8,326 kWh @ \$0.00068/kWh	\$5.66
Clean Energy Transition Mechanism	24 kW @ \$1.15000/kW	\$27.60
Storm Surcharge	8,326 kWh @ \$0.01035/kWh	\$86.17
Florida Gross Receipt Tax		\$25.92
Electric Service Cost		\$1,036.96
State Tax		\$87.62
Total Electric Cost, Local Fees and Taxes		\$1,124.58

Avg kWh Used Per Day



Current Month's Electric Charges

\$1,124.58

Billing information continues on next page →



Sub-Account #: 221006521464
Statement Date: 10/29/2025

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

Meter Read

Service Period: 08/28/2025 - 09/26/2025

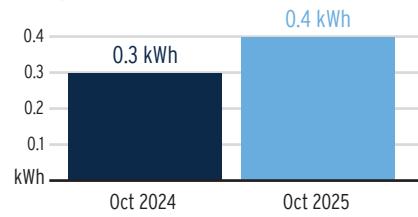
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	09/26/2025	674	-	662	=	12 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
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		\$0.53
Electric Service Cost		\$21.25
State Tax		\$1.80
Total Electric Cost, Local Fees and Taxes		\$23.05

Avg kWh Used Per Day



Current Month's Electric Charges **\$23.05**

Billing information continues on next page →



Sub-Account #: 221006546453
Statement Date: 10/29/2025

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

Meter Read

Service Period: 08/28/2025 - 09/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	09/26/2025	867	-	851	=	16 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	16 kWh @ \$0.08641/kWh	\$1.38
Fuel Charge	16 kWh @ \$0.03391/kWh	\$0.54
Storm Protection Charge	16 kWh @ \$0.00577/kWh	\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh	\$0.34
Florida Gross Receipt Tax		\$0.55
Electric Service Cost		\$21.87
State Tax		\$1.85
Total Electric Cost, Local Fees and Taxes		\$23.72

Avg kWh Used Per Day



Current Month's Electric Charges **\$23.72**

Billing information continues on next page →



Sub-Account #: 221007184437
Statement Date: 10/29/2025

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

Meter Read

Service Period: 08/28/2025 - 09/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	09/26/2025	800	-	786	=	14 kWh	1	30 Days

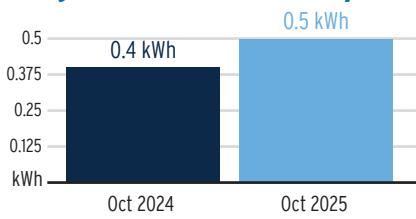
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
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		\$0.54
Electric Service Cost		\$21.56
State Tax		\$1.82
Total Electric Cost, Local Fees and Taxes		\$23.38

Avg kWh Used Per Day



Current Month's Electric Charges **\$23.38**

Billing information continues on next page →



Sub-Account #: 221007764808
Statement Date: 10/29/2025

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

Meter Read

Meter Location: IRRIGATION

Service Period: 08/28/2025 - 09/26/2025

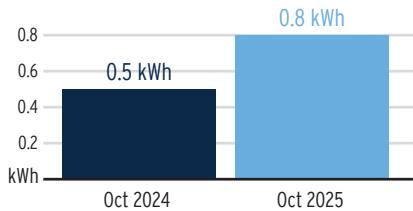
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	09/26/2025	1,450		1,425		25 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	25 kWh @ \$0.08641/kWh	\$2.16
Fuel Charge	25 kWh @ \$0.03391/kWh	\$0.85
Storm Protection Charge	25 kWh @ \$0.00577/kWh	\$0.14
Clean Energy Transition Mechanism	25 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	25 kWh @ \$0.02121/kWh	\$0.53
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.26
State Tax		\$1.97
Total Electric Cost, Local Fees and Taxes		\$25.23

Avg kWh Used Per Day



Current Month's Electric Charges **\$25.23**

Billing information continues on next page →



Sub-Account #: 211024719158
Statement Date: 10/29/2025

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

Service Period: 08/28/2025 - 09/26/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Billing information continues on next page →



Sub-Account #: 211024719158
Statement Date: 10/29/2025

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

Service Period: 09/27/2025 - 10/24/2025

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge	508 kWh @ \$0.03412/kWh	\$17.33
Fixture & Maintenance Charge	44 Fixtures	\$443.72
Lighting Pole / Wire	44 Poles	\$756.55
Lighting Fuel Charge	508 kWh @ \$0.03363/kWh	\$17.08
Storm Protection Charge	508 kWh @ \$0.00559/kWh	\$2.84
Clean Energy Transition Mechanism	508 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	508 kWh @ \$0.01230/kWh	\$6.25
Florida Gross Receipt Tax		\$1.12
State Tax		\$93.81
Lighting Charges		\$1,338.92

Current Month's Electric Charges **\$3,544.12**

Total Current Month's Charges **\$6,123.56**



Miscellaneous Credits

Deposite Refund	-\$3,857.00
Interest for Cash Security Deposit	-\$94.15
Total Current Month's Credits	-\$3951.15

Important Messages

Adjusted Bill. Please review your billing details for past charges that have been billed and/or adjusted appropriately.



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: November 04, 2025

Amount Due: **\$607.55**

Due Date: November 25, 2025

Account #: 221008930457

Account Summary

Current Service Period: September 30, 2025 - October 28, 2025

Previous Amount Due	\$132.73
Payment(s) Received Since Last Statement	-\$132.73
Current Month's Charges	\$607.55

Amount Due by November 25, 2025 **\$607.55**

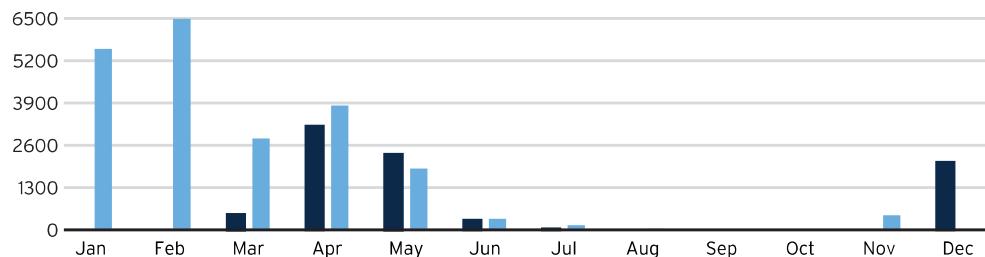
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

Monthly Usage (Therms)

2024 2025



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



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

Account #: 221008930457

Due Date: November 25, 2025

Amount Due: **\$607.55**

Payment Amount: \$ _____

6180512181232210089304570000000607554

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.

6180512181232210089304570000000607554



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008930457
Statement Date: November 04, 2025
Charges Due: November 25, 2025

Meter Read

Service Period: Sep 30, 2025 - Oct 28, 2025

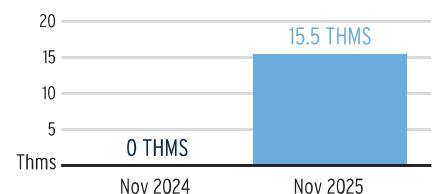
Rate Schedule: General Service 2 (GS2)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANR00230	10/28/2025	25,687	25,301	386 CCF	1,041	1.1168	448.8 Therms	29 Days

Charge Details

Natural Gas Charges	
Customer Charge	\$123.47
Distribution Charge	\$204.50
PGA	\$224.40
Florida Gross Receipts Tax	\$12.79
Natural Gas Service Cost	\$565.16
State Tax	\$42.39
Total Natural Gas Cost, Local Fees and Taxes	\$607.55

Avg THMS Used Per Day



Important Messages

Total Current Month's Charges **\$607.55**

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.

**Waterset Central
Clubhouse Debit Card
For the Month**

Limit \$2,500.00
November 2025

11/18/25

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.*

Date	Vendor Name	Description	Amount	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Fitness Equipment	Facility Supplies	Vehicle	Maintenance & Repairs	Janitorial Supplies	Athletic Court Maintenance	Office Supplies	Misc. Contingency
				001-57200-4914	001-57200-4619	001-57200-4660	001-57200-4647	001-57200-4707	001-57200-4764	001-57200-5101	001-57900-6409
07/31/25	Amazon	Air Freshener, Batteries, Wipes	(82.93)								
07/31/25	The UPS Store	Shipping Fees	(13.39)								(13.39)
07/31/25	Shell Oil	Gas	(26.34)			(26.34)					
08/06/25	Amazon	Pump Sprayer	(24.99)			(24.99)					
08/14/25	Amazon	Prime Subscription	(14.99)								(14.99)
08/19/25	Essential Wonders	Water Filter	(50.97)			(50.97)					
08/14/25	Amazon	Soap Dispensers Wall Mount	(59.97)					(59.97)			
08/15/25	Amazon	Valve Solenoid	(123.54)					(123.54)			
08/15/25	Amazon	Fitness Stability Ball	(34.99)			(34.99)					
08/21/25	Sam's Club	Purified Water	(42.65)								(42.65)
08/28/25	The UPS Store	Shipping Fees	(13.39)								(13.39)
09/03/25	Amazon	Dog Waste Station Refill Roll Bags	(314.93)			(314.93)					
09/03/25	Amazon	Heavy Duty Trash Bags	(335.93)			(335.93)					
09/14/25	Amazon	Prime Subscription	(14.99)								(14.99)
09/15/25	Amazon	Air Freshener PugIns, Vinegar Cleaner,Parking Violation Stickers	(183.15)					(183.15)			
09/15/25	Amazon	Vinegar Glass and Surface Cleaner Spray	(5.74)					(5.74)			
09/15/25	Amazon	Liquid Bleach	(47.89)					(47.89)			
09/15/25	Amazon	Air Freshener PugIns, Vinegar Cleaner - Refund	87.78					87.78			
09/15/25	Amazon	Air Freshener PugIns, Vinegar Cleaner - Refund	95.37					95.37			
09/18/25	Sam's Club	Purified Water	(42.65)								(42.65)
09/18/25	Amazon	Vinegar Glass Cleaner, Air Freshener PugIns	(78.58)					(78.58)			
09/18/25	Amazon	Vinegar Multi-Surface Cleaner Refill	(77.97)					(77.97)			
09/18/25	Amazon	Vinegar Multi-Surface Cleaner Refill	(25.99)					(25.99)			
09/18/25	Amazon	Receipt Paper Roll for Square Terminal, Folders	(128.00)						(128.00)		
09/18/25	Amazon	Copy Printer Paper	(39.97)						(39.97)		
09/29/25	Amazon	Volleyball Lines for Sand	(56.95)						(56.95)		
10/06/25	The UPS Store	Shipping Fees	(13.39)								(13.39)
10/14/25	Amazon	Prime Subscription	(14.99)								(14.99)
10/22/25	Amazon	Smith End Cap for Elite Ladder Tread	(43.98)			(43.98)					
10/22/25	Amazon	Ink Cartridges	(119.90)								(119.90)
10/22/25	Amazon	Fishing Net with Pole Handle	(29.99)			(29.99)					
10/22/25	Amazon	Glade Automatic Spray Refill Air Freshener	(109.11)			(109.11)					
10/22/25	Amazon	Copy Printer Paper	(44.80)							(44.80)	
10/24/25	Amazon	Bulk Candy Wrapped	(39.95)								(39.95)
	TOTAL	001-10201-168	(2,073.85)	(218.07)	(809.75)	(26.34)	(123.54)	(296.14)	(56.95)	(332.67)	(210.39)

DM Approval:

Date: 11/18/25



Order Summary

Order placed July 31, 2025 Order # 112-7430163-7855432

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$82.93
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$82.93
Estimated tax to be collected:	\$0.00
Grand Total:	\$82.93

Delivered July 31

It was handed directly to a receptionist or someone at a front desk.

Signed by: Waterset



[Glade Plugins Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 Fl Oz, 10 Count \(Packaging May Vary\)](#)

Sold by: Amazon.com

Supplied by: Other

2 Return window closed on August 30, 2025

\$21.40



[Amazon Basics 48-Pack AA Alkaline High-Performance Batteries, 1.5 Volt, 10-Year Shelf Life](#)

Sold by: Amazon.com

Supplied by: Other

Replace item: May be possible through July 31, 2026

Return window closed on August 30, 2025

\$14.99



[Amazon Basics Wipes, Lemon & Fresh Scent, Sanitizes, Cleans & Deodorizes, 255 Count \(3 Packs of 85\)](#)

Sold by: Amazon.com

Supplied by: Other

2 Return window closed on August 30, 2025

\$12.57

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The UPS Store #5327
235 APOLLO BEACH BLVD
Apollo Beach, FL 33572-2251
813-645-8330

Terminal....: POS5327A Date.: 7/31/2025
Employee....: 178423 Time.: 03:17 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial		\$13.39	
	1 @	\$13.39	
Tax		\$0.00	
MMMN6UEHJKN67			
Tracking Number -	1Z822A3W0346140813		
Subtotal		\$13.39	
Shipping/Other Charges		\$0.00	
Total tax		\$0.00	
Total		\$13.39	
Cards		\$13.39	

(lost/damaged)

Provide details so we can help:
<https://online.upscapital.com/tccp>

Get 25% Off Shredding

Spring cleaning is shredding season!
Visit theupsstore.com/shred for details.

VISA ****4993 093582
07/31/2025 03:16 PM
TID 755097460001

Purchase

VISA DEBIT	XXXXXXXXXXXX4993
ENTRY METHOD	CHIP
CVM	SIGN
Invoice	0010006944
Clerk	17842
Response	APPROVED
Auth Code	093582

Central

Welcome to Shell
WELCOME
BIG BEND SHELL
6912 BIG BEND RD
GIBSONTON, FL 33534
10071509003
SHELL

6912 BIG BEND RD
GIBSONTON, FL
33534

DATE 7/31/25 10:32
TRAN# 9055282
PUMP# 05
SERVICE LEVEL: SELF
PRODUCT: Unld
GALLONS: 8.961
PRICE/G: \$2.939
FUEL SALE \$26.34
CREDIT \$26.34

US DEBIT
USD \$26.34
XXXX XXXX XXXX 4993
Chip Read
APPROVED
AUTH # 039854
INV # 546978
Mode: Issuer
AID: A0000000980840
TVR: 80000088000
IAD: 06011203A08000
TSI: 6800
ARC: 00

Please come again
THANK YOU
HAVE A NICE DAY

Order Summary

Order placed August 6, 2025 Order # 112-7220464-0765028

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$24.99
Shipping & Handling:	\$0.00
Total before tax:	\$24.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$24.99

Delivered August 9

Your package was left near the front door or porch.



Petratools 1 Gallon Pump Sprayer – HD101 Garden Sprayer for Weeds, Lawn Care & Pesticides – 52" Long Hose, 2 Nozzles & Easy Carry Handle – Durable & Lightweight

Sold by: PETRA TOOLS

Supplied by: Other

Return or replace items: Eligible through September 8, 2025

\$24.99

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Details for Order # D01-9187646-5859433[Print this page for your records.](#)**Amazon.com order number:** D01-9187646-5859433**Order Total:** \$14.99**Digital Order: August 14, 2025**

Items Ordered	Price
Prime Membership Fee	\$14.99
Quantity: 1	
Sold By: Amazon.com Services LLC	
	Item(s) Subtotal: \$14.99

	Total Before Tax: \$14.99
	Tax Collected: \$0.00

	Total for this Order: \$14.99

Payment Information

Payment method	Item(s) Subtotal:	\$14.99
 Visa ending in 4993	Total Before Tax:	\$14.99
	Tax Collected:	\$0.00
Billing address	Grand Total:	\$14.99
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States 8136772114		

[Return to the Order Summary.](#)**Please note:** This is not a VAT invoice.[Back to top](#)[English](#)[United States](#)[Help](#)



Your Essential Wonders Coffee Company Order Has Been Updated (#44823)

From Essential Wonders Coffee Company <cservice@essentialwonders.com>

Date Tue 8/19/2025 5:44 AM

To Katiria Parodi <kparodi@castlegroup.com>

Spam

External email

Order status changed

Hi Waterset,

An order you recently placed on our website has had its status changed.

The status of your order #44823 has changed to **Shipped**.

Order details

Order total:: \$50.97
Date placed:: 15th Aug 2025
Payment method:: Credit Card

Products shipped

Cart Items	SKU	Qty
Omnipure CL6G4 Inline 10-Micron Water Filter	101411	3

Tracking information

- [9405536208235295200486](#) (USPS - Free Shipping)

[Click here to view the status of your order](#)

Essential Wonders Coffee Company

<https://www.essentialwonders.com>

Essential Wonders Coffee Company is powered by BigCommerce. [Launch your own store for free](#) with BigCommerce.



Coffee Company

ORDER TOLL FREE (5282)

1-888-525-JAVA

FREE SHIPPING

Central

Thank you Waterset!

Your order number is **44823**

An email will be sent containing information about your purchase. If you have any questions about your purchase, email us at cservice@essentialwonders.com or call us at **1-888-525-JAVA**.

Reviews

Order Summary

3 Items

3 x Omnipure CL6G4 Inline 10-Micron Water Filter	\$50.97
--	---------



Subtotal	\$50.97
----------	---------

Shipping	Free
----------	------

Tax	\$0.00
-----	--------

Total (USD)	\$50.97
-------------	----------------



Top Quality Store on Google BETA

Order Summary

Order placed August 14, 2025

Order # 112-1354620-9485823

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$59.97
Shipping & Handling:	\$0.00
Total before tax:	\$59.97
Estimated tax to be collected:	\$0.00
Grand Total:	\$59.97

Arriving Wednesday



Bertreno Commercial Soap Dispenser Wall Mount Stainless Steel Soap Dispensers
Liquid Manual Anti-Leak Pump Hand Soap Dispenser for Bathroom Kitchen Silver
(17 fl.oz./500ml)
Sold by: [bertreno](#)
Supplied by: Other
\$19.99

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Order Summary

Order placed August 15, 2025

Order # 112-6510935-7229064

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$123.54
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$123.54
Estimated tax to be collected:	\$0.00
Grand Total:	\$123.54

Arriving tomorrow 10 AM – 3 PM

[Elkay 35981C Valve Solenoid 1/4-1/4](#)



Sold by: Amazon.com

Supplied by: Other

\$123.54

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Order Summary

Order placed August 15, 2025

Order # 112-9374234-7501040

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$34.99
Shipping & Handling:	\$0.00
Total before tax:	\$34.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$34.99

Delivered August 17



[Prism Fitness 55cm Smart Stability Ball, Yellow](#)

Sold by: [Spreetail](#)

Supplied by: Other

Return or replace items: Eligible through September 15, 2025

\$34.99

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Aug 21, 2025

Order 10334579721



Delivery items(7)

WATERSET CENTRAL CDD

7281 PARADISO DR
APOLLO BEACH, FL 33572

Member's Mark Purified Water 16.9 fl. oz., 40 pk.	Qty 7	\$27.86
---	-------	---------

Subtotal	\$27.86
Delivery fee	\$12.00
Sales tax	\$0.00
Total	\$42.65
Driver tip	\$2.79
visa *4993	\$42.65

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available

The UPS Store #5327
235 APOLLO BEACH BLVD
Apollo Beach, FL 33572-2251
813-645-8330

Terminal...: POS5327A Date.: 8/28/2025
Employee...: 340096 Time.: 10:24 AM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial		\$13.39	
	1 @	\$13.39	
Tax		\$0.00	
MMMN6VEHCSU22			
Tracking Number ~ 12822A3W0346249297			
Subtotal		\$13.39	
Shipping/Other Charges		\$0.00	
Total tax		\$0.00	
Total		\$13.39	
Cards		\$13.39	

===== (1057789480) =====

Provide details so we can help:
<https://online.upscapital.com/tccp>

Get 25% Off Shredding

Spring cleaning is shredding season!
Visit theupsstore.com/shred for details.

VISA ****4993 053077
08/28/2025 10:29 AM
TID 755097460001

Purchase

VISA DEBIT	XXXXXXXXXXXX4993
ENTRY METHOD	CHIP
CVM	SIGN
Invoice	0010008018
Clerk	34009
Response	APPROVED
Auth Code	053077

EMV DETAILS

MODE	CHIP
------	------

Order Summary

Order placed September 3, 2025

Order # 112-1176046-9686631

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$314.93
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$314.93
Estimated tax to be collected:	\$0.00
Grand Total:	\$314.93

On the way back

Your refund will be issued soon.

[Why is a refund being issued?](#)



Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll
Sold by: Zero Waste USA
2 \$44.99

Delivered September 4

It was handed directly to a receptionist or someone at a front desk.

Signed by: Heidy



Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll
Sold by: Zero Waste USA
2 Return or replace items: Eligible through October 4, 2025
\$44.99

Delivered September 4

It was handed directly to a receptionist or someone at a front desk.

Signed by: Heidy



Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll
Sold by: Zero Waste USA
2 Return or replace items: Eligible through October 4, 2025
\$44.99

Delivered September 4

It was handed directly to a receptionist or someone at a front desk.

Signed by: Heidy



Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll
Sold by: Zero Waste USA
2 Return or replace items: Eligible through October 4, 2025
\$44.99

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Order Summary

Order placed September 3, 2025

Order # 112-7153445-0145809

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$335.93
Shipping & Handling:	\$0.00
Total before tax:	\$335.93
Estimated tax to be collected:	\$0.00
Grand Total:	\$335.93

Delivered September 4

Your package was left near the front door or porch.



ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage
Bags - Made in USA
Sold by: Shop-Square
Return or replace items: Eligible through October 4, 2025
\$47.99

Delivered September 4

Your package was left near the front door or porch.



ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage
Bags - Made in USA
Sold by: Shop-Square
Return or replace items: Eligible through October 4, 2025
\$47.99

Delivered September 4

Your package was left near the front door or porch.



ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage
Bags - Made in USA
Sold by: Shop-Square
Return or replace items: Eligible through October 4, 2025
\$47.99

Delivered September 4

Your package was left near the front door or porch.



ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage
Bags - Made in USA
Sold by: Shop-Square
Return or replace items: Eligible through October 4, 2025
\$47.99

Delivered September 4

Your package was left near the front door or porch.



ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage
Bags - Made in USA
Sold by: Shop-Square
Return or replace items: Eligible through October 4, 2025
\$47.99

Delivered September 4

Your package was left near the front door or porch.



ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage Bags - Made in USA
Sold by: Shop-Square
Return or replace items: Eligible through October 4, 2025
\$47.99

Delivered September 4

Your package was left near the front door or porch.



ToughBag 55-60 Gallon Heavy Duty Trash Bags - 150 Count, Large Black Garbage Bags - Made in USA
Sold by: Shop-Square
Return or replace items: Eligible through October 4, 2025
\$47.99

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Details for Order # D01-4012885-8905845[Print this page for your records.](#)**Amazon.com order number: D01-4012885-8905845****Order Total: \$14.99****Digital Order: September 14, 2025**

Items Ordered	Price
Prime Membership Fee	\$14.99
Quantity: 1	
Sold By: Amazon.com Services LLC	
	Item(s) Subtotal: \$14.99

	Total Before Tax: \$14.99
	Tax Collected: \$0.00

	Total for this Order: \$14.99

Payment Information

Payment method	Item(s) Subtotal:	\$14.99
 Visa ending in	Total Before Tax:	\$14.99
4993	Tax Collected:	\$0.00
Billing address	Grand Total:	\$14.99
Waterset Central 7281 Paradiso Drive Apollo Beach, FL 33572 United States 8136772114		

[Return to the Order Summary.](#)**Please note:** This is not a VAT invoice.[Back to top](#)[English](#)[United States](#)[Help](#)

Details for Order #112-9619855-1252236[Print this page for your records.](#)**Order Placed:** September 15, 2025**Amazon.com order number:** 112-9619855-1252236**Order Total:** \$183.15

Not Yet Shipped

Items Ordered		Price
5 of: Glade PlugIns Air Freshener Warmer, Scented and Essential Oils for Home and Bathroom, Up to 50 Days on Low Setting, 2 Count		\$3.48
Sold by: Amazon.com Services, Inc		
Supplied by: Other		
Condition: New		
4 of: WINDEX Vinegar Multi-Surface Cleaner Refill, 2 L (2)		\$25.99
Sold by: RGM GROUP (seller profile)		
Supplied by: Other		
Condition: New		
1 of: 100 MESS Parking Violation Stickers 8x5 in – Green Multi-Reason Warning Labels for Towing & Improper Parking – Super Sticky & Hard to Remove		\$18.99
Sold by: FLB - USA (seller profile)		
Supplied by: Other		
Condition: New		
2 of: Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 Fl Oz, 10 Count (Packaging May Vary)		\$21.40
Sold by: Amazon.com Services, Inc		
Supplied by: Other		
Condition: New		

Shipping Address:

Waterset Central
 7281 Paradiso Drive
 Apollo Beach, FL 33572
 United States

Shipping Speed:

Rush Shipping

Payment information**Payment Method:**

Visa ending in 4993

[View related transactions](#)**Billing address**

Waterset Central
 7281 Paradiso Drive
 Apollo Beach, FL 33572
 United States

Item(s) Subtotal:	\$183.15
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
-----	-----
Total before tax:	\$183.15
Estimated tax to be collected:	\$0.00
-----	-----
Grand Total:	\$183.15

To view the status of your order, return to [Order Summary](#).

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[United States](#)

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Order Summary

Order placed September 15, 2025

Order # 112-7407676-4027452

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$5.74
Shipping & Handling:	\$0.00
Total before tax:	\$5.74
Estimated tax to be collected:	\$0.00
Grand Total:	\$5.74

Arriving tomorrow



[Windex Vinegar Glass and Surface Cleaner Spray Bottle, Packaging Designed to Prevent Leakage and Breaking, Surface Cleaning Spray, 23 Fl Oz](#)

Sold by: Amazon.com

Supplied by: Other

2 \$2.87

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Order Summary

Order placed September 15, 2025

Order # 112-1399571-6813065

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$47.89
Shipping & Handling:	\$0.00
Total before tax:	\$47.89
Estimated tax to be collected:	\$0.00
Grand Total:	\$47.89

Arriving September 17 - September 19



(6 Gallons) Ultra Germicidal Liquid Bleach - For Laundry, Disinfecting, Sanitizing, Deodorizing, Mold & Mildew Stain Remover - 1 Gallon Jugs

Sold by: [Bolty Inc](#)

Supplied by: Other

\$47.89

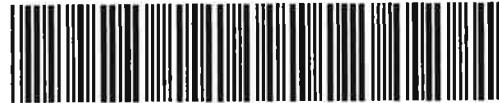
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Sep 18, 2025

Order 10346204393



Delivery items(7)

WATERSET CENTRAL CDD

7281 PARADISO DR
APOLLO BEACH, FL 33572

Member's Mark Purified Water 16.9 fl. oz., 40 pk.	Qty 7	\$27.86
---	-------	---------

Subtotal	\$27.86
Delivery fee	\$12.00
Sales tax	\$0.00
Total	\$42.65
Driver tip	\$2.79
visa *4993	\$42.65

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available

Order Summary

Order placed September 18, 2025

Order # 112-3217823-5738661

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$78.58
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$78.58
Estimated tax to be collected:	\$0.00
Grand Total:	\$78.58

Arriving tomorrow 10 AM – 3 PM



2

Glade Plugins Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 Fl Oz, 10 Count (Packaging May Vary)

Sold by: Amazon.com

Supplied by: Other

\$21.40

Arriving tomorrow 10 AM – 3 PM

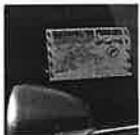


Windex Vinegar Glass and Surface Cleaner Spray Bottle, Packaging Designed to Prevent Leakage and Breaking, Surface Cleaning Spray, 23 Fl Oz

Sold by: Amazon.com

Supplied by: Other

\$2.87



100 MESS Parking Violation Stickers 8x5 in – Green Multi-Reason Warning Labels for Towing & Improper Parking – Super Sticky & Hard to Remove

Sold by: FLB - USA

Supplied by: Other

\$18.99



4

Glade Plugins Air Freshener Warmer, Scented and Essential Oils for Home and Bathroom, Up to 50 Days on Low Setting, 2 Count

Sold by: Amazon.com

Supplied by: Other

\$3.48

Order Summary

Order placed September 18, 2025

Order # 112-6429569-9086617

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$103.96
Shipping & Handling:	\$0.00
Total before tax:	\$103.96
Estimated tax to be collected:	\$0.00
Grand Total:	\$103.96

Arriving Sunday



WINDEX Vinegar Multi-Surface Cleaner Refill, 2 L (2)

Sold by: RGM GROUP

Supplied by: Other

\$25.99

4

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Order Summary

Order placed September 18, 2025

Order # 112-2152043-5377856

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$128.00
Shipping & Handling:	\$0.00
Total before tax:	\$128.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$128.00

Arriving tomorrow



Vonlyst Receipt Paper Roll for Square Terminal Credit Card Machine (10 rolls)

Sold by: Vonlyst

Supplied by: Other

\$14.90

Arriving Saturday



Oxford Twin-Pocket Folders, Textured Paper, Letter Size, Black, Holds 100 Sheets, Box of 25 (57506EE), 8-1/2 x 11

Sold by: Amazon.com

Supplied by: Other

10 \$11.31

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Order Summary

Order placed September 18, 2025

Order # 112-8361360-4512249

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$39.97
Shipping & Handling:	\$0.00
Total before tax:	\$39.97
Estimated tax to be collected:	\$0.00
Grand Total:	\$39.97

Arriving Saturday



Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 8 Reams

(4,000 Sheets), 92 Bright, White

Sold by: Amazon.com

Supplied by: Other

\$39.97

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Order Summary

Order placed September 29, 2025

Order # 112-8018772-7075458

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$56.95
Shipping & Handling:	\$0.00
Total before tax:	\$56.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$56.95

Delivered September 30

It was handed directly to a receptionist or someone at a front desk.
Signed by: Victoria



[SandVoll Beach Volleyball Lines for Sand - Portable 2 inch Boundary Lines Set for Outdoor + Sand Anchors and Net Bag. Official Court Size Dimensions \(26.3' x 52.6'\)](#)
Sold by: SandVoll

Return or replace items: Eligible through October 30, 2025
\$56.95

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The UPS Store #5327
235 APOLLO BEACH BLVD
Apollo Beach, FL 33572-2251
813-645-8330

Terminal: POS5327C Date: 10/6/2025
Employee: 218425 Time: 09:51 AM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$13.39
Tax	1 0	\$13.39	\$0.00
MMNN6UE769VHJ			
Tracking Number - 1Z822A3W0311699965			
Subtotal			\$13.39
Shipping/Other Charges			\$0.00
Total tax			\$0.00
Total			\$13.39
Cards			\$13.39

NO PURCHASE NECESSARY. Void where prohibited.
Ends 1/31/26. Must be US resident 18 years or older
to enter. Limit (1) entry per person per month.
For Official Rules visit
<https://www.TheUPSSStore.com/surveyrules2025>

Need Package Help?

(lost/damaged)

Provide details so we can help:
<https://online.upscapital.com/tccp>

VISA ****4993 037897
10/06/2025 09:51 AM
TID 755097630003

Purchase

VISA DEBIT	XXXXXXXXXXXX4993
ENTRY METHOD	CHIP
CVM	SIGN
Invoice	0030047048
Clerk	21842
Response	APPROVED
Auth Code	037897

EMV DETAILS

MODE	CHIP
AID	A0000000031010
TVR	8080008000
IAD	06011203A08000
TSI	6800
ARC	23
Amount	USD \$13.39

PARODI/KATIRIA

*** CUSTOMER COPY ***

Order Summary

Subscription charged on October 14, 2025

Order # D01-4274674-6691417

Recipient

Waterset Central

Payment method

Visa ending in 4993

Order Summary

Item(s) Subtotal:	\$14.99
Total Before Tax:	\$14.99
Tax Collected:	\$0.00
Total for this Order:	\$14.99



Prime Membership Fee

Sold by: [Amazon US](#)

\$14.99

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Order Summary

Order placed October 22, 2025

Order # 112-5567654-5265062

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$43.98
Shipping & Handling:	\$0.00
Total before tax:	\$43.98
Estimated tax to be collected:	\$0.00
Grand Total:	\$43.98

Delivered October 29

Package was left inside the residence's mailbox



[S.R. Smith End Cap for Elite Ladder Tread, Black \(Each\)](#)

Sold by: [Poolweb](#)

Supplied by: Other

Return or replace items: Eligible through November 26, 2025

2
\$21.99

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Order Summary

Order placed October 22, 2025

Order # 112-8551293-3139424

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$119.90
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$119.90
Estimated tax to be collected:	\$0.00
Grand Total:	\$119.90

Delivered October 23

It was handed directly to a receptionist or someone at a front desk.

Signed by: Waterset Central



2ID - Fargo DTC1250 YMCKO Ribbon Cartridge w/Cleaning Roller | Genuine Fargo
45000 Ribbon | Prints Durable Vibrant Full Color Images, Text and Barcodes On PVC
ID Cards | Rated To Last Up To 250 Prints

Sold by: 2ID Incorporated

2 Return or replace items. Eligible through November 22, 2025

\$59.95

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Order Summary

Order placed October 22, 2025

Order # 112-5946019-1921832

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$29.99
Shipping & Handling:	\$0.00
Total before tax:	\$29.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$29.99

Delivered October 25

It was handed directly to a receptionist or someone at a front desk.
Signed by: Sarai



Pristis 20" Depth Floating Lightweight Fishing Net with Telescopic Pole Handle, 39"
Foldable Extendable Rubber Coat Folding Landing Dip Net for Boat Kayak Fish
Catch Release Freshwater Saltwater

Sold by: [Pristis Tackle](#)

Return or replace items: Eligible through November 24, 2025
\$29.99

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Order Summary

Order placed October 22, 2025

Order # 112-3078668-7591435

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$44.80
Shipping & Handling:	\$0.00
Total before tax:	\$44.80
Estimated tax to be collected:	\$0.00
Grand Total:	\$44.80

Delivered October 25

It was handed directly to a receptionist or someone at a front desk.

Signed by: Sarai



[Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 8 Reams \(4,000 Sheets\), 92 Bright, White](#)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through November 24, 2025

\$44.80

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Order Summary

Order placed October 24, 2025

Order # 112-7518304-1301052

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$39.95
Shipping & Handling:	\$0.00
Total before tax:	\$39.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$39.95

Delivered October 26

Your package was delivered. It was handed directly to a resident.



[Bulk Candy Individually Wrapped - Parade Kid's Dream, 5lb of Individually Wrapped Party Candy Variety Mix Bag, Kid's Favorite Sweets Giant Bag Assorted Classic Candies for Pinata Filler, Goodie Bag](#)

Sold by: [Click Smart](#)

Supplied by: Other

Return items: Eligible through November 25, 2025

\$39.95

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Order Summary

Order placed October 22, 2025

Order # 112-9658787-9357002

Ship to

Waterset Central
7281 Paradiso Drive
Apollo Beach, FL 33572
United States

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$109.11
Shipping & Handling:	\$0.00
Total before tax:	\$109.11
Estimated tax to be collected:	\$0.00
Grand Total:	\$109.11
Refund Total	\$79.17

Delivered October 24



[Glade Automatic Spray Refill, Air Freshener for Home and Bathroom, Cashmere Woods, 6.2 Oz, 3 Count](#)

Sold by: Amazon.com

Supplied by: Other

(2) \$14.97

Refund issued

A refund will appear on your original payment method in 2-4 business days.

[Why is a refund being issued?](#)



[Solimeta Self-Closing Heavy Duty Shower Valve with Pull Chain, Chrome](#)

Sold by: Solimeta

\$26.39

(3)

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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

December 2025

For Board Approval

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

The total items being presented: **\$238,377.45**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	101118	136925	Strike Plate Installation - 10/25	\$ 460.66
Accurate Electronics, Inc.	101118	137279	Monthly Maintenance 11/25	\$ 196.00
Accurate Electronics, Inc.	101135	137491	Service Call-Women's Restroom 11/25	\$ 201.38
Accurate Electronics, Inc.	101135	137956	Quartely Maintenance - Monthly Billing 12/25	\$ 196.00
Accurate Electronics, Inc.	101135	138236	Maglock Repairs 12/25	\$ 212.63
American Illuminations & Decor	101136	88	Final Installment - 2025 Holiday Lighting 12/25	\$ 3,375.00
Ballenger Landcare, LLC	101119	435	Irrigation Maintenance 11/25	\$ 5,831.00
Ballenger Landcare, LLC	101119	467	Irrigation Repair 11/25	\$ 320.01
Ballenger Landcare, LLC	101119	476	Irrigation Repairs 11/13/25	\$ 722.97
Ballenger Landcare, LLC	101119	477	Irrigation Repairs 11/13/25	\$ 375.01
Ballenger Landcare, LLC	101119	488	Irrigation Repairs 11/25	\$ 977.01

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger Landcare, LLC	101119	490	Irrigation Repairs 11/25	\$ 407.00
Ballenger Landcare, LLC	101131	507	Irrigation Maintenance 12/25	\$ 5,831.00
Ballenger Landcare, LLC	101137	540	Irrigation Repairs 12/25	\$ 452.43
Brletic Dvorak, Inc.	101138	2221	Engineering Services 11/25	\$ 2,160.00
Castle Management, LLC	101139	INS-1125-306	Insurance Reimbursement 11/25	\$ 212.57
Castle Management, LLC	101120	PREIM10-31-25-136	Payroll Period 10/11/25-10/24/25	\$ 4,290.79
Castle Management, LLC	101139	PREIM11-14-25-294	Payroll Period 10/25/25-11/07/25	\$ 4,623.20
Castle Management, LLC	101139	PREIM11-28-25-292	Payroll Period 11/08/25-11/21/25	\$ 4,603.42
City Wide Facility Solutions	101140	32019036798	Janitorial Services 12/25	\$ 2,120.09
City Wide Facility Solutions	101140	52019010818	Janitorial Supplies 12/25	\$ 747.54
City Wide Facility Solutions	101140	52019010903	Janitorial Supplies 12/25	\$ 375.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cooper Pools Inc.	101121	2025-1351	Monthly Pool Maintenance 11/25	\$ 5,320.00
Cooper Pools Inc.	101121	2025-1443	Pool Repairs 11/25	\$ 102.66
Cooper Pools Inc.	101121	2025-1444	Flowmeter 11/25	\$ 268.53
Cooper Pools Inc.	101132	2025-1449	Lap Pool Repairs 11/25	\$ 462.40
Cooper Pools Inc.	101132	2025-1450	Pool Repairs 11/25	\$ 462.40
Cooper Pools Inc.	101132	2025-1451	Pool Repairs & Materials 11/25	\$ 476.12
Cooper Pools Inc.	101132	2025-1453	Pool Repairs 11/25	\$ 3,895.08
Cooper Pools Inc.	101141	2025-1471	Monthly Pool Maintenance 12/25	\$ 5,320.00
Cooper Pools Inc.	101141	2025-1551	Algae Treatment 12/25	\$ 675.00
Cooper Pools Inc.	101141	2025-1552	Black Algae Dive 12/25	\$ 1,350.00
Cooper Pools Inc.	101141	2025-1553	Pool Repairs 12/25	\$ 205.32

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cooper Pools Inc.	101141	2025-1558	Pool Service 12/25	\$ 350.00
Cooper Pools Inc.	101141	311	Pump Union Installation 11/25	\$ 782.12
Cooper Pools Inc.	101141	312	Stenner Pump Installation 11/25	\$ 790.00
Cooper Pools Inc.	101141	313	Poly Tank Installation 11/25	\$ 307.87
Curtis Albert Thornton	101128	CT111225	Board of Supervisors Meeting 11/12/25	\$ 200.00
DCSI, Inc.	101142	34455	Alarm Monitoring System 12/25	\$ 239.00
DCSI, Inc.	101142	34529	Cloud Cover Music Server Subscription 12/25	\$ 49.98
Erin McCormick Law, P.A.	101143	10863	Legal Services- General Representation 10/29/25-12/02/25	\$ 3,995.00
FitRev, Inc.	101122	36779	Preventative Maintenance - Waterset Club 11/25	\$ 340.00
Florida Department of Revenue	20251201-1	39-8017823354-9 10/25 ACH	Sales & Use Tax 10/25	\$ 139.19
Hillsborough County BOCC	20251223-1	7687161865 11/25 ACH	Water Summary 11/25	\$ 2,599.34

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jean Ocampo	101116	JO111225	Board of Supervisor Meeting 11/12/25	\$ 200.00
Nvirotect Pest Control Service, Inc.	101144	378653	Pest Control 11/25	\$ 217.00
Nvirotect Pest Control Service, Inc.	101144	379015	Pest Control 11/25	\$ 135.00
Nvirotect Pest Control Service, Inc.	101144	382353	Pest Control 12/25	\$ 289.00
Owens Electric, Inc.	101123	36625092	Light fixture replacement 11/25	\$ 1,349.10
Owens Electric, Inc.	101145	38418999	Service Call 12/25	\$ 3,201.30
Pristine Promotional Marketing	101124	1799	Custom Printed Lanyard 11/25	\$ 658.00
RedTree Landscape Systems, LLC	101130	30768	Mulch Installation 07/25	\$ 62,700.00
RedTree Landscape Systems, LLC	101125	32007	Monthly Maintenance Service 11/25	\$ 32,125.00
RedTree Landscape Systems, LLC	101125	32160	Volleyball Court Sand Replacement 11/25	\$ 7,250.00
RedTree Landscape Systems, LLC	101125	32191	Palm Tree Cut - 11/25	\$ 300.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RedTree Landscape Systems, LLC	101133	32288	Monthly Maintenance Service 12/25	\$ 32,125.00
Rizzetta & Company, Inc.	101117	INV0000105271	Accounting Services 12/25	\$ 6,304.49
Sitex Aquatics, LLC	101126	10396-b	Monthly Lake Maintenance 11/25	\$ 3,600.00
Sitex Aquatics, LLC	101146	10516-b	Monthly Lake Maintenance 12/25	\$ 3,600.00
TECO	20251209-4	221008697536 11/25 ACH 5701 Madrigal Way - Streetlights 11/25		\$ 350.83
TECO	20251209-2	221008884712 11/25 ACH 5701 Madrigal Way (Amenity) 11/25		\$ 857.76
TECO	20251209-1	321000017137 10/25 ACH TECO Summary 321000017137 10/25		\$ 3,178.78
TECO Peoples Gas	20251209-3	221008930457 11/25 ACH 5701 Madrigal Way 11/25		\$ 4,088.28
Thomas Paul McNutt	101129	TM111225	Board of Supervisors Meeting 11/12/25	\$ 200.00
Universal Protection Service, LLC	101127	17693047	Security Professional Service - 10/25	\$ 977.13
Universal Protection Service, LLC	101127	17727413	Security Professional Service - 10/25	\$ 1,421.28

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Universal Protection Service, LLC	101127	17764490	Security Professional Service - 11/25	\$ 989.82
Universal Protection Service, LLC	101127	17785123	Security Professional Service - 11/25	\$ 1,015.20
Universal Protection Service, LLC	101134	17802862	Security Professional Service - 11/25	\$ 1,015.20
Universal Protection Service, LLC	101147	17835711	Security Professional Service - 11/25	\$ 1,216.23
Universal Protection Service, LLC	101147	17869633	Security Professional Service - 12/25	\$ 977.13
Universal Protection Service, LLC	101147	17894603	Security Professional Service - 12/25	<u>\$ 1,015.20</u>
Total				<u>\$ 238,377.45</u>

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
10/22/2025	136925

Bill To
WATERSET CENTRAL CDD C/O RIZZETTA & CO 3434 COLWELL AVE, STE #200 TAMPA, FL 33614

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

P.O. No.	Terms
VICTORIA GOMEZ	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 10/15/2025 AT 1:05PM BY VICTORIA GOMEZ @ 813-677-2114 (WO-0024200) RETURN TO SITE PER WO#24143 TO INSTALL A MAGLOCK STRIKE PLATE AT THE SPLASH PARK GATE. PROBLEM FOUND: 10/22/25 AT 9:15 AM A missing maglock strike plate needs to be installed at the splash park gate. ACTION TAKEN: The technician, Jacob, arrived on site. Jacob met with the customer at the clubhouse. Jacob located the splash park gate. Jacob found that there was a bike lock connected to the gate and Jacob could not work until the lock was open. Jacob waited for about 45 minutes for the site maintenance to open the bike lock. Jacob assembled the plate correctly to the maglock. Jacob screwed down and glue-locked to the bolt to the plate. Jacob made sure that the rubber spacers were touching both sides. Jacob leveled the plate out to match the lock. Jacob grinded down the extra ends that were not needed off of the maglock. Jacob tested and found that the splash gate was working correctly. The service call is complete.		
1.75	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	212.63
1	TRIP CHARGE	49.50	49.50
1	MAGLOCK STRIKE PLATE	198.53	198.53
1	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00 0.00%	0.00 0.00
Total			\$460.66

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$460.66

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
11/1/2025	137279

Bill To
WATERSET CENTRAL CDD
C/O RIZZETTA & CO
3434 COLWELL AVE, STE #200
TAMPA, FL 33614

Ship To

WATERSET CENTRAL CDD
7281 PARADISO DR
APOLLO BEACH, FL 33572

P.O. No.	Terms
KATIRIA PARODI	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	1 PERFORMED QUARTERLY MAINT FOR NOVEMBER 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 PERFORMED ON 11/10/2025 (CONTRACT TERM 1 YEAR TO RENEW FOR SUCCESSIVE ONE YEAR TERMS UNLESS CANCELED IN WRITING 30 DAYS PRIOR TO TERM END.)	196.00	196.00
	PLEASE SEE ATTACHED CHECK LIST FOR TECH NOTES/DETAILS	0.00	0.00
	Exempt Sales	0.00%	0.00
	Total		\$196.00

Thank you for your business.

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

Contract Maintenance

WATERSET CENTRAL MAIN CLUBHOUSE
7281 PARADISO DR
APOLLO BEACH FL 335721

Contract # 101822-WSC-CLUB
Quarterly Maintenance
Monthly Maintenance Fee \$196.00

Service Months
February

KATIRIA PARODI
813-677-2114
KPARODI@CASTLEGROUP.COM

Date: 11/10/25
Tech: Son, L

May

August
November

FOR CARD ACCESS SYSTEM ON (6) BUILDING DOORS, (5) PEDESTRIAN GATES FOR
POOL, TENNIS COURT, BASKETBALL COURT AND PICKLE BALL COURT, (2) BUILDING
DOORS WITH TIME SCHEDULE LOCK ONLY.

MAINTENANCE: (1) DSX 1048 PANEL, (1) DSX 1042 W/1042 EXPANSION BOARD,
(11) CARD READERS, (5) MAGLOCKS, (3) GL GATE LOCKS, (3) HES STRIKES, (5) EXIT
BUTTONS, (3) PIR MOTION SENSORS.

1040 DSX Controller

Make DSX
Model 1040

Program Password

Memory Size

	N/A	OK	SBR	Unsafe	Comments
Condition of Housing		✓			good
Cabinet Lock		✓			locks
Battery		✓			charged
Surge Protection		✓			working
Redhead Tightness	X				
Overall Operation		✓			working

Notes

1042 DSX Controller

Make DSX
Model 1042 NV

Program Password

Memory Size

	N/A	OK	SBR	Unsafe	Comments
Condition of Housing		✓			good
Cabinet Lock		✓			locks
Battery		✓			charged
Surge Protection		✓			working
1042 EXPANSION BOARD	X				
Redhead Tightness	X				
Overall Operation		✓			working

Notes

Card Reader

Location: PICKLEBALL COURT

	N/A	OK	SBR	Unsafe	Comments
Tracker Board Model:	X				
Tracker Board Serial Number:	X				
Housing		✓			
Lock		✓			
Card Reader		✓			
Maglock		✓			
Push to Exit		✓			
Overall Operation		✓			fine locks works maglock good break

Notes

Card Reader

Location: TENNIS COURT

	N/A	OK	SBR	Unsafe	Comments
Tracker Board Model:	X				
Tracker Board Serial Number:	X				
Housing		✓			
Lock		✓			
Card Reader		✓			
Maglock		✓			
Push to Exit		✓			good
Overall Operation		✓			break

Notes

Card Reader

Location: BASKETBALL COURT

	N/A	OK	SBR	Unsafe	Comments
Tracker Board Model:	X				
Tracker Board Serial Number:	X				
Housing		✓			
Lock	✗	✗			good
Card Reader		✓			
Maglock		✓			
Push to Exit		✓			
Overall Operation		✓			fine locking exits break

Notes

Card Reader

Location: MENS RESTROOM (COURT SIDE)

	N/A	OK	SBR	Unsafe	Comments
Tracker Board Model:	X				
Tracker Board Serial Number:	X				
Housing		✓			good
Lock		✓			looks
Card Reader		✓			works
Door Strike		✓			good
Overall Operation		✓			great

Notes

several doors

Card Reader

Location: WOMENS RESTROOM (COURT SIDE)

	N/A	OK	SBR	Unsafe	Comments
Tracker Board Model:	X				
Tracker Board Serial Number:	X				
Housing		✓			good
Lock		✓			looks
Door Strike		✓			working
Card Reader		✓			good
Overall Operation		✓			great

Notes

Card Reader

Location: SOUTH POOL ENTRANCE

	N/A	OK	SBR	Unsafe	Comments
Tracker Board Model:	X				
Tracker Board Serial Number:	X				
Housing		✓			good
Lock		✓			looks
Card Reader		✓			working
Maglock		✓			good
Push to Exit		✓			able to exit
Overall Operation		✓			Overall operation great

Notes

Card Reader

Location: MENS RESTROOM (POOL SIDE)

	N/A	OK	SBR	Unsafe	Comments
Tracker Board Model:	X				
Tracker Board Serial Number:	X				
Housing		✓			good
Lock		✓			looks
Card Reader		✓			working
Maglock		✓			was lock good
Overall Operation		✓			great

Notes

— Schedule

Card Reader

Location: WOMENS RESTROOM (POOL SIDE)

	N/A	OK	SBR	Unsafe	Comments
Tracker Board Model:	X				
Tracker Board Serial Number:	X				
Housing		✓			Good
Lock		✓			Locks
Card Reader		✓			works
Maglock		✓			maglock good
Overall Operation		✓			Overall good

Notes

On a Schedule

Card Reader

Location: NORTH POOL ENTRY

	N/A	OK	SBR	Unsafe	Comments
Tracker Board Model:	X				
Tracker Board Serial Number:	X				
Housing		✓			good
Lock		✓			locks
Card Reader		✓			working
Maglock	X	✓			maglock good
Push to Exit		✓			able to exit
Overall Operation		✓			great

Notes

Card Reader

Location: GYM (COURT SIDE)

	N/A	OK	SBR	Unsafe	Comments
Tracker Board Model:	X				
Tracker Board Serial Number:	X				
Housing		✓			good
Lock		✓			locks
Card Reader		✓			working
STRIKE		✓			good
Push to Exit	X				
PIR	X				
Overall Operation		✓			great

Notes

Card Reader					
Location: GYM (POOL SIDE)	N/A	OK	SBR	Unsafe	Comments
Tracker Board Model:	X				
Tracker Board Serial Number:	X				
Housing		✓			good
Lock		✓			looks works
Card Reader		✓			
Maglock		✓			maglock good
Push to Exit		✓			able to exit
PIR		✓			
Overall Operation		✓			great
Notes					
Schedule					

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
11/12/2025	137491

Bill To
WATERSET CENTRAL CDD C/O RIZZETTA & CO P. O. BOX 32414 CHARLOTTE, NC 28232

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

P.O. No.	Terms
HEIDI TORRES	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 11/11/25@310PM BY HEIDI TORRES @ 813-677-2114 (WO-0024478) WOMEN'S REST ROOM MAGLOCK IS NOT LATCHING. PROBLEM FOUND: 11/12/25 AT 1:07 PM Power is not getting to the maglock at the women's restroom. ACTION TAKEN: 1) The technician, Kaleaf, arrived on site to troubleshoot the customer's issue with the women's restroom maglock not working correctly. At the DSX panel, Kaleaf verified that there was power for the maglock, but no power was getting to it. Kaleaf tested the maglock with an alternative power source and found that the maglock was not damaged. Kaleaf found that he will need to return with assistance to troubleshoot this issue further. A return to site is needed to further troubleshoot.		
1.25	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	151.88
1	TRIP CHARGE	49.50	49.50
1	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00	0.00
		0.00%	0.00
		Total	\$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

Date	Invoice #
12/1/2025	137956

Bill To
WATERSET CENTRAL CDD C/O RIZZETTA & CO P. O. BOX 32414 CHARLOTTE, NC 28232

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 DECEMBER 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.) Exempt Sales	0.00	0.00
		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

Date	Invoice #
12/15/2025	138236

Bill To
WATERSET CENTRAL CDD C/O RIZZETTA & CO P. O. BOX 32414 CHARLOTTE, NC 28232

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

P.O. No.	Terms
HEIDI TORRES	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 12/9/25 @ 2:30PM BY HEIDI TORRES @ 813-677-2114 (WO-24816) RETURN TO SITE PER WO#24478 TROUBLESHOOT WOMEN'S RESTROOM MAGLOCK. PROBLEM FOUND: 12.15.25 AT 3:00PM The maglock is not making contact with strike plate. Over time the maglock mounted to the door frame was being pushed back slightly from slamming. ACTION TAKEN: 1- The technician, Sam arrived on site and located the poolside women's restroom. 2- Sam found that the maglock was not making contact with the strike plate mounted to the door. Sam took the maglock off and extended the spokes with some solid strand copper wire. 3- Sam then stacked washers under the maglock bolt to close the gap between the two pieces. Sam adjusted the position of the maglock mounted on the door frame. 4- Sam took the maglock off schedule so it could lock. Sam tested the card reader and found that it was releasing and re-locking as it should. Sam put the relay back on schedule in the DSX software. 5- At this time the system working correctly. 6- Sam updated the management ladies at the front desk that the maglock is now working as it should. 7- The service call is completed.		
1.75	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	212.63
1	TRIP CHARGE	49.50	49.50
1	TRIP CHARGE - RETURN TO SITE / CUSTOMER COURTESY Exempt Sales	-49.50 0.00%	-49.50 0.00
	Total		\$212.63

Thank you for your business.

Phone #	Payments/Credits	\$0.00
727-533-0295	Balance Due	\$212.63



American Illuminations

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

 cddinvoice@rizzetta.com

INVOICE	#88
PAYMENT TERMS	Upon receipt
DUE DATE	Dec 12, 2025
AMOUNT DUE	\$3,375.00

SERVICE ADDRESS _____

CONTACT US

8247 Westhaven Dr
Land O' Lakes, FL 34638

 (757) 572-3732
 william@american-powerwashing.com

INVOICE

Services	qty	unit price	amount
2025 Holiday Lighting	1.0	\$7,500.00	\$7,500.00
<p>Waterset Club Warm white C9s on front roofline (6) Palm trees wrapped w/ warm white mini lights (3) 48" lit wreaths w/ bows</p>			
<p>Waterline Station Warm white C9s on front roofline (2) Palm trees wrapped with/ warm white mini lights (2) 36" lit wreaths w/ bows</p>			
<hr/>			
<p>Subtotal</p>			
<p>Discount</p>			
<p>Job Total</p>			
<p>Amount Due</p>			
<p>\$3,375.00</p>			

Payment History

Dec 12 Fri 9:50am Check \$3,375.00

- This is for year 2 of a 3-year Full Service agreement for the 2025 holiday season for the
- American Illuminations & Decor will install, maintain throughout the season, takedown all lights & decor at the end of the season, and store during the offseason.
- American Illuminations & Decor maintains ownership of all lights, equipment and decor at the end of the agreement.
- Installation to be completed by December 10th (Lighting installs begin in October, Greenery and Decor installs begin in November).
- Removal of decor by January 20th (Lighting may come down after the 20th, but Greenery and Decor will be removed by the 20th)
- 50% deposit due by July 4th to take advantage of Early Bird VIP.

Remaining 50% due upon completion of installation (Net 15)

Print & Signature of Acceptance:

X_____

Acceptance Date:

X_____

See our [Terms & Conditions](#)



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

Invoice 435

Date	PO#
11/01/25	
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

Description	Qty / UOM	Rate	Ext. Price	Amount
#200 - Irrigation Maintenance Agreement November 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
\$0.00	\$5,831.00	\$607.32	\$0.00	\$0.00



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

Invoice 467

Date	PO#
11/06/25	
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

Description	Qty / UOM	Rate	Ext. Price	Amount
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PAM Filter Cap Fix

Irrigation Repair - 11/05/2025 \$320.01

Subtotal	\$320.01
Sales Tax	\$0.00
Total	\$320.01
Credits/Payments	(\$0.00)
Balance Due	\$320.01

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$320.01	\$6,461.02	\$0.00	\$0.00	\$0.00



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

Invoice 476

Date	PO#
11/13/25	
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

Description	Qty / UOM	Rate	Ext. Price	Amount
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Clock 5A-1B zone repair

Clock 5A-1B has a faulty 2 station decoder and solenoid that needs to be replaced. All time and materials are included in the price.

Irrigation Repair - 11/13/2025 \$722.97

Subtotal	\$722.97
Sales Tax	\$0.00
Total	\$722.97
Credits/Payments	(\$0.00)
Balance Due	\$722.97

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$722.97	\$6,781.03	\$0.00	\$0.00	\$0.00



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

Invoice 477

Date	PO#
11/14/25	
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

Description	Qty / UOM	Rate	Ext. Price	Amount
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5A-2A Controller Irrigation Repairs

This proposal is for the replacement and repair of damaged irrigation by landscapers.
4 clogged nozzles, 6 broken spray heads and 2 cut drip line.

Irrigation Repair - 11/13/2025 \$375.01

Subtotal	\$375.01
Sales Tax	\$0.00
Total	\$375.01
Credits/Payments	(\$0.00)
Balance Due	\$375.01

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$375.01	\$7,504.00	\$0.00	\$0.00	\$0.00



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

Invoice 488

Date	PO#
11/20/25	
Sales Rep	Terms
Christopher Zotti	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
-------------	-----------	------	------------	--------

Waterset Central 5A-1A Controller Faults

Emergency alert on Centralus regarding the 5A-1A controller.

Irrigation Repair - 11/17/2025 \$977.01

Subtotal	\$977.01
Sales Tax	\$0.00
Total	\$977.01
Credits/Payments	(\$0.00)
Balance Due	\$977.01

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$977.01	\$7,879.01	\$0.00	\$0.00	\$0.00



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

Invoice 490

Date	PO#
11/21/25	
Sales Rep	Terms
Christopher Zotti	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
-------------	-----------	------	------------	--------

Waterset Central 5A-1A Controller Down

Centralus notified of down controller on Saturday. Troubleshoot required to determine repair.

Irrigation Repair - 11/17/2025 \$407.00

Subtotal	\$407.00
Sales Tax	\$0.00
Total	\$407.00
Credits/Payments	(\$0.00)
Balance Due	\$407.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$407.00	\$8,856.02	\$0.00	\$0.00	\$0.00



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

Invoice 507

Date	PO#
12/01/25	
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

Description	Qty / UOM	Rate	Ext. Price	Amount
#200 - Irrigation Maintenance Agreement December 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	\$8,633.00	\$630.02	\$0.00	\$0.00



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

Invoice 540

Date	PO#
12/10/25	
Sales Rep	Terms
Christopher Zotti	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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Water leak

update : Tech notes (Jonah) : Customer called complaining that zone was running throughout weekend. We came out and disassembled the valve to find debris was stuck inside diaphragm and cracked the seal. We replaced the valve.



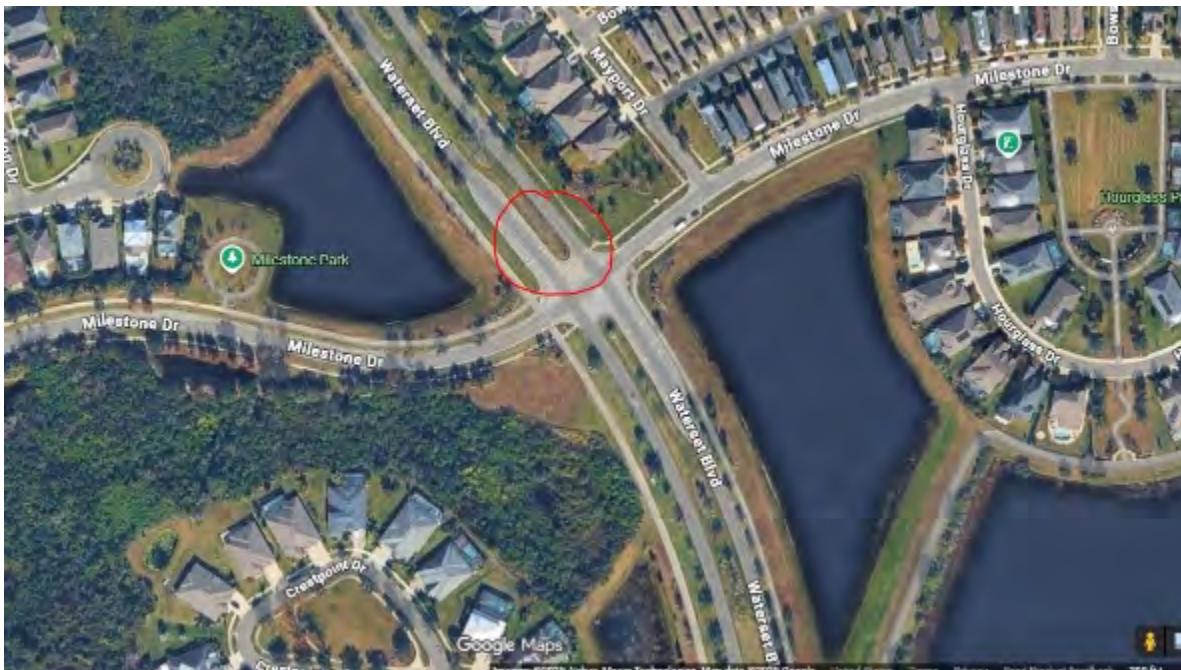




continuous water leak, Location attached in description

Customer notes :

There is water that is continuously coming out and not stopping from the irrigation system.



Irrigation Repair - 12/08/2025

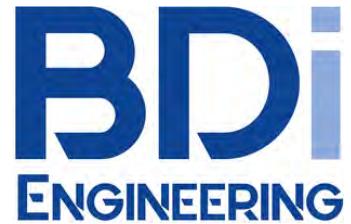
\$452.43

Subtotal	\$452.43
Sales Tax	\$0.00
Total	\$452.43
Credits/Payments	(\$0.00)
Balance Due	\$452.43

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$452.43	\$8,312.99	\$6,151.01	\$0.00	\$0.00

Brletic Dvorak Inc

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

**INVOICE**

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

INVOICE 2221
DATE 11/25/2025
TERMS Net 30
DUE DATE 12/25/2025

PROJECT NAME
Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[November 04 - November 25]	12:00	180.00	2,160.00
BALANCE DUE				\$2,160.00



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
Nov-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	6.00	\$180	J. Whited	\$1,080.00
Communication for shoreline restorations and SOI repairs RFPs. Pool Discharge Communication with Staff & Residents.	6.00 0.00	\$180 \$120	J. Whited K. Wagner	\$1,080.00 \$0.00
INVOICE TOTAL	12.00			\$2,160.00



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

Document No:INS-1125-306
Document Date:11/30/2025

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$212.57

Date	Description	Amount
11/30/2025	Insurance Reimbursement Torres, Heidy ASTPM	\$96.53
11/30/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$116.04

Report Totals

Billing: \$212.57
Total Sales Tax: \$0.00
Balance Due: **\$212.57**



INVOICE

Total Due: **\$2,120.09**

\$2,120.09

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

Invoice Number: 32019036798
Our Order No. 31019101331
Invoice Date: 12/1/2025
Due Date: 12/31/2025

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

Bill
To: Waterset Central CDD
Katria 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		
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	01019000216	Seymour Wright	Net 30 days	12/01/25 to 12/31/25		

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**

**INVOICE****Total Due:** **\$747.54**

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

Invoice Number: 52019010818
Our Order No. 51019009801
Invoice Date: 12/10/2025
Due Date: 1/9/2026

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	
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)		5	60.00	300.00
FREIGHT - ALL	Flat Fee Freight		1	15.00	15.00

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

Subtotal: **747.54**
Sales Tax: **0.00**

Total Due: **\$747.54**



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

INVOICE

Total Due: \$375.00

Invoice Number: 52019010903
Our Order No. 51019009859
Invoice Date: 12/15/2025
Due Date: 1/14/2026

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	
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)		Net 30 days			
FREIGHT - ALL	Flat Fee Freight				1	15.00

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-billeexpress.com/ebpp/gocitywide/>

Subtotal: 375.00

Sales Tax: 0.00

Total Due: \$375.00

INVOICE

Cooper Pools, CP Remodeling &
Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Castle Group:Waterset Central CDD / Waterline Station

Bill to

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

Ship to

Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Invoice no.: 2025-1351

Terms: Net 30

Invoice date: 11/01/2025

Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance November 2025	1	\$5,320.00	\$5,320.00

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools, CP Remodeling &
Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Castle Group:Waterset Central CDD / Waterline Station

Bill to

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

Ship to

Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Technician: Bob / Hunter
PO#: Waterset Central Resort Pool

Invoice no.: 2025-1443
Terms: Net 30
Invoice date: 11/19/2025
Due date: 12/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		HAYWARD FACE PLATE GRATE	HAYWARD FACE PLATE GRATE	6	\$12.73	\$76.38
2.		WATERWAY 2" X 4" 3BAR GRATE AND FRAME	WATERWAY 2" X 4" 3BAR GRATE AND FRAME	2	\$13.14	\$26.28

Total **\$102.66**

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling &
Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Castle Group:Waterset Central CDD / Waterline Station

Bill to

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

Ship to

Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Invoice no.: 2025-1444
Terms: Net 30
Invoice date: 11/19/2025
Due date: 12/19/2025

Technician: Bob / Joey

PO#: Waterline Station

#	Date	Product or service	Description	Qty	Rate	Amount
1.		8" FLOWMETER	8" FLOWMETER	1	\$268.53	\$268.53
				Total	\$268.53	

Ways to pay



View and pay

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Castle Group:Waterset Central CDD / Waterline Station

Bill to

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

Ship to

Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Technician: Hunter

Invoice no.: 2025-1449
Terms: Net 30
Invoice date: 11/21/2025
Due date: 12/21/2025

PO#: Lap Pool

#	Date	Product or service	Description	Qty	Rate	Amount
1.		CAL-JUNE GW-24 24 WHT USCG APPROVED RING BUOY W/ WHT WEBBING STRAPS	CAL-JUNE GW-24 24 WHT USCG APPROVED RING BUOY W/ WHT WEBBING STRAPS	2	\$203.75	\$407.50
2.		POOLMASTER 55548 60 LIFE LINE	POOLMASTER 55548 60 LIFE LINE	2	\$27.45	\$54.90
			Total	\$462.40		

Ways to pay



View and pay

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Castle Group:Waterset Central CDD / Waterline Station

Bill to

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

Ship to

Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Technician: Hunter

Invoice no.: 2025-1450
Terms: Net 30
Invoice date: 11/21/2025
Due date: 12/21/2025

PO#: Resort Pool

#	Date	Product or service	Description	Qty	Rate	Amount
1.		CAL-JUNE GW-24 24 WHT USCG APPROVED RING BUOY W/ WHT WEBBING STRAPS	CAL-JUNE GW-24 24 WHT USCG APPROVED RING BUOY W/ WHT WEBBING STRAPS	2	\$203.75	\$407.50
2.		POOLMASTER 55548 60 LIFE LINE	POOLMASTER 55548 60 LIFE LINE	2	\$27.45	\$54.90
			Total	\$462.40		

Ways to pay



View and pay

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Castle Group:Waterset Central CDD / Waterline Station

Bill to
Waterset Central CDD / Waterline Station
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Ship to
Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Technician: Hunter

Invoice no.: 2025-1451
Terms: Net 30
Invoice date: 11/24/2025
Due date: 12/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		CAL-JUNE GW-24 24 WHT USCG APPROVED RING BUOY W/ WHT WEBBING STRAPS	CAL-JUNE GW-24 24 WHT USCG APPROVED RING BUOY W/ WHT WEBBING STRAPS	2	\$203.75	\$407.50
2.		POOLMASTER 55548 60 LIFE LINE	POOLMASTER 55548 60 LIFE LINE	2	\$27.45	\$54.90
3.		SAFETY HOOK HARDWARE	SAFETY HOOK HARDWARE	2	\$6.86	\$13.72
4.			Technician Reported Needing new Life Rings and Heave Lines.			

Ways to pay



View and pay

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Castle Group:Waterset Central CDD / Waterline Station

Bill to

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

Ship to

Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Invoice no.: 2025-1453
Terms: Net 30
Invoice date: 11/24/2025
Due date: 12/24/2025

Technician: Bob

PO#: Waterset Central

#	Date	Product or service	Description	Qty	Rate	Amount
1.		SPECK MPH12CA2A57866A 95X 7.5HP 3PH MOTOR ONLY	SPECK MPH12CA2A57866A 95X 7.5HP 3PH MOTOR ONLY	1	\$3,553.90	\$3,553.90
2.		SPECK 2920343310 MECH SEAL	SPECK 2920343310 MECH SEAL	1	\$91.18	\$91.18
3.		COMMERCIAL SERVICE CALL / INSTALLATION	REMOVAL AND INSTALLATION OF NEW MOTOR	1	\$250.00	\$250.00

Total **\$3,895.08**

Ways to pay



View and pay

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Castle Group:Waterset Central CDD / Waterline Station

Bill to

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

Ship to

Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Invoice no.: 2025-1471

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance December 2025	1	\$5,320.00	\$5,320.00
					Total	\$5,320.00

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Waterset Central CDD / Waterline Station

Bill to
Waterset Central CDD / Waterline Station
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Ship to
Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Invoice no.: 2025-1551
Technician: Hunter
Terms: Net 30
PO#: Lap Pool
Invoice date: 12/10/2025
Due date: 01/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		QT SILVER ALGAEDYNE	QT SILVER ALGAEDYNE	3	\$100.00	\$300.00
2.		Black Algae Treatment / Removal	Black Algae Dive	1.5	\$250.00	\$375.00

Total **\$675.00**

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Waterset Central CDD / Waterline Station

Bill to

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

Ship to

Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Technician: Hunter

Invoice no.: 2025-1552
Terms: Net 30
Invoice date: 12/10/2025
Due date: 01/09/2026

PO#: Zero Entry

#	Date	Product or service	Description	Qty	Rate	Amount
1.		QT SILVER ALGAEDYNE	QT SILVER ALGAEDYNE	6	\$100.00	\$600.00
2.		Black Algae Treatment / Removal	Black Algae Dive	3	\$250.00	\$750.00

Total **\$1,350.00**

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Waterset Central CDD / Waterline Station

Bill to
Waterset Central CDD / Waterline Station
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Ship to
Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Invoice no.: 2025-1553
Technician: Hunter
Terms: Net 30
PO#: Waterset Central Resort / Lap
Invoice date: 12/10/2025
Due date: 01/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		HAYWARD FACE PLATE GRATE	HAYWARD FACE PLATE GRATE (Resort Pool)	12	\$12.73	\$152.76
2.		WATERWAY 2" X 4" 3BAR GRATE AND FRAME	WATERWAY 2" X 4" 3BAR GRATE AND FRAME (Resort Pool)	2	\$13.14	\$26.28
3.		HAYWARD FACE PLATE GRATE	HAYWARD FACE PLATE GRATE (Lap Pool)	2	\$13.14	\$26.28
			Total	\$205.32		

Ways to pay



View and pay

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Waterset Central CDD / Waterline Station

Bill to
Waterset Central CDD / Waterline Station
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Ship to
Waterset Central CDD / Waterline Station
7281 Paradiso Dr
Apollo Beach, FL 33572

Invoice details

Technician: Bob / Hunter

Invoice no.: 2025-1558
Terms: Net 30
Invoice date: 12/10/2025
Due date: 01/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		MISC PRODUCTS	pH probe for Cat 2000 ORP System	1	\$350.00	\$350.00
				Total	\$350.00	

Ways to pay



[View and pay](#)

**Cooper Pools****844-766-5256**

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/26/2025	\$782.12	11/26/2025

INVOICE NO. 311

Order No.:
Quote No.:
Job No.: 648
Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Install Superflo Pump Union

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
SUPERFLO PUMP UNION KIT	1.00	\$48.64	\$48.64
Add'l Plumbing	1.00	\$13.41	\$13.41
2"-2.5" 3-PORT PVC DIVERTER VALVE	1.00	\$95.07	\$95.07
Commercial installation / Labor			\$625.00
		Sub-Total ex Tax	\$782.12
		Tax	\$0.00
		Total	\$782.12

Sub-Total ex Tax	\$782.12
Tax	\$0.00
Total inc Tax	\$782.12
Amount Applied	\$0.00
Balance Due	\$782.12

How To Pay

Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/
Please call 844-766-5256 to pay over the phone.



Direct Deposit

Bank PNC Bank
Acc. Name 6768
Routing Number 267084199
Acc. No. 1241206768

INVOICE NO. 311

**Cooper Pools****844-766-5256**

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY

12/26/2025

AMOUNT

\$790.00

INVOICE DATE

11/26/2025**INVOICE NO. 312**

Order No.:

Quote No.:

Job No.: 650

Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Stenner Pump Installation

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
45MJL5A1STA 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	1.00	\$700.00	\$700.00
Commercial installation / Labor			\$90.00
		Sub-Total ex Tax	\$790.00
		Tax	\$0.00
		Total	\$790.00

Sub-Total ex Tax	\$790.00
Tax	\$0.00
Total inc Tax	\$790.00
Amount Applied	\$0.00
Balance Due	\$790.00

How To Pay

Credit Card (MasterCard or Visa)

Pay Online: cooperpoolsinc.simprosuite.com/payment/
Please call 844-766-5256 to pay over the phone.

INVOICE NO. 312**Direct Deposit**

Bank: PNC Bank
Acc. Name: 6768
Routing Number: 267084199
Acc. No.: 1241206768

DUE DATE: 12/26/2025 AMOUNT DUE: \$790.00

**Cooper Pools****844-766-5256**

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY

12/26/2025

AMOUNT

\$307.87

INVOICE DATE

11/26/2025**INVOICE NO. 313**

Order No.:

Quote No.:

Job No.: 649

Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Install Poly Tank

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
15GAL POLY CHEMICAL TANK W/ COVER & CAP PLUG	1.00	\$217.87	\$217.87
Commercial installation / Labor			\$90.00
Sub-Total ex Tax			\$307.87
Tax			\$0.00
Total			\$307.87

Sub-Total ex Tax	\$307.87
Tax	\$0.00
Total inc Tax	\$307.87
Amount Applied	\$0.00
Balance Due	\$307.87

How To Pay

Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/
Please call 844-766-5256 to pay over the phone.



Direct Deposit

Bank	PNC Bank
Acc. Name	6768
Routing	267084199
Number	
Acc. No.	1241206768

INVOICE NO. 313

DUE DATE: 12/26/2025 AMOUNT DUE: \$307.87

Waterset Central CDD
Meeting Date: November 12, 2025

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:30pm
Meeting End Time:	8:37pm
Total Meeting Time:	3h 7m
Time Over (3) Hours:	
Total at \$175 per Hour:	\$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 



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

Invoice

BILL TO

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

SHIP TO

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
34455	11/25/2025	\$239.00	12/10/2025	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. OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	1	199.00	199.00
		20	2.00	40.00

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	239.00
TAX (7.5%)	0.00
TOTAL	239.00
BALANCE DUE	

\$239.00

[Pay invoice](#)



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

Invoice

BILL TO

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

SHIP TO

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
34529	12/11/2025	\$49.98	12/26/2025	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



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;
lspock@rizzetta.com

Invoice Date	Invoice Number
12/02/2025	10863
Terms	Service Through
	12/02/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
10/29/2025	Erin R McCormick	Review of email from Stephanie DeLuna; left message for Stephanie DeLuna; email to Stephanie DeLuna [CLIENT COURTESY - NO CHARGE]	0.20	\$ 0.00
11/03/2025	Erin R McCormick	Review of emails from Deneen Klenke and Katiria Parodi regarding fitness center use [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
11/12/2025	Erin R McCormick	Telephone conference with Stephanie DeLuna; preparation for Board of Supervisors meeting and review of Agenda, Minutes and back up materials; review of email from Thomas McNutt; research regarding Hillsborough County Code requirements for towing of vehicles; review of proposed Agreement by Target Recovery Towing, and procedures document; prepare draft Towing Policies and distribute to Stephanie DeLuna and Deneen Klenke; review of comments from Deneen Klenke and respond; review of golf cart Lease documents; telephone calls with DLL Finance; email to DLL Finance - Golf Cart group; attend Board of Supervisors meeting;	6.80	\$ 3,196.00
11/18/2025	Erin R McCormick	Review of email from Stephanie DeLuna concerning meeting with Tom McNutt and respond [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
11/19/2025	Erin R McCormick	Telephone conference with Stephanie DeLuna regarding letter to residents regarding erosion repairs and concerning discussions and training with Supervisors; email to Stephanie DeLuna regarding erosion letter;	0.30	\$ 141.00
12/01/2025	Erin R McCormick	Review of email from Deneen Klenke regarding Agreement for golf cart and respond; email to golf cart finance company; email to Deneen Klenke; email to Katiria Parodi regarding above; telephone call with golf cart finance company;	0.40	\$ 188.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

**Waterset Central Community Development
District**

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
Email: cddinvoice@rizzetta.com; tjudd@rizzetta.com;
lspock@rizzetta.com

Invoice Date	Invoice Number
12/02/2025	10863
Terms	Service Through
	12/02/2025

12/02/2025	Erin R McCormick	Review of email from Dan J at DLL Finance regarding golf cart lease; review of Additional Terms and Conditions; email to Deneen Klenke, Stephanie DeLuna and Katiria Parodi regarding golf cart lease documents; email to Dan J regarding above;	1.00	\$ 470.00
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Total Hours	8.90 hrs
Total Work	\$ 3,995.00
Total Invoice Amount	\$ 3,995.00
Previous Balance	\$ 6,265.12
11/15/2025 Payment - Check Split Payment	(\$6,265.12)
Balance (Amount Due)	\$ 3,995.00



7823 N Dale Mabry Hwy,

STE 107

Tampa, FL 33614

Ofc: 813-870-2966

Fax: 813-870-2896

Invoice

Date	Invoice #
11/7/2025	36779

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

Ship To
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

P.O. No.	Terms	Rep
	Due on receipt	CJ

Item	Description	Qty	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed	1	340.00	340.00

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.	Subtotal \$340.00
	Sales Tax (0.0%) \$0.00
	Total \$340.00
	Payments/Credits \$0.00
	Balance Due \$340.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



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

October 2025

Surtax Rate:

Name
Address
City/St
ZIP

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

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

Due: 11/20/25

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

DR-15EZ
R. 01/20

T

T

HD/PM DATE:

/ /

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address:

Amount Due From Line 9
On Reverse Side

139 . 19

Certificate Number: 39-8017823354-9

Reporting Period

T

T

HD/PM DATE:

/ /

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address:

Amount Due From Line 9
On Reverse Side

.

Due:

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

DR-15EZ
R. 01/20

Due:

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

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

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

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

	DOLLARS	CENTS	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.		
1. Gross Sales (Do not include tax)	1,855	87			
2. Exempt Sales (Include these in Gross Sales, Line 1)	1,855	87	Signature of Taxpayer	Date	Telephone #
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)	1,855	87	Karla Pena	11/26/2025	813-933-5571
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	139	19	Signature of Preparer	Date	Telephone #
5. Less Lawful Deductions	139	19	Discretionary Sales Surtax Information		
6. Less DOR Credit Memo	139	19	A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX	139	19
7. Net Tax Due	139	19	B. Total Discretionary Sales Surtax Due	27	84
8. Less Collection Allowance or Plus Penalty and Interest	139	19	E-file / E-pay to Receive Collection Allowance		
9. Amount Due With Return (Enter this amount on front)	139	19	Please do not fold or staple.		

	DOLLARS	CENTS	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.		
1. Gross Sales (Do not include tax)	1,855	87			
2. Exempt Sales (Include these in Gross Sales, Line 1)	1,855	87	Signature of Taxpayer	Date	Telephone #
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)	1,855	87	Signature of Preparer	Telephone #	
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	139	19	Discretionary Sales Surtax Information		
5. Less Lawful Deductions	139	19	A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX	139	19
6. Less DOR Credit Memo	139	19	B. Total Discretionary Sales Surtax Due	27	84
7. Net Tax Due	139	19	E-file / E-pay to Receive Collection Allowance		
8. Less Collection Allowance or Plus Penalty and Interest	139	19	Please do not fold or staple.		
9. Amount Due With Return (Enter this amount on front)	139	19			



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

M-Page 1 of 12

Summary of Account Charges

Previous Balance	\$2,603.51
Net Payments - Thank You	\$-2,603.51
Total Account Charges	\$2,599.34
AMOUNT DUE	\$2,599.34

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

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

18618 8

DUUE DATE	12/17/2025
AMOUNT DUE	\$2,599.34
AMOUNT PAID	



0076871618658 00002599348



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

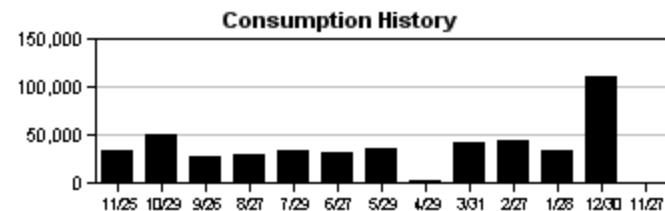
Service Address: 6116 SEA AIR DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	10/29/2025	19062	11/25/2025	19402	34000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$13.35
Total Service Address Charges	\$13.35



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

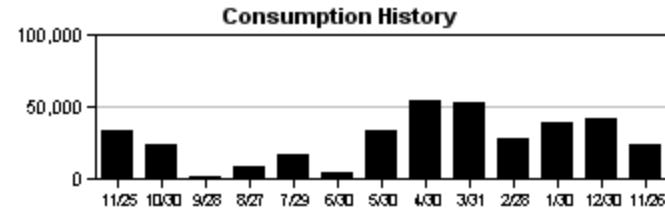
Service Address: 5701 MADRIGAL WAY

M-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	10/30/2025	787058	11/25/2025	820348	33290 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$100.54
Water Base Charge	\$33.95
Water Usage Charge	\$78.24
Sewer Base Charge	\$82.31
Sewer Usage Charge	\$235.36
Total Service Address Charges	\$536.94





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

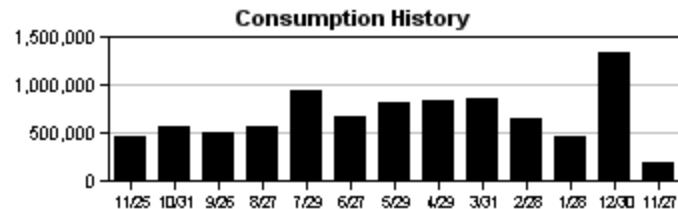
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	10/31/2025	271486	11/25/2025	276137	465100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$139.83

Total Service Address Charges \$139.83



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 5910 COVINGTON GARDEN DR

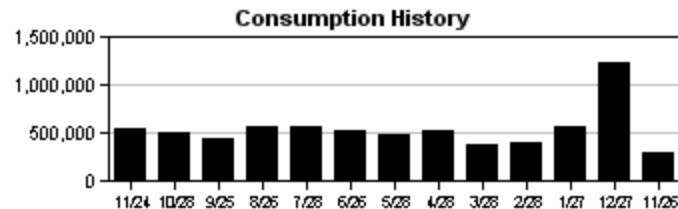
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	10/28/2025	350327	11/24/2025	355748	542100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$335.94

Total Service Address Charges \$335.94





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 7533 PARADISO DR-RECLAIM

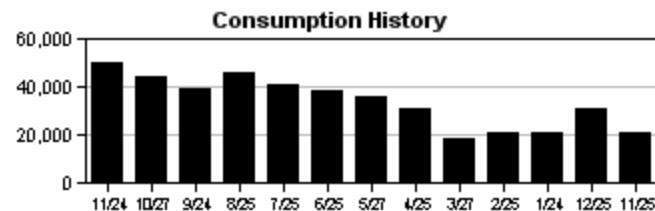
M-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	10/27/2025	14415	11/24/2025	14917	50200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$28.40

Total Service Address Charges \$28.40



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 7301 PARADISO DR

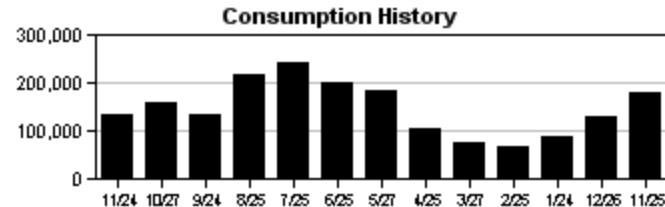
M-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	10/27/2025	94080	11/24/2025	95409	132900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$30.36

Total Service Address Charges \$30.36





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

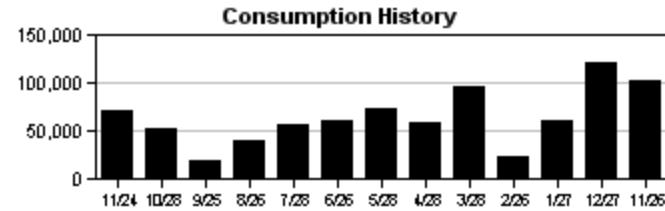
Service Address: 7281 PARADISO AVE

M-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	10/28/2025	56068	11/24/2025	56739	67100 GAL	ACTUAL	WATER
54230101	10/28/2025	30722	11/24/2025	30761	3900 GAL	ACTUAL	WATER
60998080	10/28/2025	271832	11/24/2025	274473	264100 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$214.42
Water Base Charge	\$86.37
Water Usage Charge	\$156.75
Sewer Base Charge	\$142.68
Sewer Usage Charge	\$27.57
Reclaimed Water Charge	\$53.98
Total Service Address Charges	\$688.31



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

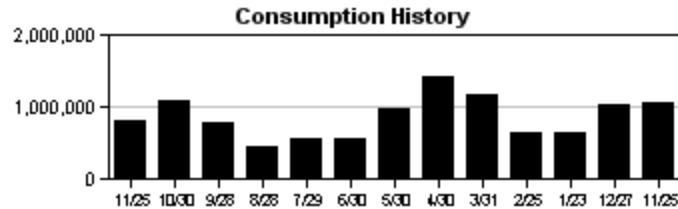
Service Address: 7030 RESERVOIR CT-RECLAIM

M-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	10/30/2025	10300461	11/25/2025	11095561	795100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$419.94
Total Service Address Charges	\$419.94





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

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	10/31/2025	197438	11/25/2025	200216	277800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$65.86

Total Service Address Charges \$65.86



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 7054 RESERVOIR CT-RECLAIM

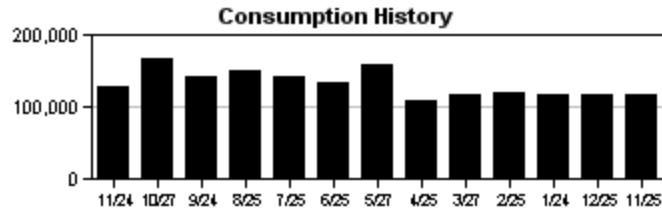
M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	10/27/2025	64359	11/24/2025	65623	126400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$36.09

Total Service Address Charges \$36.09





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

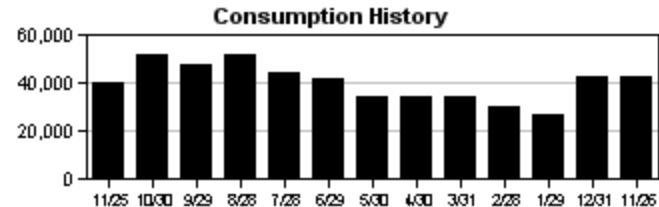
M-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	10/30/2025	571852	11/25/2025	612247	40395 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$15.80

Total Service Address Charges \$15.80



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

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	10/29/2025	7031	11/25/2025	7162	13100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.80

Total Service Address Charges \$8.80





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 5521 SILVER SUN DR

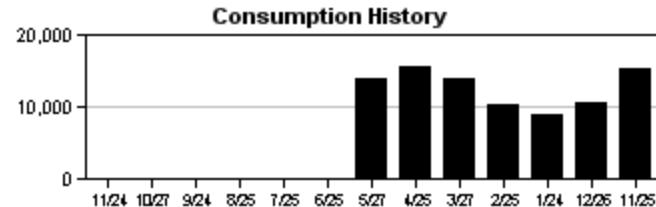
M-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	10/27/2025	9052	11/24/2025	9052	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.44

Total Service Address Charges \$6.44



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

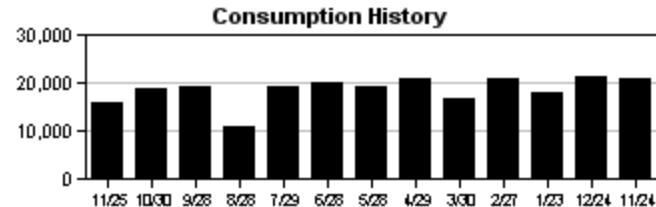
M-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	10/30/2025	217289	11/25/2025	233220	15931 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$9.43

Total Service Address Charges \$9.43





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

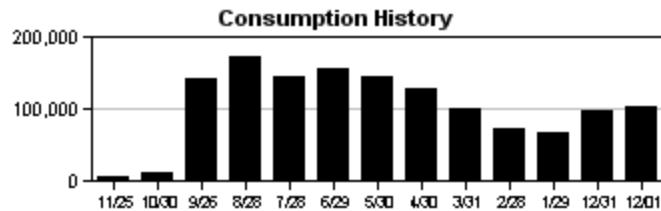
M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703562000	10/30/2025	1754310	11/25/2025	1760227	5917 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.51

Total Service Address Charges \$7.51



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

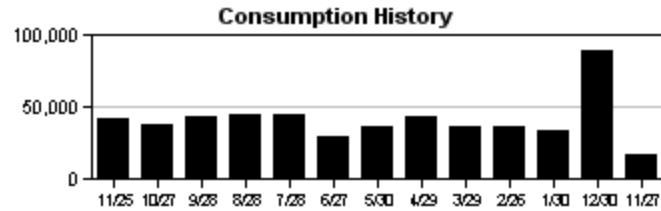
M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705884634	10/27/2025	356974	11/25/2025	398619	41645 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$15.37

Total Service Address Charges \$15.37





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 7306 GOLDEN SKY CT

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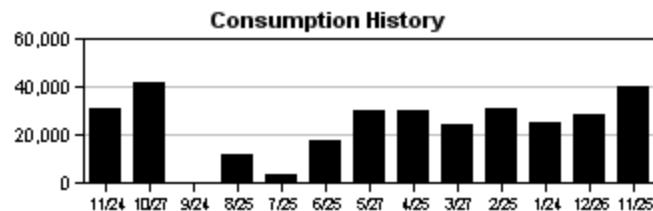
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	10/27/2025	17384	11/24/2025	17695	31100 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$13.92

Total Service Address Charges \$13.92

An estimated read was used to calculate your bill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 7020 SAGUARO WAY-RECLAIM

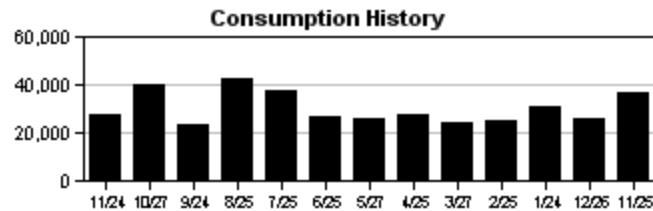
M-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	10/27/2025	17727	11/24/2025	17999	27200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.10

Total Service Address Charges \$12.10





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 6112 SEA AIR DR

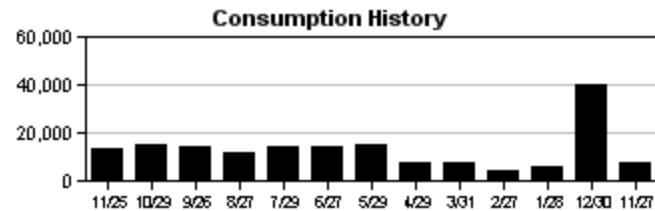
M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	10/29/2025	7700	11/25/2025	7832	13200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.82

Total Service Address Charges \$8.82



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

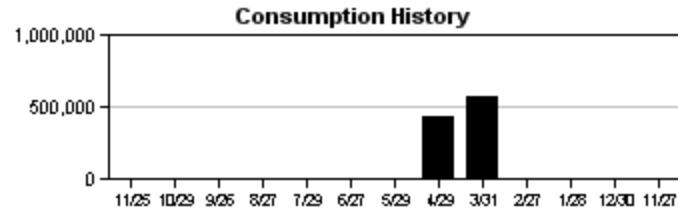
M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	10/29/2025	6438	11/25/2025	6528	90 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.46

Total Service Address Charges \$6.46





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

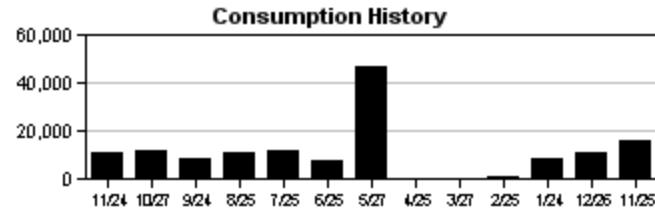
Service Address: 7310 BETEL PALM CT I

M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	10/27/2025	8489	11/24/2025	8599	11000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$33.22
Water Base Charge	\$16.98
Water Usage Charge	\$21.68
Total Service Address Charges	\$78.42



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
WATERSET CENTRAL CDD	7687161865	11/26/2025	12/17/2025

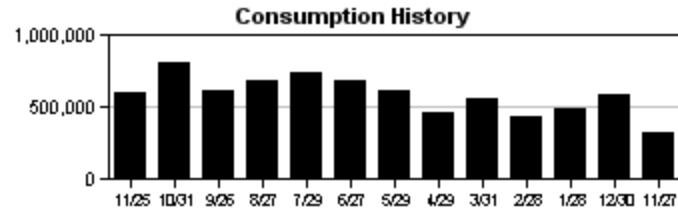
Service Address: 6060 MILESTONE DR

M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	10/31/2025	325938	11/25/2025	331869	593100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$121.25
Total Service Address Charges	\$121.25





NVIROTECT
PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Waterset Central CDD

7281 Paradiso Dr.

Apollo Beach, FL 33572

Date: 11-29-25

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: 378653

Previous Balance: \$217.00

Commercial General Pests \$217.00

Sales Tax: \$0.00

Service Amount: \$217.00

Check /Cash: ER

Technician(s): ER

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		Treatment	
<input type="checkbox"/> Acrobat Ants	<input type="checkbox"/> Pantry pests	<input type="checkbox"/> Advion Ant Bait Station .1%	<input type="checkbox"/> Niban FG 5%
<input type="checkbox"/> Argentine Ants	<input checked="" type="checkbox"/> Paper Wasps	<input type="checkbox"/> Advion Ant Gel Bait .05%	<input type="checkbox"/> Nyguard IGR 10%
<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Pharaoh Ants	<input type="checkbox"/> Advion Roach Bait Stn .5%	<input type="checkbox"/> Onslaught 6.4%
<input type="checkbox"/> Carpenter Ants	<input checked="" type="checkbox"/> Preventative	<input type="checkbox"/> Advion Roach Gel Bait .6%	<input checked="" type="checkbox"/> Perimeter Sweep
<input type="checkbox"/> Crazy Ants	<input type="checkbox"/> Roaches	<input type="checkbox"/> Alpine Aerosol .25%	<input type="checkbox"/> Taurus .06%
<input type="checkbox"/> Drain Flies	<input type="checkbox"/> Silverfish	<input type="checkbox"/> Biozyme	<input type="checkbox"/> Talstar Xtra .25%
<input type="checkbox"/> Fire Ants	<input type="checkbox"/> Spiders	<input type="checkbox"/> CM Insect Monitors	<input type="checkbox"/> Transport GHP .11%
<input type="checkbox"/> Fleas	<input type="checkbox"/> Ticks	<input type="checkbox"/> Dekko Silver Fish Paks 20%	<input type="checkbox"/> Transport Mikron .11%
<input type="checkbox"/> German Roaches	<input type="checkbox"/> White Foot Ants	<input type="checkbox"/> D-Fense Dust .05%	<input type="checkbox"/> Vector Bio 5
<input type="checkbox"/> Ghost Ants	<input type="checkbox"/>	<input type="checkbox"/> Gentrol Liquid 9%	<input type="checkbox"/> Wasp Freeze .1%
<input type="checkbox"/> Mosquitos		<input checked="" type="checkbox"/> Inspection	<input type="checkbox"/> Web Out 10.5%
<input checked="" type="checkbox"/> Mud Daubers		<input type="checkbox"/> Maxforce Quantum .03%	<input checked="" type="checkbox"/> Talstar

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT
PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Waterset Central CDD

7281 Paradiso Dr.

Apollo Beach, FL 33572

Date: 11-24-25

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

Account Number:	12545
Invoice Number:	379015
Previous Balance:	\$217.00
Commercial General Pests	\$135.00
Sales Tax:	\$0.00
Service Amount:	\$135.00

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

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

General Pest			
<input type="checkbox"/> Acrobat Ants	<input type="checkbox"/> Pantry pests	<input type="checkbox"/> Advion Ant Bait Station .1%	<input type="checkbox"/> Niban FG 5%
<input type="checkbox"/> Argentine Ants	<input type="checkbox"/> Paper Wasps	<input type="checkbox"/> Advion Ant Gel Bait .05%	<input type="checkbox"/> Nyguard IGR 10%
<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Pharaoh Ants	<input type="checkbox"/> Advion Roach Bait Stn .5%	<input type="checkbox"/> Onslaught 6.4%
<input type="checkbox"/> Carpenter Ants	<input checked="" type="checkbox"/> Preventative	<input type="checkbox"/> Advion Roach Gel Bait .6%	<input type="checkbox"/> Perimeter Sweep
<input checked="" type="checkbox"/> Crazy Ants	<input type="checkbox"/> Roaches	<input type="checkbox"/> Alpine Aerosol .25%	<input type="checkbox"/> Taurus .06%
<input type="checkbox"/> Drain Flies	<input type="checkbox"/> Silverfish	<input type="checkbox"/> Biozyme	<input checked="" type="checkbox"/> Talstar Xtra .25%
<input type="checkbox"/> Fire Ants	<input type="checkbox"/> Spiders	<input type="checkbox"/> CM Insect Monitors	<input type="checkbox"/> Transport GHP .11%
<input type="checkbox"/> Fleas	<input type="checkbox"/> Ticks	<input type="checkbox"/> Dekko Silver Fish Paks 20%	<input type="checkbox"/> Transport Mikron .11%
<input type="checkbox"/> German Roaches	<input type="checkbox"/> White Foot Ants	<input type="checkbox"/> D-Fense Dust .05%	<input type="checkbox"/> Vector Bio 5
<input type="checkbox"/> Ghost Ants	<input type="checkbox"/> _____	<input type="checkbox"/> Gentrol Liquid 9%	<input type="checkbox"/> Wasp Freeze .1%
<input type="checkbox"/> Mosquitos		<input type="checkbox"/> Inspection	<input type="checkbox"/> Web Out 10.5%
<input type="checkbox"/> Mud Daubers		<input type="checkbox"/> Maxforce Quantum .03%	<input type="checkbox"/> _____

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT
PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Termite Division

Waterset Central CDD

7281 Paradiso Dr.

Apollo Beach, FL 33572

Date: 12/3/25

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

Account Number:	12545
Invoice Number:	382353
Previous Balance:	\$0.00
Commercial Drywood Termite Treatment	\$289.00
Sales Tax:	\$0.00
Service Amount:	\$289.00

Check /Cash: JUAN M.

Technician(s): JUAN M.

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

Type of Termites/Pests

- Carpenter Bees
- Drywood Termites
- Eastern Subterranean Termites
- Formosan Subterranean Termites
- Wood Decaying Fungi
- Wood Destroying Beetles

Treatment

- Bora Care 40%
- Hex Pro
- Premise II 21.4%
- Premise Pre 21.4%
- Recruit AG
- Recruit HD

- Sentricon Always Active
- Shatter Bait .5%
- Taurus SC 9.1%
- Termidor Dry .5%
- Termidor Foam .005%
- _____

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 36625092
Invoice Date 11/6/2025
Completed Date 11/6/2025
Payment Term Due Upon Receipt
Due Date 11/6/2025

Billing Address

Waterset Central CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

Job Address

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

Description of work

10/16/25: Troubleshoot three beach volleyball court lights out. They are LED fixtures with correct voltage going to them. Will need to return to replace existing LED fixtures with new LED fixtures.

11/6/25: Removed and replaced three bad LED light fixtures on beach volleyball court. Made up connections and tested for operation. Also changed timer for pickle ball court lights.

Service #	Description	Quantity	Your Price	Total
1HR BT LBR- 1.00 (BT)	1 Labor Hours - Bucket Truck Technician	1.00	\$225.00	\$225.00
ELECMAT-0150	LED Area Light, Parking Lot, 150W/120W/100W/80W, Type III, Bronze, Selectable Wattage & CCT, 22500 Lumens Selectable 3000K-4000K-5000K	3.00	\$305.98	\$917.94
ELECMAT-0025	Mounting Bracket for LED Selectable Area Lights Slip Fitter Mount	3.00	\$68.72	\$206.16
		Sub-Total	\$1,349.10	
		Tax	\$0.00	
		Total	\$1,349.10	
		Payment	\$0.00	
		Balance Due	\$1,349.10	

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 38418999
Invoice Date 12/9/2025
Completed Date 12/9/2025
Payment Term Due Upon Receipt
Due Date 12/9/2025

Billing Address

Waterset Central CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

Job Address

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

Description of work

11/17/25: We troubleshooted the 7.5 pool pump. Determined that the pump is bad and the three pole contactor with a 240 volt coil is also bad and will need to be replaced. We did however replace the #10 three pole feed between the pump starter and the pump. Leaving both ends disconnected. Will need to return.

12/09/25: Changed out the pool pump contactor and bumped the pump to make sure of its rotation.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC-DIA	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician (11/17/25)	3.50	\$165.00	\$577.50
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician (12/9/25)	2.00	\$165.00	\$330.00
THHN #10	#10, Stranded & Solid THHN	40.00	\$0.92	\$36.80
ELECMAT-0100	Eaton Motor Starter 3 poles 240 v coil	1.00	\$1,528.00	\$1,528.00
ELECMAT-0100	Eaton Heater	1.00	\$315.00	\$315.00
ELECMAT-0100	Heater Pack	1.00	\$315.00	\$315.00
			Sub-Total	\$3,201.30
			Tax	\$0.00
			Total	\$3,201.30
			Payment	\$0.00
			Balance Due	\$3,201.30

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

**Pristine Promotional Marketing**

16410 Chapman Crossing
Drive
Lithia, FL 33547

Invoice

Due Date	Date	Invoice #
11/7/2025	11/7/2025	1799

Bill To

Waterset Central CDD

Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Balance Due**\$658.00**

New e-mail address? Enter here: _____

Pristine Promotional Marketing

16410 Chapman Crossing Drive
Lithia, FL 33547

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

P.O. No.	Terms	Project	Rep
2016PPM	Due on receipt		

Item	Description	Qty	Rate	Amount
LPY34	3/4" POLYESTER CUSTOM PRINTED LANYARD	400	1.50	600.00T
Shipping Fee	Shipping No Sales Tax (Recurring)	1	58.00 0.00%	58.00T 0.00

There will be a \$15 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 90 days. For billing inquiries: 954-818-7217.

Total	\$658.00
Payments/Credits	\$0.00
Balance Due	\$658.00

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

RECEIVED

10-06-25

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

Invoice details

Invoice no.: 30768
Terms: Due on receipt
Invoice date: 07/18/2025
Due date: 07/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Mulch Installation: Target Area: *All planter beds at Amenity Center and on CDD common area property. Scope of Work: *Installation of grade (A) mini pine bark nuggets. *Includes all materials , sales tax, shipping and equipment fees.	1	\$62,700.00	\$62,700.00

Total **\$62,700.00**

Overdue 07/18/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 32007
Terms: Net 45
Invoice date: 11/01/2025
Due date: 12/16/2025

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

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.: 32160
Terms: Net 45
Invoice date: 11/05/2025
Due date: 12/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Sand Replacement: Target Area: *Volleyball Court. Scope of Work: *Replenish sand at the volleyball court with 40 yards of clean sand to provide a 3" layer of sand to the entire court area. *Includes all materials, labor, hauling, and dump fees.	1	\$7,250.00	\$7,250.00
						Total \$7,250.00

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.: 32191

Terms: Net 45

Invoice date: 11/10/2025

Due date: 12/25/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 32288
Terms: Net 45
Invoice date: 12/01/2025
Due date: 01/15/2026

#	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