



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors'
Meeting
March 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	Thomas McNutt Brandon Bentley Deneen Klenke 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
Wataset Central Community
Development District

March 10, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wataset Central Community Development District will be held on **Wednesday, March 11, 2026, at 5:30 p.m.** at **The Wataset Club** located at **7281 Paradiso Drive, Apollo Beach, Florida 33572.**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatic Report.....Tab 1
 - B. Landscape & Irrigation
 - i. Presentation of Landscape Inspection Report.....Tab 2
 - ii. Presentation of Redtree Recap Reports.....Tab 3
 - iii. Consideration of Redtree Sod Renovation Proposals.....Tab 4
 - iv. Consideration of Redtree Plant Install at West Land Buffer of Covington Gardens Drive.....Tab 5
 - v. Acceptance of Ballenger Irrigation Resignation.....Tab 6
 - vi. Consideration of New Irrigation Vendor.....USC
 - C. District Counsel
 - D. District Engineer
 - E. Clubhouse Manager
 - i. Presentation of Management Report
 - F. District Manager
 - i. Presentation of District Manager Report
- 4. BUSINESS ITEMS**
 - A. Ratification of Cooper Pools Proposal #431Tab 7
 - B. Discussion of District Counsel
 - C. Discussion of Communication to Residents
 - D. Consideration of Amenity Policy Feedback.....Tab 8
 - E. Resolution 2026-02, Announcing General Election.....Tab 9
 - F. Consideration of Playmore Benches #EST2939.....Tab 10
 - G. Ratification of Independent Contractor Agreement, Drama Kids.....Tab 11
 - H. Consideration of Towing Agreement with H&Y Towing.....Tab 12
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Workshop held on February 4, 2026....Tab 13
 - B. Consideration of Minutes of Board of Supervisors' Meeting held on February 11, 2026Tab 14
 - C. Ratification of Operation and Maintenance Expenditures from January 2026.....Tab 15
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,
Stephanie DeLuna
District Manager

Tab 1



MONTHLY REPORT

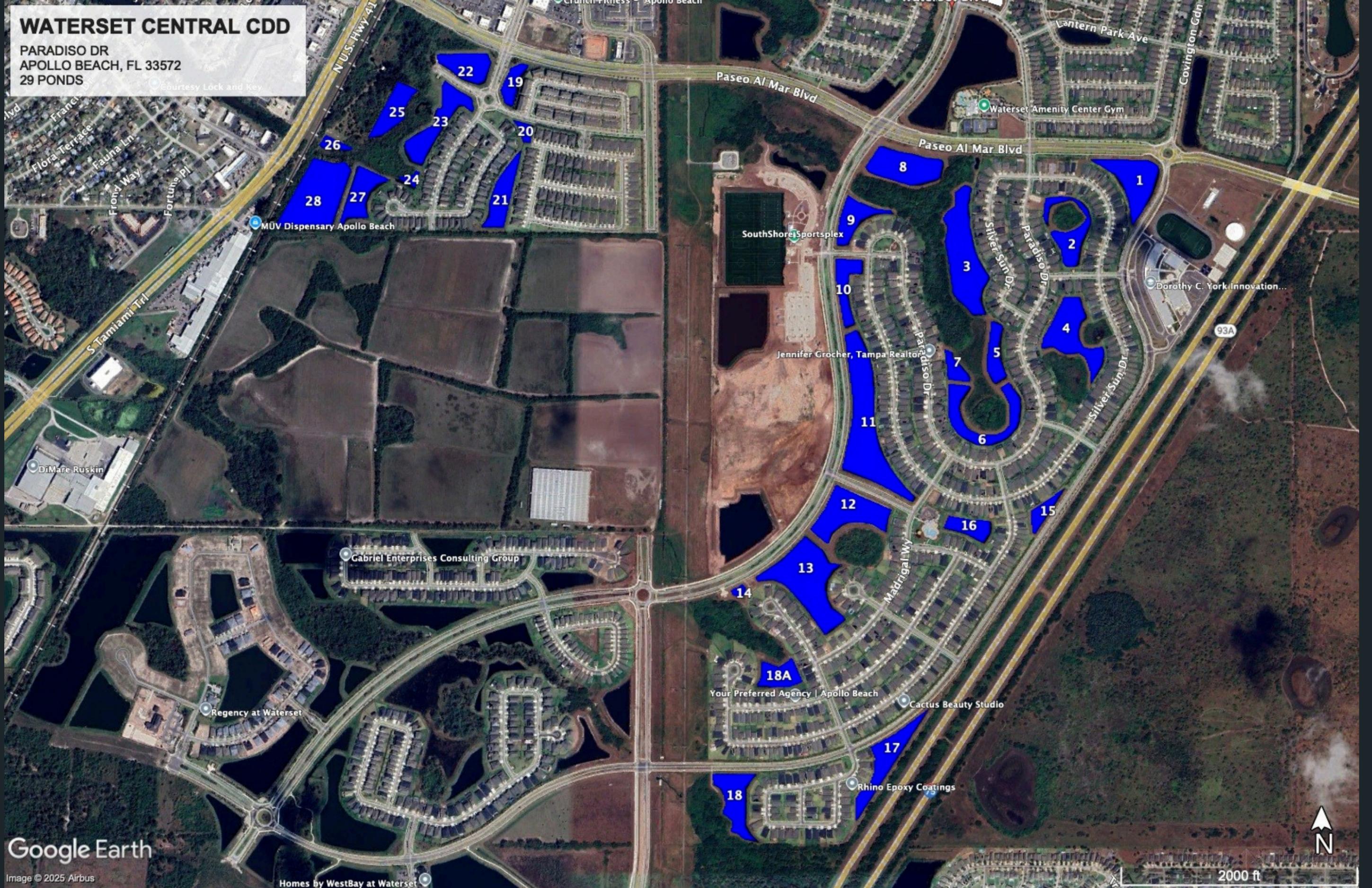
MARCH, 2026



WATERSET CENTRAL CDD

PARADISO DR
APOLLO BEACH, FL 33572
29 PONDS

Courtesy Lock and Key



Google Earth

Image © 2025 Airbus

Homes by WestBay at Waterset

2000 ft



SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!



Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



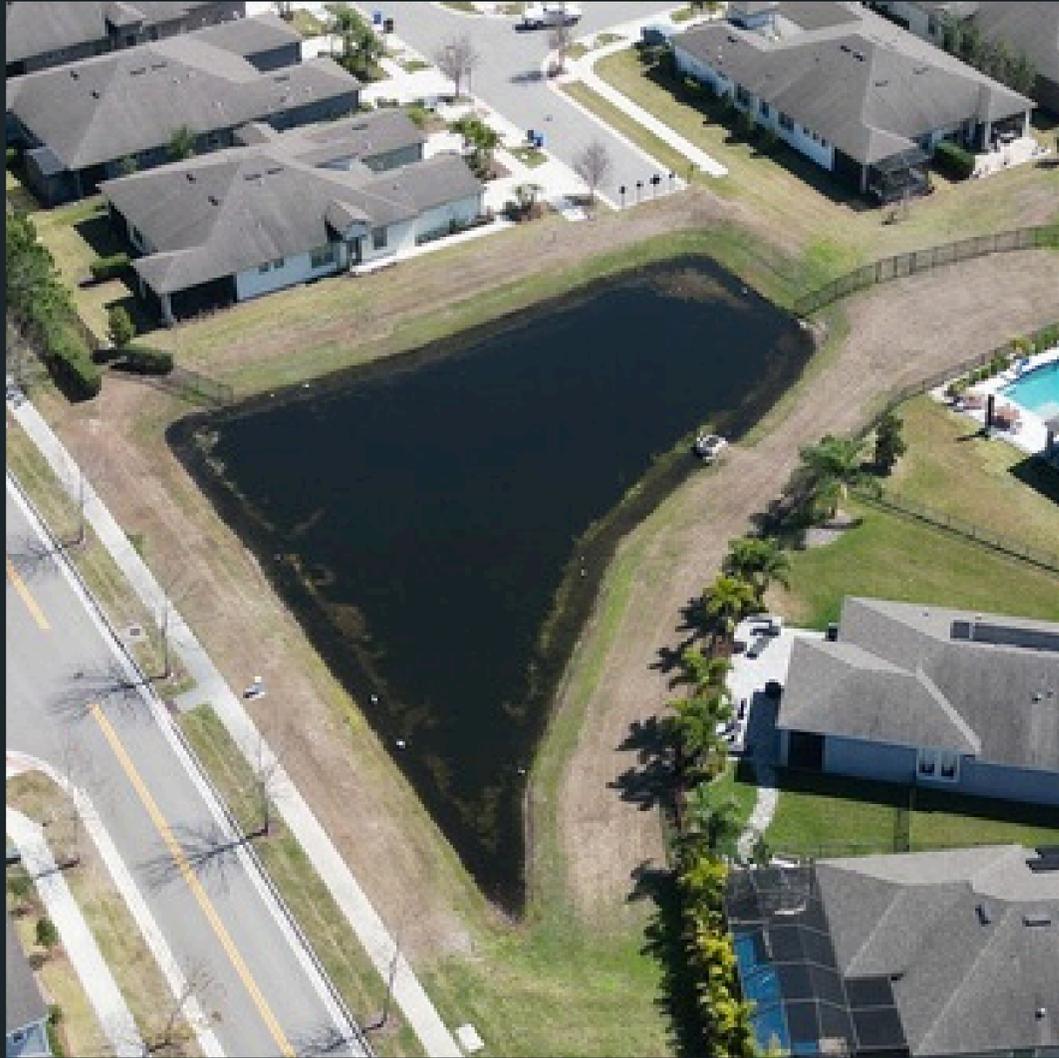
Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #18A Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



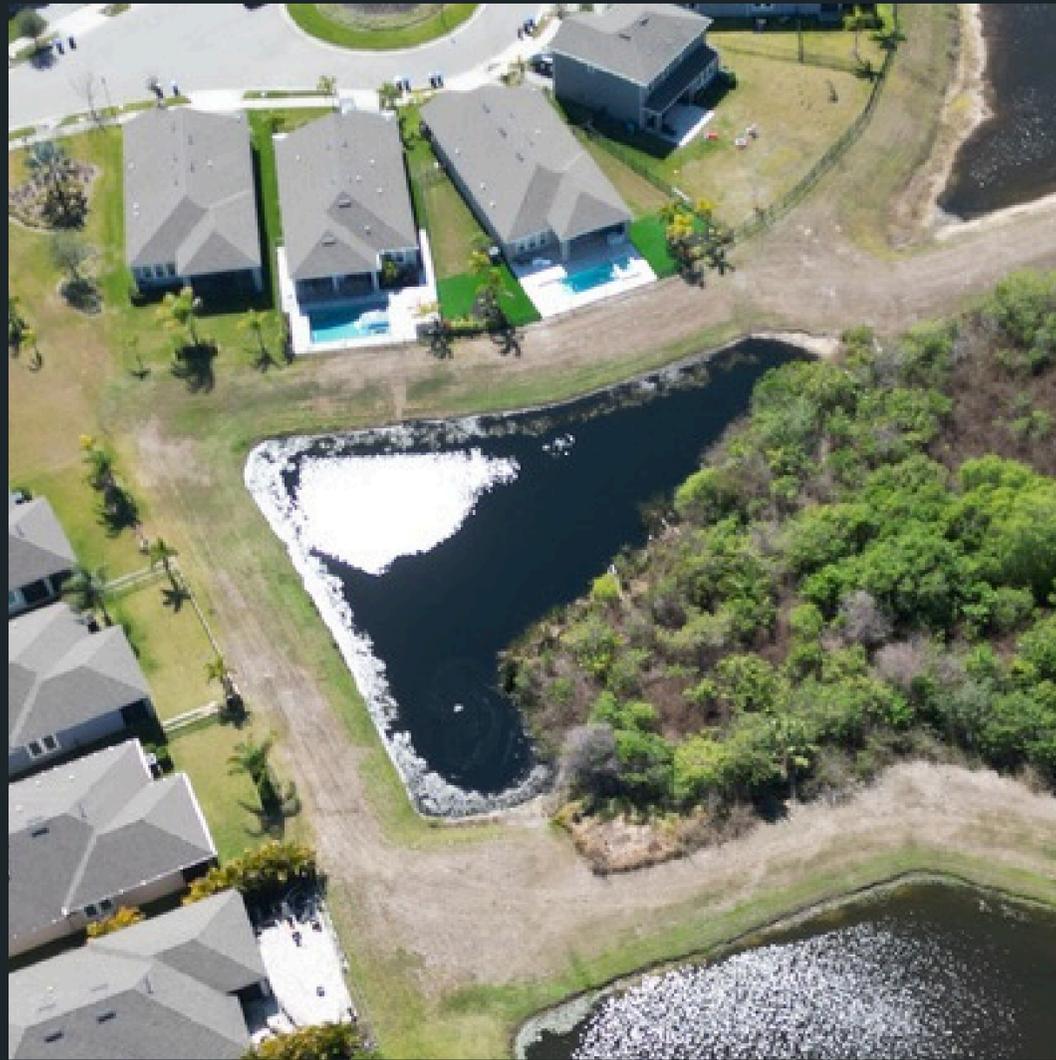
Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Algae and Shoreline Vegetation.



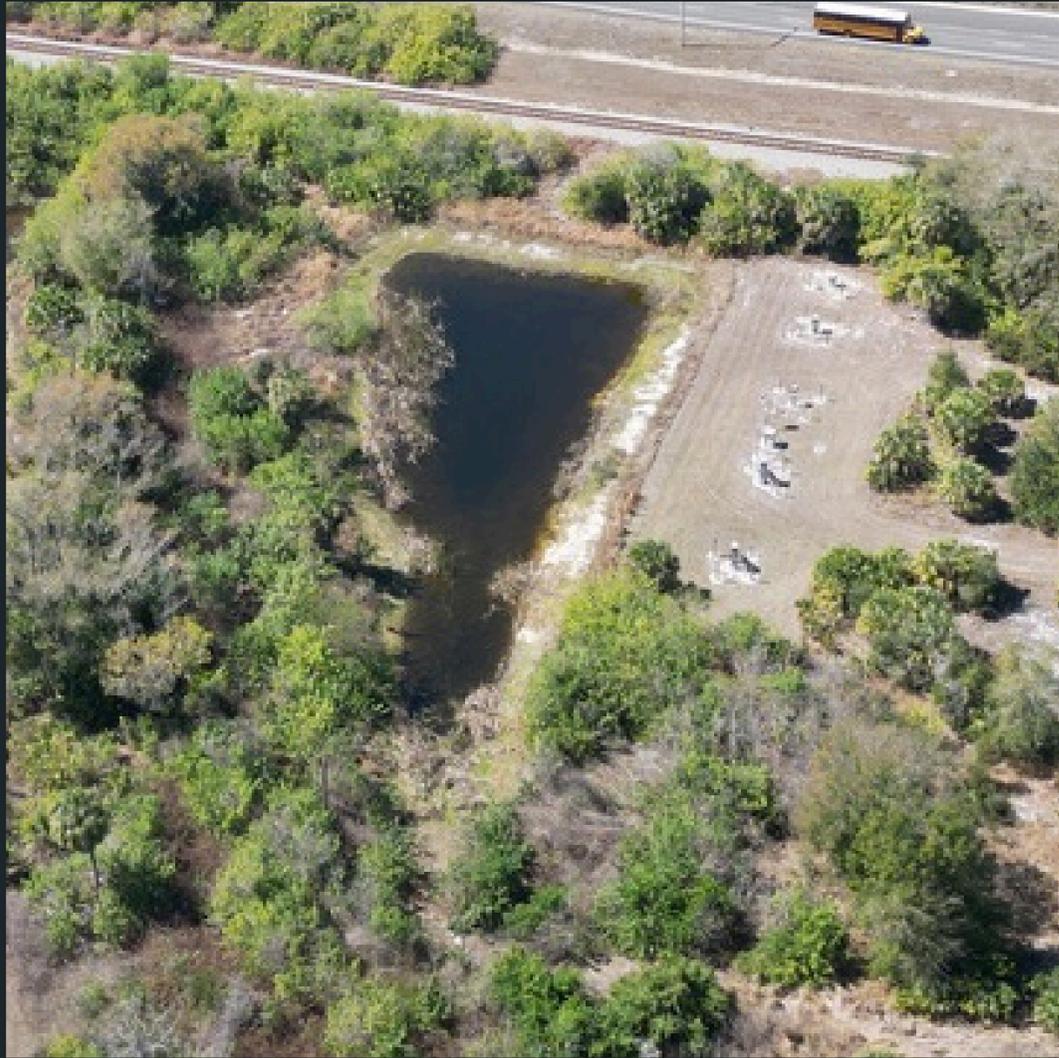
Pond #23 Treated for Algae and Shoreline Vegetation.



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 2

WATERSET CENTRAL

LANDSCAPE INSPECTION REPORT



February 4, 2026
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Updates, Waterset Club

General Updates, Recent & Upcoming Maintenance Events:

- During the month of February, all Bahia turf shall receive an application of 300 lbs. (20 - 50 lb. bags) of 19-3-7 fertilizer with a pre-emergent herbicide. Additionally, all St. Augustine turf shall receive an application of 1950 lbs. (39 – 50 lb. bags) of 19-3-7 fertilizer with a pre-emergent herbicide. Also in February, all Celebration Bermudagrass shall receive an application of 750 lbs. (15 – 50 lb. bags) of 19-3-7 fertilizer with a pre-emergent herbicide. And finally, all Zoysia turf shall receive an application of 750 lbs. (15 – 50 lb. bags) of 19-3-7 fertilizer with a pre-emergent herbicide.
- Responses such as “noted” or “in progress” do not provide enough information to STAFF and the BOS to inform us of timelines and plans of action, etc. and are unacceptable. Please provide timelines and diagnosis as instructed within the email that accompanies the report when it is distributed. (see below)

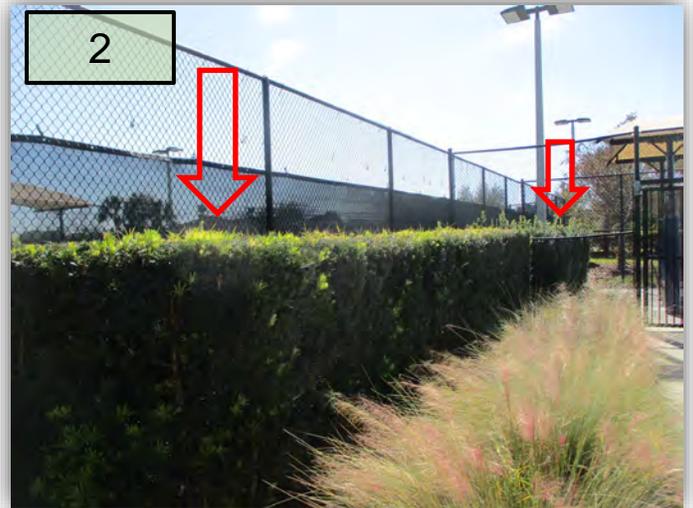
Attached is the _____ landscape inspection report for _____. Please prepare your response, including all diagnoses, treatment plans, action plan for maintenance items as well as all requested proposals and return it to me in one email within 7 days or by November 6th. Please CC: District Manager, & Admin Assistant, on your response.

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. The change out of the mistakenly installed wrong type of Bougainvillea is unclear as the response states “work order in progress” and few, if any, blooms remain after the recent freezes. Please provide a date! And please inspect these plants for Bougainvillea Looper and treat, if present. (Pic 1)



2. Make sure these Podocarpus (in the background) on the inside of the basketball courts are being maintained. **If access is needed, please visit the Waterset Club staff. Eradicate Torpedograss from the Podocarpus in the foreground.. (Pic 2)**



Waterset Club, Milestone, Goldcoast

3. Still monitoring this thinned bed of Copperleaf Plant on the lap pool deck. I see no instance of insects. **Has it been confirmed irrigation is 100% here? I assume it is since the Pringle's Podocarpus looks fine.** (Pic 3)



7. There are defoliating Bougainvillea as well as chewed leaves on the Bougainvillea on the Milestone median. Inspect and treat for Bougainvillea Looper.

8. Eradicate this fine-textured weed within the Variegated Confederate Jasmine surrounding the Goldcoast roundabout. (Pic 8)



4. Remove any dead Variegated Ginger along the fence line between the two pools.
5. Has the Gold Mound been examined between the Waterset Club sport courts and Paseo Al Mar? (PAM) More and more are defoliating.
6. Continuing to document the failed (and continuing to fail) Variegated Confederate Jasmine and the Confederate Jasmine on both the Milestone median as well as the green trellis monuments. (partially a holdover) (Pics 6a & b>)

9. Inspect the thinning Variegated Confederate Jasmine in the open lawn between the homes on Milestone and Sea Air. Treat. (see below)



30th Street, Paseo Al Mar, Covington Garden Drive

10. As a reminder, do not cut any freeze damaged plant material back until at least mid-March, although the full moon is March 3rd. (Farmer's Almanac)

11. Make sure the beds under the Wax Myrtles along 30th Street are being kept weed-free. Remove any Brazilian Peppers in these plants.

12. There is still a street sign leaning into the bike lane southbound on 30th Street.

13. Making no further photo documentations, I will continue to verify the large amounts of dead areas of turf on 30th Street median and ROWs, mostly the east. Most are holdovers from the previous contractor however I have seen areas continue to grow. Under the current contractor's tenure.

14. While some Bougainvillea in areas was minimally affected by the cold weather, the Bougainvillea on 30th Street was frozen. Leave in place until mid-March.

15. Remove broken tree straps along the south side of PAM between 30th Street and Waterset Blvd. WS Blvd.)

16. Although it is still being reported that the dead/dying Ixora on the south side of PAM east of WS Blvd., have been removed, THEY HAVE NOT!

17. Eradicate weeds in the crowns of the ornamental grasses on the east side of Covington Garden Drive (CGD) south of Betel Palm. (Pic 17>)

18. There remains a STOP for PEDESTRIANS street sign on the west side of CGD north of Mainland that is leaning into the bike path. (Pic 18>)

19. Is the irrigation frequency and duration the same on both sides of CGD south of Wayfarer? The Sweet Viburnum hedge on the east side is much thinner than that on the west side.

20. Remove this Wax Myrtles completely from the NW corner of the pond south of Wayfarer on the east side of CGD. (Pic 20>)

21. I did not receive a proposal for the substitution of Variegated Confederate Jasmine to Pringle's Podocarpus at the Golden Sky mail kiosk.

22. Is the irrigation working properly in this section of turf on Silver Sun adjacent to the wetland? Turf appears drier than all other turf. (see >)



Saguaro Park, Waterset Blvd., Waterline, Waterline Station



28. Also please plan on selectively pruning all *Jatropha* on the WS Blvd. (and elsewhere) by at least a third to promote a full, compact crown.
29. Eradicate weeds in the WS Blvd median Bougainvillea bed at Waterline.
30. Remove broken tree straps from any trees on Waterline.
31. Please cut all Blue My Mind / Blue Daze (*Evolvulus* – and there is a lot of it.) back to within a few inches of the ground in early spring after the last freeze has passed to promote bushier, healthier growth and to remove dead, brown, or leggy, frost-damaged stems. They will quickly regrow from the base and begin blooming again. Wait until the danger of frost has passed (mid-March) before cutting the plant back to about 2" – 4" inches above the ground to remove all dead, brown foliage. After cutting, provide water and a light, balanced, slow-release fertilizer to encourage new, vigorous growth.

23. There is no reduction in the amount of browning Juniper in Saguaro Park. Has RedTree inspected, diagnose and treated this yet?

24. There is still defoliated Bougainvillea in the WS Blvd. beds from PAM to and beyond Reservoir. There is also Torpedograss that needs to be eradicated.

25. There are some areas within the WS Blvd. beds where two drip lines are actually lying on top of each other. This is not a proper disbursement of the water.

26. RedTree to treat all active fire ant mounds throughout the property. Once the mound is dead, crews must return to re-expose all turf or mulch covered by the displaced soil.

27. Make sure all Crape Myrtles 15' and lower are scheduled to be pencil-pruned and demossed during the dormant season.

32. Do not leave irrigation drip lines exposed above ground. I can sometimes understand it being above the mulch, but a lot of it is being left several inches above the mulch. This needs to be placed back below the mulch and pinned. (Pic 32)



Wayfarer, Del Coronado

33. What is the irrigation frequency and duration on the Wayfarer cul-de-sac? Why does it appear so much drier than all surrounding residential turf?

34. Most of the Del Coronado cul-de-sac turf needs to be replaced. Holdover (Pic 34)



Tab 3



The New Standard in Landscape Maintenance

RECAP REPORT

Client:	Waterset Central CDD
Week Of:	February 09, 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 completed 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:	February 16, 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. Fertilizer and IPM applications were performed 2.18.26
Arbor Care	<ul style="list-style-type: none"> No arbor care was completed 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:	February 23, 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 and fertilization completed 2.23.26
Arbor Care	<ul style="list-style-type: none"> No arbor care was completed 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.

Tab 4



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

July 19, 2025

Sod Renovation Proposal

For

Waterset Central CDD

Attn: John Toborg

JToborg@rizzetta.com

Waterset Club





- Cut out declining turf with sod cutter and haul away debris
- Install 2,000 sq ft Fresh Floratam St Augustine Sod
- Apply application of Milaorganite and Moisture manager to aid in establishment
- Includes all materials, labor, hauling and dump fees

Total: \$4,500.00

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.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

July 19, 2025

Sabal Palm Replacement Proposal

For

Waterset Central CDD

Attn: John Toborg

JToborg@rizzetta.com

30th Street East/West ROW

















- Cut out declining turf with sod cutter and haul away debris
- Install 7,250 sq ft Fresh Floratam St Augustine Sod
- Apply application of Milaorganite and Moisture manager to aid in establishment
- Includes all materials, labor, hauling and dump fees

Total: \$16,312.50

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.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

July 19, 2025

Sod Renovation Proposal

For

Waterset Central CDD

Attn: John Toborg

JToborg@rizzetta.com

Covington Garden Dr





- Cut out declining turf with sod cutter and haul away debris
- Install 750 sq ft Fresh Floratam St Augustine Sod
- Apply application of Milaorganite and Moisture manager to aid in establishment
- Includes all materials, labor, hauling and dump fees

Total: \$1,687.50

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.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

July 19, 2025

Sod Renovation Proposal

For

Waterset Central CDD

Attn: John Toborg

JToborg@rizzetta.com

Goldcoast South ROW







- Cut out declining turf with sod cutter and haul away debris
- Install 2,500 sq ft Fresh Floratam St Augustine Sod
- Apply application of Milaorganite and Moisture manager to aid in establishment
- Includes all materials, labor, hauling and dump fees

Total: \$5,625.00

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.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

July 19, 2025

Sod Renovation Proposal

For

Waterset Central CDD

Attn: John Toborg

JToborg@rizzetta.com

Milestone West ROW





- Cut out declining turf with sod cutter and haul away debris
- Install 1,750 sq ft Fresh Floratam St Augustine Sod
- Apply application of Milaorganite and Moisture manager to aid in establishment
- Includes all materials, labor, hauling and dump fees

Total: \$3,937.50

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.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

July 19, 2025

Sod Renovation Proposal

For

Waterset Central CDD

Attn: John Toborg

JToborg@rizzetta.com

Waterline Station and Madrigal



- Cut out declining turf with sod cutter and haul away debris
- Install 800 sq ft Fresh Floratam St Augustine Sod
- Top dress with ¼" layer of Command Soil prior to installation
- Apply application of Milaorganite and Moisture manager to aid in establishment
- Includes all materials, labor, hauling and dump fees

Total: \$2,300.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

July 21, 2025

Sod Renovation Proposal

For

Waterset Central CDD

Attn: John Toborg

JToborg@rizzetta.com

Sod Renovation Breakdown

- Waterset Club \$4,500.00
- 30th Street East/West ROW \$16,312.50
- Covington Garden Dr \$1,687.50
- Goldcoast South ROW \$5,625.00
- Milestone West ROW \$3,937.50
- Waterline Station and Madrigal \$2,300.00

Total: \$34,362.50

Authorized By:

Date:

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday, FL 34690

Sod Replacement Proposal

FOR

Waterset Central CDD

(Del Coronado cul-de-sac)

Attention: John Toborg, District Manager

jtoborg@rizzetta.com

February 12, 2026

Scope of Work

- Replace (4,500) square feet of St. Augustine sod at the (Del Coronado cul-de-sac).
- Includes all labor, materials, hauling, and dumping fees.



PRICE: \$10,125.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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

Tab 5



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

February 11, 2026

West Land Buffer of Covington Gardens Drive (Across From School) Plant

Installation Proposal

For

Waterset Central

Attn: John Toborg

johntoborg@rizzetta.com

- Remove approximately 100 sq ft of turf for planting bed preparation and haul away debris (\$700.00) at 7 locations.
- Install 21 Viburnum Odoratissimum 7-gal (\$1,575.00) at 7 locations.
- Install 35 Fakahatchee Grass 3-gal (\$980.00) at 7 locations.
- Install 35 Dwarf Firebush 3-gal (\$980.00) at 7 locations.
- Install 7-yard Pine Bark Mini Nuggets (\$525.00) at 7 locations.

Total: \$4,760.00 - \$980.00 DISCOUNT

TOTAL: \$3,780.00

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.com / Cell phone: (727) 426.3679

Tab 6

From: Mark Ballenger II <markb@ballengerlandcare.com>
Sent: Monday, February 16, 2026 10:40 AM
To: Stephanie DeLuna <SDeLuna@rizzetta.com>
Subject: [EXTERNAL]Waterset Contract Cancelation

Stephanie,

Ballenger needs to move forward with canceling our contracts with Waterset Central and South. Per the contract, we are to provide a 60-day notice. Please let me know the next steps.

Thanks,

Mark A. Ballenger II

President

markb@ballengerlandcare.com

(c) 727-647-6778

www.BallengerLandcare.com

Main Office

822 A1A N, Ste 310

Ponte Vedra Beach, FL 33781

(o) 904-410-1082

Tampa Bay Branch

3840 68th Ave N.

Pinellas Park, FL 33781

(o) 727-520-1082

Tab 7



Cooper Pools Inc DBA
 Cooper Pools Remodeling
 4740B Allen Rd PMB
 Zephyrhills, FL 33541

info@cooperpoolsinc.com
 www.cooperpoolsinc.com
 License No. CPC1459240

QUOTE No. 431

Order No.
 Valid for 30 days

Waterset Central

Site: 7281 Paradiso Dr Apollo
 Beach

3434 Colwell Avenue Suite 200
 Tampa, FL,33614

Site Contact:

Salesperson: Andrew Burkett

Date: 02/16/2026

Gas Shocks Lap Pool, Safety Concern for the equipment enclosure

10985 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Stainless Steel Roof Jack 20" Length 13mm Ball Stand	4.00	\$204.24	\$816.96
Commercial installation / Labor	1.00 hrs	\$250.00	\$250.00
Sub-Total ex Tax			\$1,066.96
Tax			\$0.00
Total inc Tax			\$1,066.96

DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).
12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Please contact us if you have any queries regarding this quote.

Theresa Bonnell

Tab 8

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

**POLICIES FOR ALL
AMENITY FACILITIES**

ADOPTED JUNE 5, 2018

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

Updated: October x,2025

TABLE OF CONTENTS

DEFINITIONS	3
FACILITY ACCESS CARDS	4
GUARDIAN ACCESS CARDS	4
RENTER'S PRIVILEGES	5
GUEST POLICY	5
LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY	6
INDEMNIFICATION	76
SUSPENSION AND TERMINATION OF ADULT PRIVILEGES	7
SUSPENSION AND TERMINATION OF MINOR PRIVILEGES	9
GENERAL FACILITY PROVISIONS	10
GENERAL AMENITY FACILITY USAGE POLICY	12
INSTRUCTOR USE OF DISTRICT PROPERTY	1413
GENERAL RULES FOR SWIMMING POOL	1413
SLIDE RULES	1514
FECES POLICY FOR ALL SWIMMING AND WADING POOLS	1615
ADA CHAIR LIFT USAGE POLICY	1615
AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY	1615
FITNESS CENTERS POLICIES	1716
FITNESS CENTER POLICIES APPLICABLE TO PERSONAL TRAINERS	1817
BASKETBALL AND VOLLEYBALL COURT FACILITY POLICIES	1817
PICKLEBALL AND TENNIS COURT POLICIES	1918
GAME ROOM POLICIES	2019
FISHING AND POND POLICIES	2319
POLICIES FOR ALL PARKS AND PLAYGROUNDS	2420
NATURAL BUFFER AREAS POLICY STATEMENT	2421
POLICY ADOPTION PROCESS SUMMARY	2522

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~~ Waterset Club, Waterset Lap Pool, Resort Pool, Waterline Station, Waterset Club Playground, Waterline Station Playground and Fitness Center, ~~and Pavilion.~~ Add Sports Courts

Formatted: Highlight

Formatted: Font color: Green

“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. Recommend Ok as is

“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 Waterset Club (excludes: Fitness Center, Pools and PavilionPlaygrounds).

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

“District Manager” – shall mean the professional management company with which the District property acted to provide management services to the District to manage all of the District’s

Formatted: Highlight

“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. For these purposes family is a group of individuals living under one roof

“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. Recommend to leave as is

“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. correct as is

“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.

Yes, there is a non-resident use agreement and fee. The gap between 14-17 is because they can obtain their own card. They do not need to be with a guardian to use amenities.

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 ~~tThe Landing~~ **Wateraset Club Management Office** 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. **Homeowner's cards are deactivated or not issued. Follow the violation policy**
- 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 department of their respective Renter. **Actions and behavior of tenant can have consequences for owner**
- 5) Renters shall be subject to such other rules and regulations as the District may adopt from time to time. **Agree**

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 policies 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. **Are you specifically referring to the game room? Need further explanation**
- 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. **Need further explanation**

Commented [KP1]: Can this be updated to patrons ages sixteen and 17?

Formatted: Highlight

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 Statutes.

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. **No Comment**

SUSPENSION AND TERMINATION OF ADULT PRIVILEGES **Defer to counsel**

- 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. **Agree this is vague**
 - 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. **Agree to revise to "unreasonable, threatening 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: **Agree this needs further discussion and input from counsel**
 - 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~~ **The Landing Waterset Club Management Office.**
 - 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 Management 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/or 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 at the Waterset Club Management Office 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. Agree
- 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. Need to be specific so it doesn’t need to wait to come before the Board at a meeting.
- 7) **Suspension Effective Date**
- a) The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension. Agree
- b) Weekdays (Monday – Friday) and Weekends (Saturday – Sunday) will be calculated toward the total number of suspension days. Not necessary. Facilities other than clubhouse are always open on holidays.
- 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~~[the Waterset Club Management Office](#).
- 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 Waterset Club~~ 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, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Day After Thanksgiving, 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. Vehicles found parked overnight, or using the CDD parking lot for vehicle storage or overflow parking, will be subject to towing at the owner's expense. Agree
- 7) Fireworks of any kind are not permitted anywhere on the Amenity Facilities or adjacent areas. Cannot restrict but agree that adjacent areas are vague
- 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. This is for amenity policies not including all District property
- 11) Guests must be accompanied by a Patron while using the Amenities at all times.
- 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 Facilities. y (excluding the Landing Café). All lost or stolen access cards should be reported immediately to the Replacement card Manager~~ Waterset Club Management Office. There will be a \$10.00
- 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.

Commented [KP2]: Can this be changed to children under the age of 16 years of age must be accompanied by a parent or adult patron who is 18 years or older?

Formatted: Strikethrough, Highlight

Formatted: Strikethrough, Highlight

- 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 Waterset Central CDD 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 ~~Waterset Club office of the District Manager~~ Management Office at (813) 933-5571-677-2114. Is there after hours access, if not then DM office is correct.

Formatted: Highlight

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 **Waterset Club Lap pool, Resort Pool, Waterline Station pool decks, 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. **I agree with 14**
- 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.

Commented [KP3]: Can this be updated to children under the age of 16 must be accompanied by a parent or adult patron?

Formatted: Highlight

9) Hanging on the lane lines and interfering with the lap-swimming lane is prohibited. (Should we remove? We do not have actual lap lines) Yes

Formatted: Highlight

Formatted: Highlight

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. Agree to add thong.

Commented [KP4]: Recommendation* - Thong-style bathing suits are not permitted at any time within the community amenities.

Formatted: Highlight

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. **REMOVE**

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. **Yes, add those 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.

Commented [KP5]: Should this be removed? Central Does not have a Chair lift.

Formatted: Highlight

Commented [KP6]: Can we include specifics as to what is not allowed? Pool Noodles, Large Floaties, Floaties in general unless for babies.

Formatted: Highlight

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 onsite Amenity Staff ~~as well as the District Manager~~ at (813) ~~677933-21145574~~. After hours?
- 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. Recommend not changing
- 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.

Formatted: Highlight

Commented [KP7]: If possible, can the age limit be increased to 18 years of age.

Formatted: Highlight

i) Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the Fitness Centers.

ii) **FITNESS CENTER POLICIES FOR CHILDREN'S ROOM – APPROVED POLICIES NEED TO BE ADDED**

Formatted: Highlight
Formatted: Indent: Left: 0.25", No bullets or numbering

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/Waterset Club Management 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.

4)

Formatted: Font: 12 pt
Formatted: Indent: Left: 0.5", No bullets or numbering

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. **Are all courts open until 10pm? 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.

Formatted: Highlight

- 2) **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the onsite Amenity Staff ~~as well as the District Manager~~ at (813) ~~677933-21145574~~. **After hours?**
- 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. Recommend keeping age at 14**
 - 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 onsite 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.

Formatted: Highlight

Commented [KP8]: If possible, can the age limit be increased to 16 years of age?

Formatted: Highlight

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 onsite Amenity Staff as well as the District Manager at (813) 677933-21145574. After hours?

3) **General Policies:**

a) Anyone under the age of sixteen (16) is not allowed to use the Basketball and Volleyball Court Facilities unless accompanied by an Adult Patron. 14? This is the Tennis court section.

b) 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.

c) Usage is available on a first come first serve basis, unless otherwise programmed by the District.

d) Schedules of programs will be posted.

e) Proper attire is required.

f) Patrons and Guest must supply their own equipment.

g) Use of glass containers on the tennis court is not permitted.

h) Alcoholic beverages are not permitted on the Pickleball and Tennis Courts.

i) Proper Pickleball and Tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.

j) The courts and surrounding areas must be cleaned up by the Patron after use.

k) Usage of the Pickleball and Tennis Court Facilities by Guests, unless accompanied by a Patron, is strictly prohibited.

l)

m)

The Pickleball and Tennis Club Courts are for the play of Pickleball and Tennis only. Pets and the use of roller blades, bikes, skates, skateboards and scooters are prohibited on the pickleball and tennis courts.

n) The exclusive and reserved scheduled uses of the courts are limited to the community-based teams and programs schedule through the Amenity Staff.

o)

Formatted: Highlight

Formatted: List Paragraph, Tab stops: Not at 0.5" + 1"

Formatted: Font: 12 pt, Highlight

Formatted: Highlight

Formatted: Indent: Left: 0.5", No bullets or numbering

Formatted: Font:

GAME ROOM POLICIES

1) Game Room hours mirror the interior operating hours of the Waterset Club 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. Recommend change to 14

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

Commented [KP9]: Can the age limit be increased to 16?

Formatted: Highlight

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)~~ 7) No food or drinks allowed in the Game Room.

~~7)8)~~ 8) No Alcoholic Beverages.

~~8)9)~~ 9) No running.

~~9)10)~~ 10) No horseplay.

~~10)11)~~ 11) No profanity.

~~11)12)~~ 12) No wet bathing suits or towels.

13) Any violation of these rules could result in expulsion from the Game Room for a minimum for one day.

Gathering Room Rental Policies

1. Facility rentals are for patrons of Waterset Central CDD, Waterset North CDD and Waterset South CDD only.
2. Resident must be present for the entire duration of the event, without exception.
3. Date of reservation must be within six (6) months from date on form.
4. Alcohol is prohibited in all areas of the Waterset Central CDD property.
5. Resident renting the Gathering Room must present their facility access card to the staff person upon arrival at the facility.
6. Reserved times include set up and clean up time.
7. Residents reserving the Gathering Room are not to arrive earlier than the specified reserved time.
8. The facility shall be left in the same condition it was prior to the event.
9. The facility cleaning by the patron(s) reserving the Gathering Room will include sweeping and mopping floors, wiping down tables, clean windows free of fingerprints, as well as general party clean-up including bagging trash and putting it in the dumpster or other container as specified by facility staff.
10. No wet bathing suits are permitted in the facility.
11. Patron(s) must supply all party products and cleaning supplies. This includes tablecloths, plates, napkins, cups, etc.
12. Residents are responsible for their guests. All guests and minors must be supervised at all times.
13. Glitter, confetti, silly string and smoke machines are not permitted in any District facility.
14. Helium balloons are NOT permitted. No Exceptions.
15. Bounce Houses are not permitted.
16. Tacks, adhesive putty, scotch tape or any other wall-damaging material will NOT be permitted.
17. Lit decorative candles or candle warmers (other than cake candles) are not permitted in any District facility.
18. Grills, including hibachi-style cooking equipment, are not permitted at any time on Waterset Central CDD facilities.
19. Using the District facilities for monetary purposes is NOT permitted. This includes but is not limited to: Fundraisers, home-based parties, exchange of goods and services, sales presentations etc. This exclusion does not include business/networking meetings.

20. Patron(s) renting the Gathering Room are responsible for any damage or change in the condition of the facility, including restrooms, caused by guests.
21. Patron(s) renting the Gathering Room are responsible for the conduct of their guests and understand that the rental of the above-mentioned room does not include use of the full facility.
22. Notice of cancellation must be provided to the Waterset Club Management Office at least 30 days in advance or the rental fee will be forfeited.
23. Rental will NOT be permitted to start, and no one will be permitted in the facility until the Patron reserving the Gathering Room arrives and sign the check-in paperwork.
24. Patron (s) reserving the Gathering Room understand that failure to uphold any portion of the agreement may result in the forfeit of my \$200 deposit, as well as any costs incurred in excess of the deposit amount. Furthermore, understand may lose all privileges if the regulations are not followed.
25. Patron(s) and guests are permitted to use the pool/other amenities. However, these amenities are not considered part of the rental. Inability to use these areas due to inclement weather, maintenance, capacity restrictions, etc. will NOT result in the return of the rental fee. Other Patrons and their guests are still permitted to use the pool and other amenities during reservations.
26. Normal closing times will apply to all amenities. If the pool facilities or other amenities are used during the reservation, these areas must be vacated at closing time or the end of rental period, whichever is earlier.
27. If any event runs longer than scheduled, a fee of \$15.00 per 15 minutes will be charged. These charges will be deducted from the deposit.
28. Patron(s) agree to abide by the Waterset Central Community Development District Policies for all Amenity Facilities (the "Policies"), and will ensure that all guests and invitees abide by the Policies.

Formatted: List Paragraph, Numbered + Level: 1 +
Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left +
Aligned at: 0.25" + Indent at: 0.5"

Formatted: Font: 12 pt

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.

g) Homeowners with swimming pools are strictly prohibited from draining pool water into the community ponds. add onto CDD property and into the community stormwater ponds.

£

Formatted: Highlight

Formatted: Pattern: Clear (Bright Green)

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 at any of the Waterset Central CDD parks and playgrounds, 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.~~
- 8) Persons using the parks and playgrounds must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited.
- 9) The use of CDD property for activities such as children's sports games or team events must be approved by the CDD District. CDD Board of Supervisors
- 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.

Commented [KP10]: Can the age limit be increased?

Formatted: Highlight

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.

Remainder of page left blank intentionally

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 9

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1 currently held by Deneen Klenke and Seat 2 currently held by Brandon Bentley are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

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

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson/Vice Chairperson

ATTEST:

Secretary/Assistant Secretary

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Waterset Central Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. The Hillsborough County Supervisor of Elections has multiple offices. The Robert L. Gilder Election Service Center is located at: 2514 North Falkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Waterset Central Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]

Tab 10



Proposal

#EST2939

Bill To

Waterset Central CDD
3434 Colwell Avenue Suite 200
Apollo Beach FL 33572

Ship To

Waterset Club
7281 Paradiso Drive
Apollo Beach FL 33572

Proposal Date 2/13/2026	Project Manager Christopher Harrison
-----------------------------------	------------------------------------------------

Title:

Memo: *Must be purchased and installed with #EST2946.

Project Name		Project ID	Terms
Castle Group : Waterset Central CDD		23855	
Quantity	Description	Unit Price	Total Extended
2	Wabash Valley FA440N Urbanscape - Fairmount - 69" Park Bench with Back - Inground	\$1,273.00	\$2,546.00
1	Freight Wabash Valley	\$500.00	\$500.00
1	Site Furnishings Installation Minimum Offload and Installation Charge	\$3,832.00	\$3,332.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$6,378.00
		Tax	\$0.00
		Total	\$6,378.00

Accepted By

Printed Name: _____

Signature: _____

Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: _____

THANK YOU!

Standard Terms and Conditions

General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

Warranties. All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security
- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

Theft/Vandalism. The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access unless included in proposal. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer if not included in the proposal.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.



PlayMoreWorryLess™ Playground Warranty and Inspection Program

Playground Installation Warranty

In addition to all applicable manufacturer product warranties, Playmore warrants its installation services for a period of one (1) year from the date of project completion.

During this warranty period, Playmore will, at no cost to the Owner, provide all labor necessary to correct defects resulting from improper installation workmanship.

This warranty does not cover conditions resulting from normal wear and tear, misuse, vandalism, acts of nature, or failure to perform routine maintenance.

Complimentary Playground Inspection Service

For the service life of installed playground equipment, Playmore offers one (1) complimentary annual playground inspection, to be conducted in coordination with an Owner representative.

- Inspections will be performed by a Certified Playground Safety Inspector (CPSI).
- The inspection consists of a visual assessment of the play area to identify potential safety, maintenance, or warranty-related concerns.
- Inspection findings and recommendations are advisory and do not replace the Owner's responsibility for routine maintenance and repairs.

To schedule the annual inspection, please contact Customer Service at (888) 886-3757.

Tab 11

Independent Contractor Agreement

WITNESSETH:

WHEREAS, Waterset Central CDD (hereinafter “**the District**”) has entered into this agreement (the “**Agreement**”) with FL Drama Kids, LLC, whose address is: 7305 Hourglass Drive, Apollo Beach, FL 33572 (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: Drama Kids Summer Camp from 9am to 12 pm in the Waterset Clubhouse Gathering room on the following dates: June 22 – 26, 2026 and July 27 – July 31, 2026, from 9:00 a.m. to 12:00 p.m..

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.

- C. Non-Governmental Entity Human Trafficking Affidavit. The required “Non-Governmental Entity Human Trafficking Affidavit” is attached hereto as Exhibit “B”, and has been executed by the Contractor.

4. TERM OF AGREEMENT

This Agreement is valid from June 22, 2026 – June 26, 2026 and July 27, 2026 – July 31, 2026.

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 Composite Exhibit "C", 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: **FL DRAMA KIDS LLC**
7305 Hourglass Dr
Apollo Beach, FL 33572

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: Thomas McNutt, as Chair, Board of Supervisors

Independent Contractor: FL DRAMA KIDS LLC

By:  _____

Name: Faith Gavelek

Title: Owner

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 

Tab 12

Towing Authorization Agreement

This Towing Authorization Agreement (this “**Agreement**”) is effective as of _____, 2026 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 **H&Y Towing and Transport, LLC**, a Florida limited liability company (“**Towing Operator**”) whose mailing address is: 12010 Fruitwood Drive, 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 specified District Property identified in **Exhibit “A,”** in violation of the District’s Policies for Parking and Towing For All Amenity Center Parking Areas and District Common Areas within Waterset Central CDD, attached as **Exhibit “B”**.

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. Current Authorized Representatives are: the Property Manager and the Assistant Property Manager.
 - (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 also authorized to patrol the community for violations of the District’s Parking Enforcement Policy during the hours of 11:00 p.m. to 4:00 a.m. The Towing Operator is authorized to remove any vehicles or vessels that are parked on District Property during the hours of 11:00 p.m. to 4:00 a.m., in violation of the District’s Parking and Towing Policy and applicable laws and regulations. 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 provide the signage required by applicable laws and regulations or hereby certifies to the District that such 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, its staff, consultants and supervisors 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(5)(c)2., 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**. The District may terminate this Agreement without cause upon five (5) days written notice. The District shall also have the right to cancel this Agreement at any time due to Towing Operator's failure to perform in accordance with the terms of this Agreement for any reason. Towing Operator shall have the right to cancel this Agreement upon sixty (60) days' written notice to the District stating failure of the District to perform in accordance with the terms of this Agreement; provided, however that the District shall be provided a reasonable opportunity to cure any failure under this Agreement.
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:

H&Y Towing
12010 Fruitwood Drive
Riverview, FL 33569
Attn: Hilarion Briceno

To the District:

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

With a copy to:

Erin McCormick Law, PA
3314 Henderson Boulevard
Suite 100D

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.
25. **Authorization and Acceptance.** The undersigned is an authorized representative of the respective party named below, and their respective signature indicates acceptance of this Agreement.

Contractor:
H&Y Towing and Transport
LLC

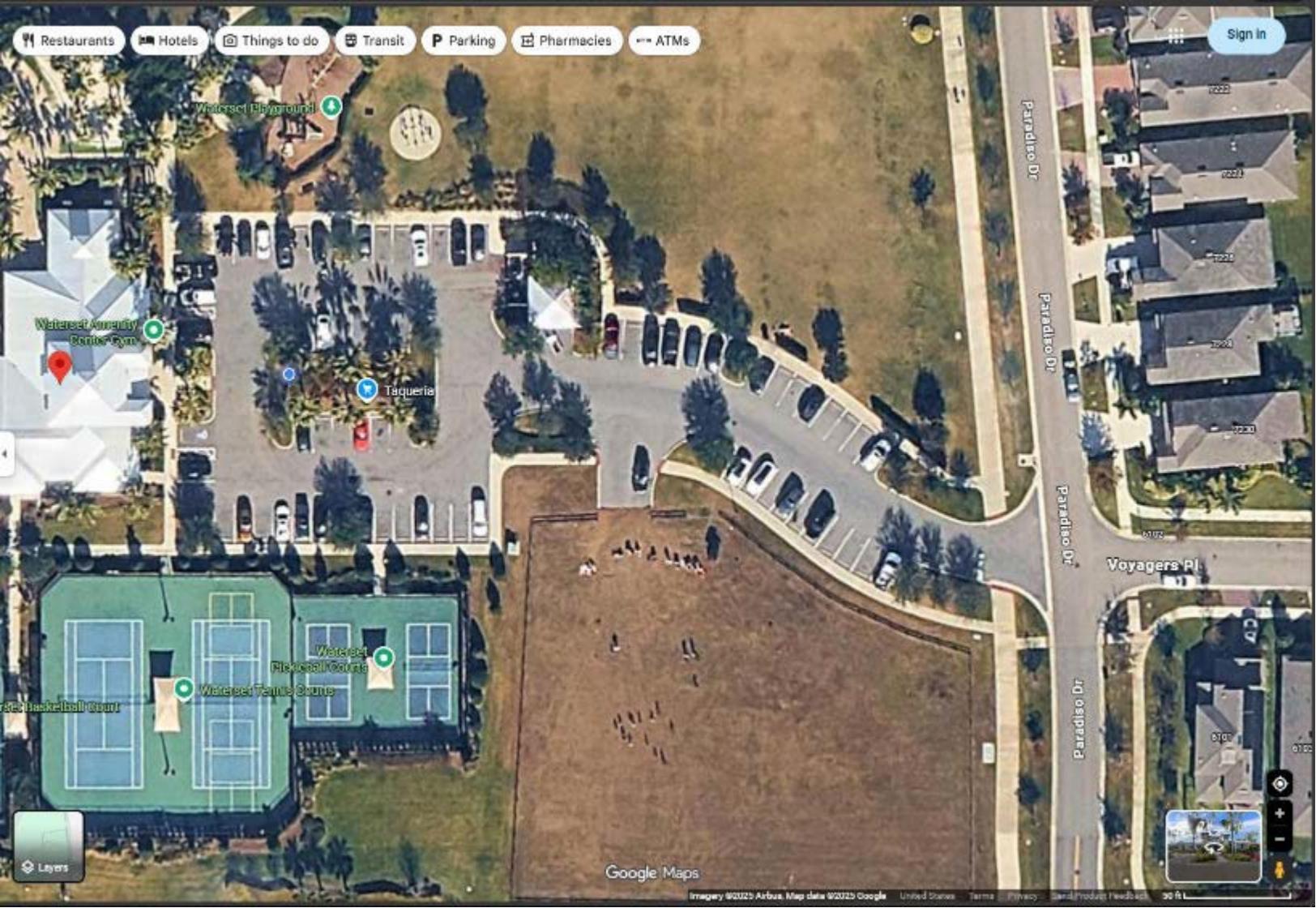
By: 
Hilarion briceno (Mar 10, 2026 11:21:45 EDT)
Name: Hilarion Briceno
Title:

District:
Waterset Central Community
Development District

By: _____
Name: Thomas McNutt
Title: Chair, Board of
Supervisors

Exhibit “A”

[Insert Map of Specified District Property Subject to Towing Authorization Agreement]



Waterset Playground

Waterset Community Center Gym

Taqueria

Waterset Physical Therapy

Waterset Tennis Courts

Waterset Basketball Court

Paradiso Dr

Paradiso Dr

Paradiso Dr

Voyagers Pl





Madrigal Wy

Madrigal Wy

Madrigal Wy



Exhibit “B”

[Insert *Waterset Central CDD Policies for Parking and Towing For All Amenity Center Parking Areas and District Common Areas within Waterset Central CDD*]

**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 FEBRUARY 11, 2026

PARKING POLICIES

1. No parking is permitted within the parking areas for any of the Amenity Centers between 11:00 p.m. and 4:00 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. 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 February 11, 2026.

Attest:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

Current Tow Company Contractor, contracted by the District, as of _____,
2026:

**H&Y Towing and Transport, LLC
12010 Fruitwood Drive
Riverview, FL 33569**

Tel: _____

Tab 13

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 workshop of the Board of Supervisors of the Waterset Central Community Development District was held on **Wednesday, February 4, 2026, at 5:30 p.m.** at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572.**

Present and constituting a quorum:

Deneen Klenke	Board Supervisor, Chair (via phone)
Brandon Bentley	Board Supervisor, Vice Chairman
Thomas McNutt	Board Supervisor, Assistant Secretary
Curtis Thornton	Board Supervisor, Assistant Secretary
Kelly Setta	Board Supervisor, Assistant Secretary

Also present were:

Rachel Welborn	District Manager, Rizzetta & Co.
Erin McCormick	District Counsel, Erin McCormick Law.
Katiria Parodi	Clubhouse Manager, Castle Group

Audience	None
----------	-------------

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Welborn called the meeting to order, reminding everyone that this is a workshop for informational purposes only and no Board action would be taken.

SECOND ORDER OF BUSINESS **Business Items**

A. CDD Information for Resident Boards/New Board Members

Ms. Welborn spoke regarding amenities.

Ms. McCormick presented information to the Board regarding required Ethics classes, and other annual filings Board supervisors are required to file. She recommended that Management reach out to prior supervisors who may need to file certain documents in July relating to prior years.

Mr. McNutt asked to be provided with a copy of the POL policy. Another request was made to have EGIS review the amenities' policies.

48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70

B. Amenity Policies

Discussion was held regarding proposed changes to the existing policy. A question was raised regarding why Ms. Parodi's redline version was not included in the agenda. Mr. McNutt noted that he would like to work with Ms. Parodi on the red line version. District Manager will send a red line copy to the Board for review.

Ms. Klenke was advised to make a motion for consideration at the next BOS meeting.

C. Towing Policies

Discussion was held regarding the proposed towing policies relative to signage, authorization, and towing hours and locations.

THIRD ORDER OF BUSINESS

Adjournment

With no further business to be discussed, the workshop adjourned at 8:17 p.m.

Assistant Secretary

Chair / Vice Chair

Tab 14

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, February 11, 2026, at 10:02 a.m.** at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572.**

Present and constituting a quorum:

Thomas McNutt	Board Supervisor, Chairman
Deneen Klenke	Board Supervisor, Assistant Secretary
Curtis Thornton	Board Supervisor, Assistant Secretary
Kelly Setta	Board Supervisor, Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Co.
John Toborg	Field Services, Rizzetta & Co. (via conf. call)
Erin McCormick	District Counsel, Erin McCormick Law.
Charles Young	Representative, Ballenger
Stephen Brletic	Representative, BDI Engineering
Jerry Whited	Representative, BDI Engineering
Katiria Parodi	Clubhouse Manager, Castle Group
Bert Smith	Representative, Sitex Aquatics
Rafeal Rosario	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**

There were no comments put forward at this time.

THIRD ORDER OF BUSINESS **Business Items**

A. Ratification of Oath of Office of Kelly Setta

Ms. DeLuna explained that the Oath of Office was administered to Ms. Setta outside of a regular meeting.

B. Consideration of Resolution 2026-01, Redesignating Officers

Ms. Deluna stated that it is customary to review officers for the District whenever changes are made to the Board. A brief discussion was held regarding making a change to the Chairman position.

On a motion by Mr. McNutt, seconded by Mr. Thorton, with three in favor and one against (Ms. Klenke), the Board adopted Resolution 2026-01, redesignating officers; naming Thomas McNutt as Chairman, Brandon Bentley as Vice Chairman, Deneen Klenke and Kelly Setta as Asst. Secretaries, and removing Jean Campo as an Asst. Secretary, with all remaining officers remaining the same, for the Waterset Central Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Present. Mr. Smith provided updates on the ponds.

B. Landscape & Irrigation

i. Presentation of Landscape Inspection Report

Not present at this time.

ii. Landscape Contractor Update

Mr. Rosario provided updates to the Board, noting the frost damage that occurred during the cold snap. A brief discussion was held regarding freeze protection.

iii. Irrigation Contractor Update

Mr. Young spoke regarding irrigation repairs. The Board asked that Mr. Zotti define the freeze related invoice in the amount of \$150.00

C. District Counsel

Ms. McCormick presented an exhibit that she would like to have included with all the District's independent contracts.

D. District Engineer

Mr. Whited gave a status update on the Finn Outdoor erosion projects in the 16 locations included on the provided. feedback He noted that Waterset South will try and stage with area for 2 to 3 days. Finn Outdoor will hold the price until February 23rd. Discussion was held regarding timing for completion, an inspection, and coordination with Redtree.

E. Clubhouse Manager

i. Presentation of Management Report

Ms. Parodi presented the report. Discussion was held regarding the lease agreement for a golf cart, with it being noted that changes have

89 been made to the agreement since the Board originally approved it. Ms.
90 McCormick stated that the Board could authorize the Chairman to
91 execute the lease agreement once it is finalized.
92

On a motion by Ms. Klenke, seconded by Mr. McNutt, with all in favor, the Board authorized the Chairman to execute the lease agreement once finalized, for the Waterset Central Community Development District.

93 Discussion was held regarding obtaining insurance coverage on the cart
94 and setting up automatic payments to the leasing company.
95
96

On a motion by Mr. McNutt, seconded by Mr. Thornton, with all in favor, the Board authorized the District Management to set up automatic payments for the cart to the leasing company, for the Waterset Central Community Development District.

97 A lengthy discussion was held regarding a resident request to hold an
98 event at the clubhouse on July 4th. Concerns were expressed with
99 security and staffing issues as the clubhouse is typically closed on the
100 requested date. It was noted that the residents would need to complete
101 the required event application and would be dependent on available
102 staffing, which would be an additional cost for the District. The Board
103 indicated that it would not be able to approve the request at this time, as
104 there are too many variables that would need to be defined before taking
105 any formal action on the request

106
107 Ms. Parodi spoke briefly regarding the pool runoff and organizational
108 chart.
109

110
111 **ii. Consideration of Pool Chair Inserts**

112 Ms. Parodi presented a proposal from Tropitone for pool chair inserts at
113 a cost of \$2,805.00.
114
115

On a motion by Mr. McNutt, seconded by Mr. Thornton with all in favor, the Board approved the proposal from Tropitone, as discussed, for the Waterset Central Community Development District.

116
117 **F. District Manager**
118 Ms. DeLuna stated that the next meeting will be a regular meeting held on March
119 11, 2026, at 5:30 p.m. at The Waterset Club.

120
121 1. Pool Runoff Update

122
123 **G. Presentation of District Manager's Report**

124 Ms. DeLuna reviewed her report, the action list, erosion list, and the updated
125 organizational list.

126
127
128
129
130
131
132
133
134
135
136

137
138
139
140
141
142

143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166

H. Presentation of Waterset Central Organizational Chart

Ms. DeLuna reviewed the organizational chart under her report.

FIFTH ORDER OF BUSINESS

Business Items (Part 2)

A. Consideration of Flooring Proposals

The Board reviewed proposals from Flooring Solutions, Lifestyle Flooring, and House of Floors to replace the carpet in the offices with LVP flooring. Confirmation was provided that the proposals were for the same scope of services.

On a motion by Mr. McNutt, seconded by Ms. Setta, with all in favor, the Board accepted the proposal from the House of Floors in the amount of \$1,712.50, for the Waterset Central Community Development District.

B. Consideration of Redtree Landscape Proposals

1. Revised Palm Removal and Replacement - \$2,650.00

Mr. Rosario recommended that the palms be planted in the Spring and confirmed the pricing would not increase.

On a motion by Mr. McNutt, seconded by Ms. Klenke Thornton with all in favor, the Board approved scheduling the palm removal and replacement proposal for completion in the Spring, for the Waterset Central Community Development District.

2. Revised Bermuda Field Winter Rye Overseeding Proposal - \$7,500.00

Mr. Rosario stated that it was decided that this was not needed. The proposal was submitted at Mr. Toborg's request.

3. Revised Bermuda Field Aeration Proposal - \$3,250.00

The Board asked that this proposal be brought back next month.

4. Live Oak Replacement at the South ROW East of Paradise - \$1,650.00

A request was made to bring this proposal back pending additional information.

5. West Land Buffer of Covington Gardens Drive across from school plant –

A lengthy discussion was held regarding the two options provided, with Mr. Toborg responding to questions regarding placement and design of plants. He compared the proposals from Redtree, United Land Care, and Cross Point for the 7-gallon and 15-gallon plants, both options include the rear edge being filled in with the Sweet Viburnum and the front varies. However, they will all supply a solution to fill in the 8 gaps. He stated that he will be present when the St. Augustine is removed, the plants installed, and mulch installed to ensure that the buffer is completed as planned. Mr. Toborg confirmed that the trees on

167 either end will not be impacted and are further down from where the damage is
168 occurring. He stated that given that Redtree is the current vendor and will come
169 with a warranty where the other two vendors will not.

170
171 A resident brought up safety concerns with the area due to the school. Staff
172 recommended that concerned parents contact the school/County directly as the
173 District does not have any jurisdiction over school policies, release times etc.
174

On a motion by Mr. McNutt, seconded by Ms. Setta, with all in favor, the Board approved the Red tree proposal in the amount of \$3,780 for the West Land Buffer by the school, pending receipt of the revised proposal, for the Waterset Central Community Development District.

175
176 Mr. Toborg confirmed that he is recommending holding off on any landscape
177 installation until March due to the freezing weather. He reviewed his landscape
178 report, noting that most of the issues are related to the freezes and he anticipates
179 that most of the plants should come back. Mr. Toborg stated that it is too late to do
180 the overseeding, but he would like to see the aeration completed next month
181

On a motion by Mr. McNutt, seconded by Ms. Setta, with all in favor, the Board approved revised proposal for the Bermuda field aeration totaling \$3,250.00, for the Waterset Central Community Development District.

182
183 Mr. Toborg provided feedback on various Redtree proposals

6. Live Oak Replacement at the South ROW East of Paradise - \$1,650.00

On a motion by Ms. Klenke, seconded by Mr. McNutt, with all in favor, the Board approved the Redtree proposal for the Live Oak replacement, as discussed, for the Waterset Central Community Development District.

7. Red maple Removal and Replacement on the Noarth Side of Reservoir Bridge - \$1,650.00

On a motion by Ms. Klenke, seconded by Mr. McNutt, with all in favor, the Board approved the Redtree proposal for the Red Maple replacement, as discussed, for the Waterset Central Community Development District.

8. Straighten a Leaning Oak and Install a Staking System on the side of CGD South of Betel Palm- \$450.00

On a motion by Mr. McNutt, seconded by Ms. Klenke, with all in favor, the Board approved the Redtree proposal to straighten and stake the leaning tree, as discussed, for the Waterset Central Community Development District.

195
196

- 197 **9. Straighten the Fourth Oak Tree South of Waterline – No charge**
198 No Board action was needed.
199
- 200 **10. Removal of a Tree Stump along the Betel Palm ROW near mail kiosk -**
201 **\$1,650.00**
202 Mr. Toborg stated that the tree does need to be replaced and emphasized that it
203 needs to be a Florida Red Maple.
204

On a motion by Mr. McNutt, seconded by Ms. Setta, with all in favor, the Board approved the Red tree proposal for removal of a tree stump, as discussed, for the Waterset Central Community Development District.

- 205
- 206 **C. Consideration of United Land Care Proposals**
207 The proposals were not reviewed.
208
- 209 **D. Ratification of Ballenger Landcare Proposal #743 for Controller-Decoder**
210
- 211 **1. Ratification of Ballenger Landcare Proposal #743 for Controller-Decoder**
212 Mr. Toborg confirmed that the work was completed.
213

On a motion by Mr. McNutt, seconded by Ms. Setta, with all in favor, the Board ratified the Ballenger Landcare proposal #743 for Controller-Decoder in the amount of \$424.07, for the Waterset Central Community Development District.

- 214
- 215 **E. Ratification of Mommy and Me Agreement**
216 Discussion was held regarding the need for the vendor to provide their own
217 insurance. It was stated that the vendor is a resident.
218

On a motion by Mr. McNutt, seconded by Ms. Setta, with all in favor, the Board approved the Mommy and Me agreement, for the Waterset Central Community Development District.

- 219
- 220 **F. Acceptance of Fourth Quarter Website Audit**
221 Ms. DeLuna stated that she received the 4th quarter website site compliance report,
222 and the district passed all ADA Website Accessibility and Florida Statute 189.069
223 requirements.
224

On a motion by Ms. Klenke, seconded by Mr. McNutt, with all in favor, the Board accepted the Fourth Quarter Website Audit, for the Waterset Central Community Development District.

- 225
- 226 **G. Review of Amenity Policy**
227 Ms. DeLuna reviewed the redline of the Amenity Policy and asked that Supervisors
228 provide comments to Ms. McCormick via phone and ensure that they review her
229 email. Ms. McCormick spoke briefly on the workshop to address indemnification
230 language. A request was made to reach out to the HOA regarding the changes.

231 Board action will be postponed until their feedback is received.

232

233 **H. Public Hearing on Towing Policy**

234

235 The Public Hearing did not take place.

236

237 Discussion was held regarding removing paragraph 3 of the policy requiring a 24-hour
238 notice prior to towing a vehicle and leaving it as just being posted that vehicles will be towed if
239 parked between 11:00 p.m. and 4:00 a.m. and add exhibits. The Board requested that an email
240 blast be sent out to the residents regarding the updated policy and that it be placed on the
241 website.

242

On a motion by Mr. McNutt, seconded by Ms. Setta with all in favor, the Board closed the public hearing on the towing policy, meeting for the Waterset Central Community Development District.

243

244

245 **1. Consideration of Towing Agreement**

246 The Board requested that a start date be included in the agreement, to give the
247 vendor time to post signage and residents to be notified. A request was made
248 that the towing Company be notified of who the authorized representatives are.
249 Additional discussion was held regarding the difference between needing
250 authorization during the day versus roving authorization after 11:00 p.m.

250

On a motion by Mr. McNutt, seconded by Ms. Setta, with all in favor, the Board approved the towing agreement with H & Y Towing, as discussed, meeting for the Waterset Central Community Development District.

251

252

253 **SIXTH ORDER OF BUSINESS**

253 **Business Administration**

254

255 **A. Consideration of Regular Meeting Minutes Held on December 10, 2025.**

256

257 A request was made for clarification on the wind screen project and palm trees.t.

257

On a motion by Mr. McNutt, seconded by Ms. Setta with all in favor, the Board approved the meeting minutes from December 10, 2025, meeting, as discussed, for the Waterset Central Community Development District.

258

259

260 **B. Ratification of Operations and Maintenance Expenditures for November and
261 December 2025**

262

263 Discussion was held regarding invoices that were billed to the wrong entity and the
264 need to seek reimbursement from the correct entities.

264

On a motion by Ms. Klenke, seconded by Mr. McNutt, with all in favor, the Board ratified the Operations & Maintenance Expenditures for November 2025 (**\$40,694.08**) and December 2025 (**\$238,377.45**), as discussed for the Waterset Central Community

Development District.

265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282

283
284
285
286
287
288
289

SEVENTH ORDER OF BUSINESS

**Supervisor Requests / Audience
Comments**

Ms. Klenke requested that the action list be sent within two weeks.

Ms. Klenke also spoke regarding the upcoming election for two seats on the Board and asked that residents be solicited to register with the County for the open seats. Ms. DeLuna reviewed the requirements to run for office and the timing to be included on the ballot.

Ms. Klenke sought clarification on a not-to-exceed of \$5,000 for a panic button to be installed should someone become unruly with Staff in the clubhouse and assistance is needed.

A resident thanked the Board for the feedback on the shrub installation by the school and expressed frustration with the situation.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. McNutt, seconded by Ms. Klenke, the Board agreed to the adjournment of the meeting at 1:08 p.m., for the Waterset Central Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 15

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 January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$36,933.24**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Allied Universal Security Services	101152	17920649	Security Professional Service - 12/12/25-12/18/25	\$ 1,015.20
Ballenger Landcare, LLC	101149	568	Irrigation Repairs 12/25	\$ 118.54
Castle Management, LLC	101159	PREIM10-17-25-290	Payroll Period 09/27/25-10/10/25	\$ 5,315.10
Castle Management, LLC	101159	PREIM12-12-25-141	Payroll Period 11/22/25-12/05/25	\$ 5,102.84
Curtis Albert Thornton	101153	CT121025	Board of Supervisor Meeting 12/10/25	\$ 200.00
DCSI, Inc.	101150	34570	Alarm Monitoring System	\$ 199.00
Florida Department of Revenue	20260105-1	39-8017823354-9 11/25 ACH	Sales & Use Tax 11/25	\$ 169.59
Florida Department of Revenue	20260121-1	39-8017823354-9-012026	Sales & Use Tax 12/25	\$ 88.09
Frontier Communications of FL	20260113-1	813-649-0263-041723-5 12/25 ACH	Internet 12/25	\$ 129.99
Frontier Communications of FL	20260108-2	813-741-0603-061118-5 12/25 ACH	Internet 12/25	\$ 490.34
Hillsborough County BOCC	20260116-1	7687161865-010626	Utility Services 12/25	\$ 4,710.53
Jean Ocampo	101154	JO121025	Board of Supervisor Meeting 12/10/25	\$ 200.00
Nvirotect Pest Control Service, Inc.	101151	381379	Pest Control 12/25	\$ 217.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nvirotect Pest Control Service, Inc.	101151	381728	Pest Control 12/25	\$ 135.00
Republic Services	20260108-1	0696-001319071 01/26 ACH	Waste & Recycle Container Service 12/25	\$ 1,262.01
Rizzetta & Company, Inc.	101148	INV0000106191	Accounting Services 01/26	\$ 6,304.49
TECO	20260112-2	221008697536-010626	5701 Madrigal Way - Streetlights 01/26	\$ 350.99
TECO	20260112-1	221008884712-010626	5701 Madrigal Way (Amenity) 01/26	\$ 934.11
TECO	20260112-4	321000017137-010726	TECO Summary 321000017137 11/25	\$ 2,786.70
TECO Peoples Gas	20260112-3	221008930457-010626	5701 Madrigal Way 01/26	\$ 6,267.91
Thomas Paul McNutt	101155	TM121025	Board of Supervisor Meeting 12/10/25	\$ 200.00
Wahoo Pools Group, Inc.	101156	20251200	Pool Materials & Repairs 10/25	\$ <u>735.81</u>
Total				\$ <u>36,933.24</u>



Invoice Date
12/18/2025

Invoice Number
17920649

Eight Tower Bridge
161 Washington Street, Suite 600
Conshohocken, PA 19428
(866) 703-7666

Katria Parodi
Waterset Central CDD
3434 Colwell Avenue suite 200
Tampa, FL 33614

To ensure proper application, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:
Allied Universal Security Services
P.O. Box 828854
Philadelphia, PA 19182-8854

Total Amount Due:
(USD) \$1,015.20

Terms:
Net 30 Days

Service Location: **280530** Customer: **280530** Billing Period: **12/12/2025 - 12/18/2025**
WaterSet
7281 Paradiso drive
Apollo Beach, FL 33572

Description	Quantity	UOM	Price	Amount
Security Professional-Regular - 00:00-01:30	7.50	HR	25.38	190.35
Security Professional-Regular - 17:30-00:00	32.50	HR	25.38	824.85
Total Hours	40.00			0.00
Subtotal				1,015.20
Sales Tax Subtotal				0.00
Total for - WaterSet				1,015.20

Subtotal	
	\$1,015.20
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$1,015.20



Invoice Date
12/18/2025

Invoice Number
17920649

Invoice NO. 17920649

Customer: 280530 Waterset Central CDD

Page 1 of 1

Description						Quantity	Bill Rate	Extension
Work Date	Post Description	Employee Name	In Time	Out Time	Lunch	Hours	Hours Type	
Security Professional-Regular - 00:00-01:30						7.50	\$25.38	\$190.35
12/12/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
12/13/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
12/14/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
12/15/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
12/18/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
Security Professional-Regular - 17:30-00:00						32.50	\$25.38	\$824.85
12/12/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
12/13/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
12/14/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
12/17/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
12/18/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
Total Hours						40.00		\$0.00

Revenue Total \$1,015.20
Tax Total \$0.00
Grand Total \$1,015.20



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

Invoice 568

Date	PO#
12/19/25	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

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

Property Address
Wataset Central CDD Apollo Beach, FL

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

Broken heads

Two broken heads in Wataset Central CDD. Location : Entrance of CCD, at crosswalk west and Paseo al mar curb.

Customer notes: SHOOTING WATERSTRAIGHT UP IN THE AIR.





Irrigation Repair - 12/15/2025

\$118.54

Subtotal	\$118.54
Sales Tax	\$0.00
Total	\$118.54
Credits/Payments	(\$0.00)
Balance Due	\$118.54

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$118.54	\$6,283.43	\$0.00	\$0.00	\$0.00

Waterset Central CDD
 Meeting Date: December 10, 2025

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00am
Meeting End Time:	1:00pm
Total Meeting Time:	

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 Waterline Station Pool

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34570	12/23/2025	\$199.00	01/07/2026	Net 15	

P.O. NUMBER New NVR Installed: 12/22/25	SALES REP DC	ACCT#/LOT/BLK Waterline Station Pool MTDS
---------------------------------------------------	------------------------	-----------------------------------------------------

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

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
 **Returned Checks will receive \$25 NSF Fee.
 ***Late Fees are 1.5% per month

SUBTOTAL	199.00
TAX (6.5%)	0.00
TOTAL	199.00
BALANCE DUE	\$199.00



Sales and Use Tax Return

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

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

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

Please read the *Instructions for DR-15EZ Sales and Use Tax Returns* (Form DR-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

DR-15EZ
R. 01/20

Reporting Period

T

┌

HD/PM DATE:

□□/□□/□□

Certificate Number: 39-8017823354-9

November 2025

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□.□□

Due: 12/20/25

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Reporting Period

T

┌

HD/PM DATE:

□□/□□/□□

Certificate Number: 39-8017823354-9

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□.□□

Due:

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

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

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

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

	DOLLARS				CENTS	
1. Gross Sales <small>(Do not include tax)</small>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	2,251.20	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales <small>(Include these in Gross Sales, Line 1)</small>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	
3. Taxable Sales/Purchases <small>(Include Internet/Out-of-State → Purchases)</small>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	2,251.20	Signature of Taxpayer _____
4. Total Tax Due <small>(Include Discretionary Sales Surtax from Line B)</small>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	168.84	Date _____
5. Less Lawful Deductions	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	Telephone # _____
6. Less DOR Credit Memo	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	.	
7. Net Tax Due	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	168.84	Signature of Preparer _____
8. Less Collection Allowance or Plus Penalty and Interest	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0.75	Discretionary Sales Surtax Information
9. Amount Due With Return <small>(Enter this amount on front)</small>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	169.59	A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX <input type="text"/>
						B. Total Discretionary Sales Surtax Due <input type="text"/>

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

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

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.



Sales and Use Tax Return

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

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

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

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

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Reporting Period

T



HD/PM DATE:

□□/□□/□□

Certificate Number: 39-8017823354-9

December 2025

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□.□□

Due: 01/20/26

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Reporting Period

T



HD/PM DATE:

□□/□□/□□

Certificate Number: 39-8017823354-9

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□.□□

Due:

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

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

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

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

	DOLLARS				CENTS		
1. Gross Sales <i>(Do not include tax)</i>	<input type="text"/>	1,204.67	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.				
2. Exempt Sales <i>(Include these in Gross Sales, Line 1)</i>	<input type="text"/>	.					
3. Taxable Sales/Purchases <i>(Include Internet/Out-of-State → Purchases)</i>	<input type="text"/>	1,204.67	Signature of Taxpayer _____				
4. Total Tax Due <i>(Include Discretionary Sales Surtax from Line B)</i>	<input type="text"/>	90.35	Date _____				
5. Less Lawful Deductions	<input type="text"/>	.	Telephone # _____				
6. Less DOR Credit Memo	<input type="text"/>	(2.26)	Signature of Preparer _____				
7. Net Tax Due	<input type="text"/>	90.35	Date _____				
8. Less Collection Allowance or Plus Penalty and Interest	<input type="text"/>	.	Telephone # _____				
9. Amount Due With Return <i>(Enter this amount on front)</i>	<input type="text"/>	88.09					

Discretionary Sales Surtax Information								
A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX	<input type="text"/>	.	<input type="text"/>	<input type="text"/>				
B. Total Discretionary Sales Surtax Due	<input type="text"/>	.	18	07				

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

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

Discretionary Sales Surtax Information								
A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX	<input type="text"/>	.	<input type="text"/>	<input type="text"/>				
B. Total Discretionary Sales Surtax Due	<input type="text"/>	.						

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.



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

Billing Date:
Dec 17, 2025
Billing Period:
Dec 17 - Jan 16, 2026

Hi WATERSET CENTRAL,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

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

Service summary

	Previous month	Current month
 Internet	\$129.99	\$129.99
Total services	\$129.99	\$129.99
Total balance		\$129.99

Total balance
\$129.99
Auto Pay is scheduled
Jan 12



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

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 DY RP 17 12182025 NNNNNNNN 01 999815

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

WATERSET CENTRAL
PO BOX 32414
CHARLOTTE NC 28232-2414

950009&136490263041723000000000000000129995



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

Billing Date:
Dec 17, 2025

Billing Period:
Dec 17 - Jan 16, 2026



WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at frontier.com/autopay



Download the MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102. Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

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





Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Internet

Monthly Charges

12.17-01.16	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

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

**LET FRONTIER
BE YOUR
TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



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

Billing Date:
Dec 14, 2025
Billing Period:
Dec 14 - Jan 13, 2026

Hi WATERSET CENTRAL CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$490.34
Payment received by Dec 14, thank you	-\$490.34

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
Auto Pay is scheduled
Jan 07



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

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 DY RP 14 12162025 NNNNNNNN 01 999887

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

WATERSET CENTRAL CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

81100281374106030611180000000000000000490345



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

Billing Date:
Dec 14, 2025

Billing Period:
Dec 14 - Jan 13, 2026



WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at frontier.com/autopay



Download the MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102. Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

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





Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

12.14-01.13	FiberOptic Internet 300 Dynamic IP w/ OneVoice Business FiberOptic 300/300M Dynamic IP	\$205.97
	OneVoice Access Line	
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
(2)	OneVoice Nationwide	\$109.98
	OneVoice Access Line	
(3)	Federal Primary Carrier Multi Line Charge	\$44.97
	Carrier Cost Recovery Surcharge	\$13.99
	Frontier Roadwork Recovery Surcharge	\$4.00
(3)	Multi-Line Federal Subscriber Line Charge	\$27.60
(3)	Access Recovery Charge Multi-Line Business	\$9.00
Bundle Total		\$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	\$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



Hillsborough County Florida

S-Page 1 of 12

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

Summary of Account Charges

Previous Balance	\$2,599.34
Net Payments - Thank You	\$-2,599.34
Bill Adjustments	\$129.96
Total Account Charges	\$4,580.57

AMOUNT DUE	\$4,710.53
-------------------	-------------------

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

1,580 8

DUE DATE	01/27/2026
AMOUNT DUE	\$4,710.53
AMOUNT PAID	



0076871618658 00004710539



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

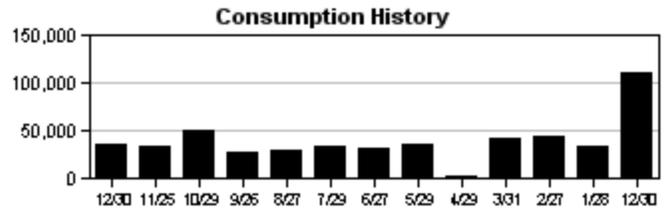
Service Address: 6116 SEA AIR DR

S-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	11/25/2025	19402	12/30/2025	19750	34800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$13.60
Late Payment Charge	\$0.67
Total Service Address Charges	\$14.27



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

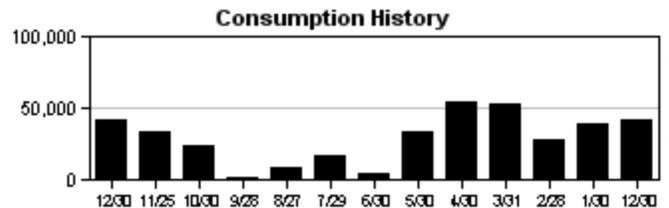
Service Address: 5701 MADRIGAL WAY

S-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	11/25/2025	820348	12/30/2025	862597	42249 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$127.59
Water Base Charge	\$33.95
Water Usage Charge	\$115.90
Sewer Base Charge	\$82.31
Sewer Usage Charge	\$298.70
Late Payment Charge	\$26.84
Total Service Address Charges	\$691.83





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

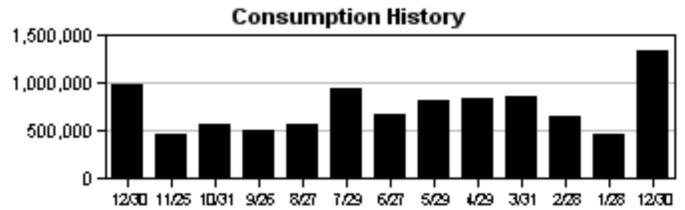
Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

S-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	11/25/2025	276137	12/30/2025	285886	974900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$578.25
Late Payment Charge	\$6.99
Total Service Address Charges	\$585.24



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

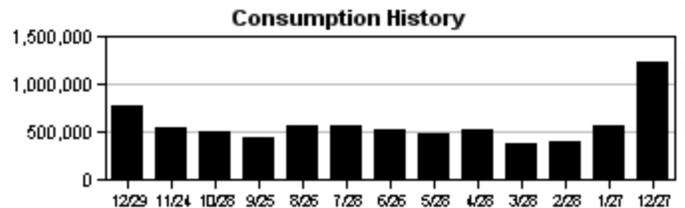
Service Address: 5910 COVINGTON GARDEN DR

S-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	11/24/2025	355748	12/29/2025	363507	775900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$537.01
Late Payment Charge	\$16.80
Total Service Address Charges	\$553.81





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

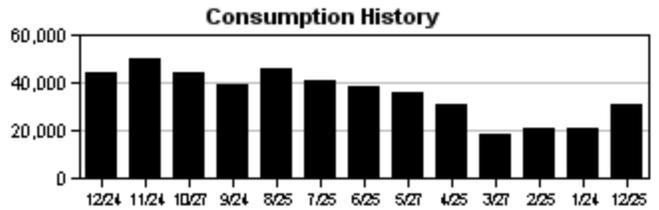
Service Address: 7533 PARADISO DR-RECLAIM

S-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	11/24/2025	14917	12/24/2025	15360	44300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$23.33
Late Payment Charge	\$1.42
Total Service Address Charges	\$24.75



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

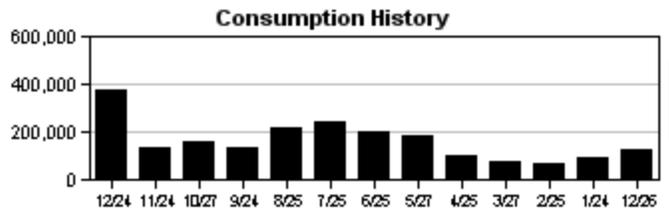
Service Address: 7301 PARADISO DR

S-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	11/24/2025	95409	12/24/2025	99181	377200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$74.34
Late Payment Charge	\$1.52
Total Service Address Charges	\$75.86





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

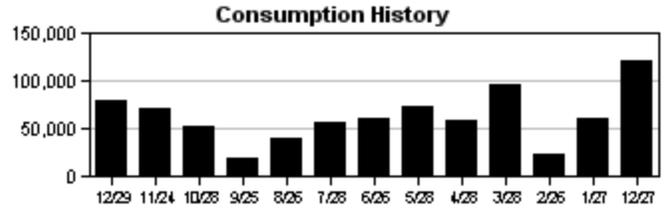
Service Address: 7281 PARADISO AVE

S-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	11/24/2025	56739	12/29/2025	57481	74200 GAL	ACTUAL	WATER
54230101	11/24/2025	30761	12/29/2025	30818	5700 GAL	ACTUAL	WATER
60998080	11/24/2025	274473	12/29/2025	277281	280800 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$241.30
Water Base Charge	\$86.37
Water Usage Charge	\$184.25
Sewer Base Charge	\$142.68
Sewer Usage Charge	\$40.30
Reclaimed Water Charge	\$56.98
Late Payment Charge	\$34.41
Total Service Address Charges	\$792.83



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

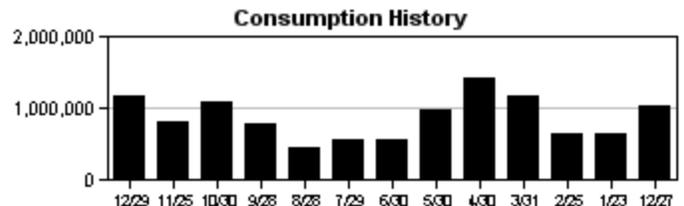
Service Address: 7030 RESERVOIR CT-RECLAIM

S-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	11/25/2025	11095561	12/29/2025	12263030	1167469 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$740.17
Late Payment Charge	\$21.00
Total Service Address Charges	\$761.17





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

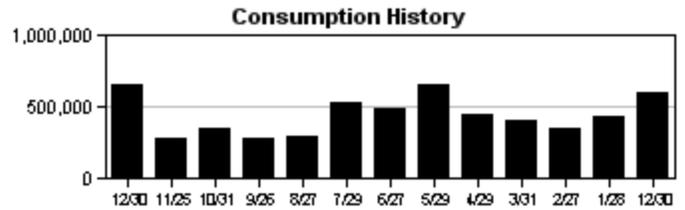
Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

S-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	11/25/2025	200216	12/30/2025	206779	656300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$318.28
Late Payment Charge	\$3.29
Total Service Address Charges	\$321.57



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

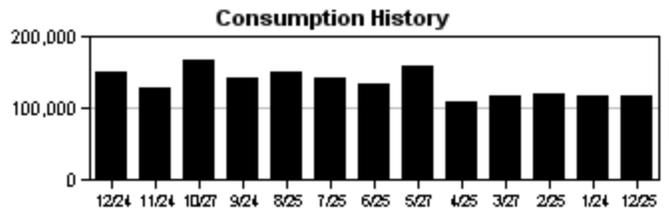
Service Address: 7054 RESERVOIR CT-RECLAIM

S-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	11/24/2025	65623	12/24/2025	67127	150400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$45.56
Late Payment Charge	\$1.80
Total Service Address Charges	\$47.36





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

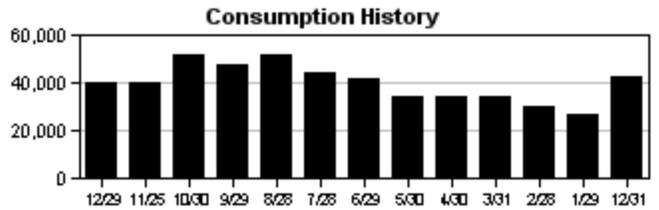
Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

S-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	11/25/2025	612247	12/29/2025	652569	40322 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$15.78
Late Payment Charge	\$0.79
Total Service Address Charges	\$16.57



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

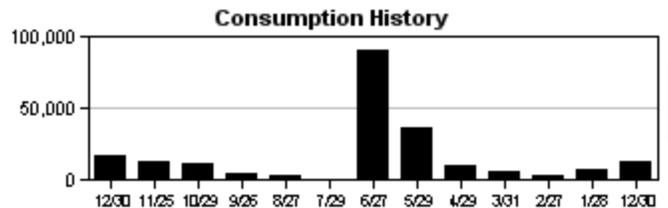
Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

S-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	11/25/2025	7162	12/30/2025	7330	16800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$9.70
Late Payment Charge	\$0.44
Total Service Address Charges	\$10.14





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

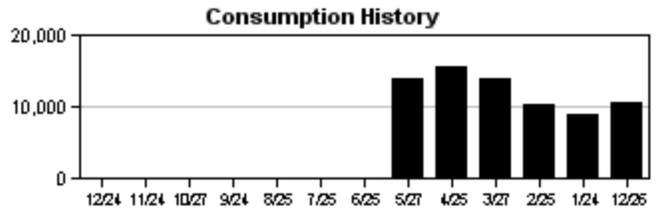
Service Address: 5521 SILVER SUN DR

S-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	11/24/2025	9052	12/24/2025	9052	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.44
Late Payment Charge	\$0.32
Total Service Address Charges	\$6.76



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

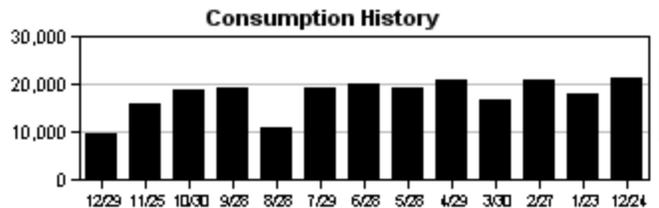
Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

S-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	11/25/2025	233220	12/29/2025	242982	9762 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.20
Late Payment Charge	\$0.47
Total Service Address Charges	\$8.67





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

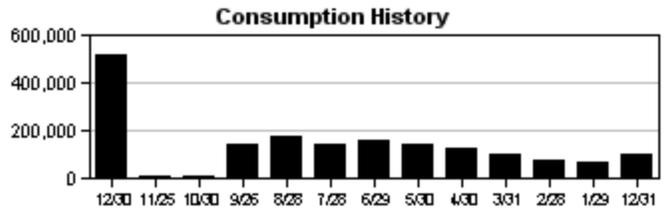
Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

S-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703562000	11/25/2025	1760227	12/30/2025	2276891	516664 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$432.32
Late Payment Charge	\$0.38
Total Service Address Charges	\$432.70



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

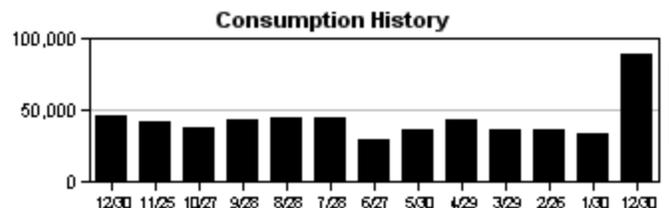
Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

S-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705884634	11/25/2025	398619	12/30/2025	444744	46125 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$16.76
Late Payment Charge	\$0.77
Total Service Address Charges	\$17.53





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

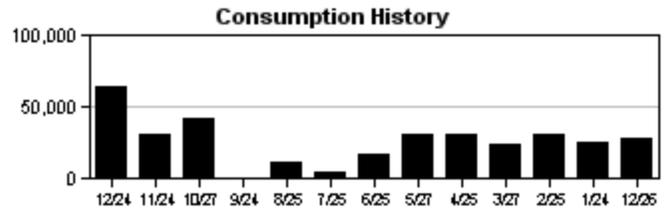
Service Address: 7306 GOLDEN SKY CT

S-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	11/24/2025	17695	12/24/2025	18335	64000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$41.00
Late Payment Charge	\$0.70
Total Service Address Charges	\$41.70



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

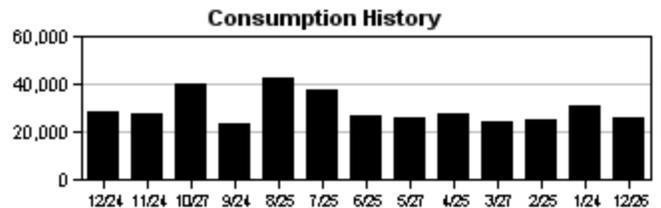
Service Address: 7020 SAGUARO WAY-RECLAIM

S-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	11/24/2025	17999	12/24/2025	18286	28700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.56
Late Payment Charge	\$0.61
Total Service Address Charges	\$13.17





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

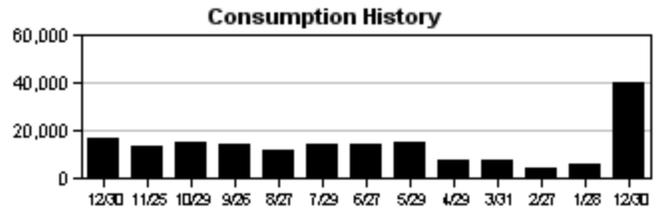
Service Address: 6112 SEA AIR DR

S-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	11/25/2025	7832	12/30/2025	7999	16700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$9.67
Late Payment Charge	\$0.44
Total Service Address Charges	\$10.11



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

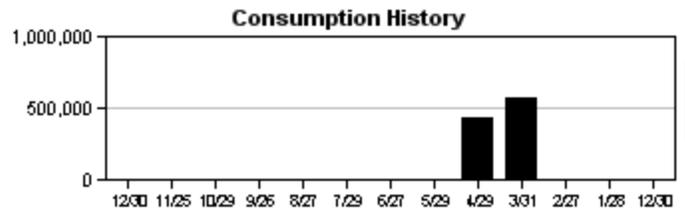
Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

S-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	11/25/2025	6528	12/30/2025	6637	109 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.46
Late Payment Charge	\$0.32
Total Service Address Charges	\$6.78





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

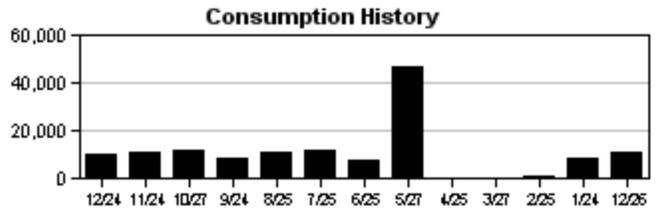
Service Address: 7310 BETEL PALM CT I

S-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	11/24/2025	8599	12/24/2025	8698	9900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$29.90
Water Base Charge	\$16.98
Water Usage Charge	\$18.28
Late Payment Charge	\$3.92
Total Service Address Charges	\$75.62



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/06/2026	01/27/2026

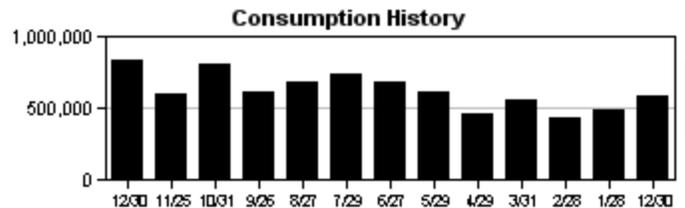
Service Address: 6060 MILESTONE DR

S-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	11/25/2025	331869	12/30/2025	340212	834300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$196.03
Late Payment Charge	\$6.06
Total Service Address Charges	\$202.09





NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

Waterset Central CDD

7281 Paradiso Dr.

Apollo Beach, FL 33572

Date: 12-25-25

Account Number: 12545

Invoice Number: 381379

Previous Balance: \$641.00

Commercial General Pests \$217.00

Sales Tax: \$0.00

Service Amount: \$217.00

Check /Cash: _____

Technician(s): EN

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<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 type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input checked="" type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest

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

Treatment

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

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

Rodent Control

- Mice
- Rats
- _____

Treatment

- CM Rat Snap Traps
- Conrac Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:
888.908.8388

www.nvirotect.com

INVOICE

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

Date: 12-23-25

Call for a **FREE Lawn Care Quote!**

Next service **FREE** for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Account Number: 12545

Invoice Number: 381728

Previous Balance: \$641.00

Commercial General Pests \$135.00

Sales Tax: \$0.00

Service Amount: \$135.00

Check /Cash: _____

Technician(s): EN

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

General Pest

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

Treatment

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

Rodent Control

- Mice
- Rats
- _____
- CM Rat Snap Traps
- Contrac Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



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 0696-001319071
Invoice Date December 17, 2025
Previous Balance \$780.68
Payments/Adjustments -\$780.68
Current Invoice Charges \$1,262.01

Total Amount Due \$1,262.01	Payment Due Date January 06, 2026
---------------------------------------	---------------------------------------------

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 11/21	5555555	-\$780.68

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset Central Cdd 7281 Paradiso Drive PO joe roethke Apollo Beach, FL Contract: 9696002 (C1) 2 Waste Container 4 Cu Yd, 2 Lifts Per Week Disposal:SOUTHCO - CLASS 1				
Waste/Recycling Overage 11/26		1.0000	\$88.00	\$88.00
Waste/Recycling Overage 12/10		1.0000	\$88.00	\$88.00
Pickup Service 01/01-01/31			\$713.86	\$713.86
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$366.20
CURRENT INVOICE CHARGES				\$1,262.01

Simple account access at your fingertips.

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due	\$1,262.01
Payment Due Date	January 06, 2026
Account Number	3-0696-0036370
Invoice Number	0696-001319071

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

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

Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

IMPORTANT INFORMATION

(Continued from Page 1)

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

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

Invoice

Date	Invoice #
1/2/2026	INV0000106191

Bill To:

Waterset Central CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

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



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: January 06, 2026

Amount Due: \$350.99

Due Date: January 27, 2026

Account #: 221008697536

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025	
Previous Amount Due	\$350.83
Payment(s) Received Since Last Statement	-\$350.83
Current Month's Charges	\$350.99
Amount Due by January 27, 2026	\$350.99

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



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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: January 27, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

Amount Due: \$350.99

Payment Amount: \$ _____

629162341715



WATERSET CENTRAL CDD
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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.

629162341715221008697536000000350998

00000392-0000840-Page 5 of 10



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 21008697536
Statement Date: January 06, 2026
Charges Due: January 27, 2026

Service Period: Nov 27, 2025 - Dec 30, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	133 kWh @ \$0.03411/kWh	\$4.54
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03452/kWh	\$4.59
Storm Protection Charge	133 kWh @ \$0.00574/kWh	\$0.76
Clean Energy Transition Mechanism	133 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	133 kWh @ \$0.01230/kWh	\$1.64
Florida Gross Receipt Tax		\$0.30
State Tax		\$24.59
Lighting Charges		\$350.99

Total Current Month's Charges

\$350.99

00000392-0000140-Page 6 of 10

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

Ways To Pay Your Bill



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



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



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



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



Phone
Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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



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

Statement Date: January 06, 2026

Amount Due: \$934.11

Due Date: January 27, 2026

Account #: 221008884712

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025

Previous Amount Due	\$857.76
Payment(s) Received Since Last Statement	-\$857.76
Miscellaneous Credits	-\$32.66
Credit balance after payments and credits	-\$32.66
Current Month's Charges	\$966.77

Amount Due by January 27, 2026 \$934.11

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

Your Energy Insight



Your average daily kWh used was 19.29% lower than the same period last year.



Your peak billing demand was 21.05% lower than the same period last year.



Scan here to view your account online.

2025
2026

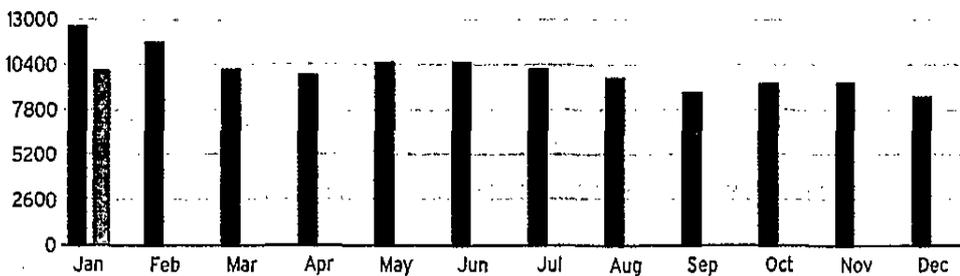
New Year, New Ways to Simplify.

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

00000382-0000841-Page 7 of 10

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: January 27, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$934.11

Payment Amount: \$ _____

629162341716



WATERSET CENTRAL CDD
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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.

629162341716221008884712000000934112



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

Account #: 221008884712
Statement Date: January 06, 2026
Charges Due: January 27, 2026

Meter Read

Service Period: Nov 27, 2025 - Dec 30, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000812338	12/30/2025	18,210	8,125	10,085 kWh	1	34 Days
1000812338	12/30/2025	15,22	0	15,22 kW	1	34 Days

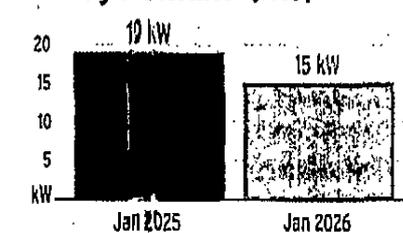
Charge Details

Charge Description	Rate	Amount
Electric Charges		
Daily Basic Service Charge	34 days @ \$1.12000	\$38.08
Billing Demand Charge	15 kW @ \$19.06000/kW	\$285.90
Energy Charge	10,085 kWh @ \$0.00815/kWh	\$82.19
Fuel Charge	10,085 kWh @ \$0.03516/kWh	\$354.59
Capacity Charge	15 kW @ \$0.72000/kW	\$10.80
Storm Protection Charge	15 kW @ \$2.02000/kW	\$30.30
Energy Conservation Charge	15 kW @ \$0.79000/kW	\$11.85
Environmental Cost Recovery	10,085 kWh @ \$0.00072/kWh	\$7.26
Clean Energy Transition Mechanism	15 kW @ \$1.15000/kW	\$17.25
Storm Surcharge	10,085 kWh @ \$0.01035/kWh	\$104.38
Florida Gross Receipt Tax		\$24.17
Electric Service Cost		\$966.77

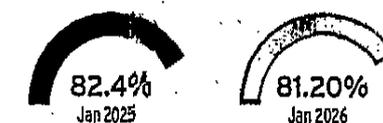
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges \$966.77

Miscellaneous Credits	Amount
Interest for Cash Security Deposit - Electric	-\$32.66
Total Current Month's Credits	-\$32.66

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
- Mall A Check**
Payments: TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online: TampaElectric.com
- Phone: Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY: 7-1-1
- Power Outage: 877-588-1010
- Energy-Saving Programs: 813-275-3909

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



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

Account #: 221008884712
Statement Date: January 06, 2026
Charges Due: January 27, 2026

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

00000392-0000842-Page 3 of 10





WATERSET CENTRAL CDD
 P.O. BOX 32414
 CHARLOTTE, NC 28232-2414

Statement Date: January 07, 2026

Amount Due: \$2,786.70

Due Date: January 22, 2026

Account #: 321000017137

Account Summary

Previous Amount Due	\$3,178.78
Payment(s) Received Since Last Statement	-\$3,178.78
Miscellaneous Credits	-\$110.84
<hr/>	
Credit Balance After Payments and Credits	-\$110.84
Current Month's Charges	\$2,897.54

Amount Due by January 22, 2026 \$2,786.70

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 **7,405 KWH**
- 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611 **196 KWH**



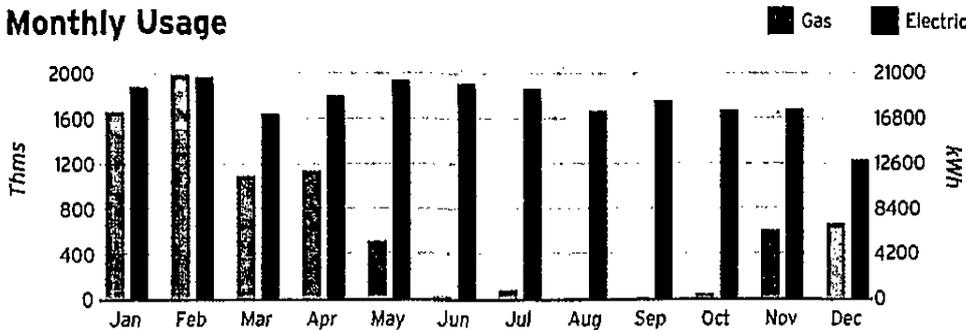
Scan here to interact with your bill online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.
 Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage



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

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



Account #: 321000017137

Due Date: January 22, 2026

Pay your bill online at PeoplesGas.com or TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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

Amount Due: \$2,786.70

Payment Amount: \$ _____

700875003393

WATERSET CENTRAL CDD
 P.O. BOX 32414
 CHARLOTTE, NC 28232-2414

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.

70087500339332100017137000002786702

00000003-0000025-Page 3 of 18

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	11/26/2025	41,206	40,643	563 CCF	1.040	1.168	653.9 Therms	29 Days	\$890.02
									▲ 10.1%

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

Sub-Account Number: 221004023737

Meter	Read Date	Current	- Previous	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period	Amount
SH114676	11/26/2025	48	48	0 CCF	1.040	1.0000	0.0 Therms	29 Days	\$46.30
									▼ 100.0%

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

Sub-Account Number: 211018655814

Meter	Read Date	Current	- Previous	= Total Used	Multiplier	Billing Period	Amount
1000534960	11/26/2025	7,014	6,818	196 kWh	1	28 Days	\$52.65
							▼ 3.4%

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	11/26/2025	470	463	7 kWh	1	24 Days	\$20.80
							≡ 0.0%

Continued on next page →

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

Ways To Pay Your Bill



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



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



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



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



Phone
Toll Free: 866-689-6469

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

Contact Us

Online:
PeoplesGas.com or TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Natural Gas Outages: 877-832-6747
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909
Natural Gas Energy Conversation Rebates: 877-832-6747

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

00000003-01000025-Page 4 of 18

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	11/26/2025	736		722		14 kWh	1	28 Days	\$21.98
									<input checked="" type="checkbox"/> 12.5%

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	11/26/2025	632		620		12 kWh	1	28 Days	\$21.65
									<input checked="" type="checkbox"/> 14.3%

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	11/26/2025	75,608		68,203		7,405 kWh	1	28 Days	\$1,755.21
1000864538	11/26/2025	15.94		0		15.94 kW	1	28 Days	<input checked="" type="checkbox"/> 32.1%
1000864536	11/26/2025	75,603		70,430		5,173 kWh	1	28 Days	
1000864536	11/26/2025	21.87		0		21.87 kW	1	28 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	11/26/2025	697		687		10 kWh	1	28 Days	\$21.30
									<input checked="" type="checkbox"/> 23.1%

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	11/26/2025	899		884		15 kWh	1	28 Days	\$22.16
									<input checked="" type="checkbox"/> 11.8%

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	11/26/2025	828		815		13 kWh	1	28 Days	\$21.81
									<input checked="" type="checkbox"/> 13.3%

Continued on next page →

0000003-0000026-Page 5 of 18



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	11/26/2025	1,502		1,478		24 kWh	1	28 Days	\$23.66
								<input checked="" type="checkbox"/>	14.3%

Total Current Month's Charges

\$2,897.54



Sub-Account #: 221003734730
Statement Date: 01/02/2026

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

Meter Read

Meter Location: Pool Heaters

Service Period: 10/29/2025 - 11/26/2025

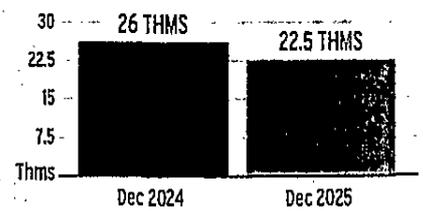
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
ANX04032	11/26/2025	41,206	40,643	=	563 CCF	x	1,040	x	1,1168	=	653.9 Therms	29 Days

Charge Details

Avg THMS Used Per Day

Natural Gas Charges		
Customer Charge		\$66.05
Distribution Charge	653.9 THMS @ \$0.53660	\$350.88
PGA	653.9 THMS @ \$0.60000	\$392.34
Florida Gross Receipts Tax		\$18.66
Natural Gas Service Cost		\$827.93
State Tax		\$62.09
Total Natural Gas Cost, Local Fees and Taxes		\$890.02



00000003-0000027-Page 7 of 18

Current Month's Natural Gas Charges \$890.02

Billing information continues on next page →



Sub-Account #: 221004023737
Statement Date: 01/02/2026

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

Meter Read

Meter Location: Water Heaters

Service Period: 10/29/2025 - 11/26/2025

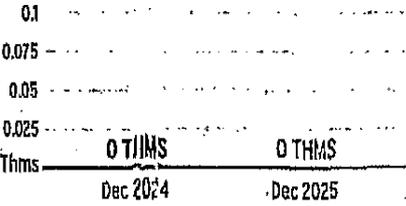
Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
SH114676	11/26/2025	48	48	0 CCF	1,040	1,0000	0.0 Therms	29 Days

Charge Details

Avg THMS Used Per Day

Natural Gas Charges	
Customer Charge	\$43.07
Natural Gas Service Cost	\$43.07
State Tax	\$3.23
Total Natural Gas Cost, Local Fees and Taxes	\$46.30



00000003-0100027-Page 8 of 18

Current Month's Natural Gas Charges \$46.30

Billing information continues on next page →



Sub-Account #: 211018655814
Statement Date: 01/02/2026

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

Meter Read

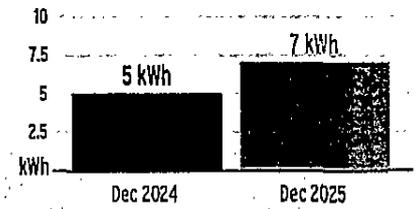
Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	11/26/2025	7,014	6,818		196 kWh	1	28 Days

Charge Details

Avg kWh Used Per Day



0000003-000028-Page 9 of 18

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	196 kWh @ \$0.08641/kWh	\$16.94
Fuel Charge	196 kWh @ \$0.03391/kWh	\$6.65
Storm Protection Charge	196 kWh @ \$0.00577/kWh	\$1.13
Clean Energy Transition Mechanism	196 kWh @ \$0.00418/kWh	\$0.82
Storm Surcharge	196 kWh @ \$0.02121/kWh	\$4.16
Florida Gross Receipt Tax		\$1.21
Electric Service Cost		\$48.55
State Tax		\$4.10
Total Electric Cost, Local Fees and Taxes		\$52.65

Current Month's Electric Charges \$52.65

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.68
Total Current Month's Credits	-\$1.68

Billing information continues on next page →



Sub-Account #: 211019514606
Statement Date: 01/02/2026

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

Meter Read

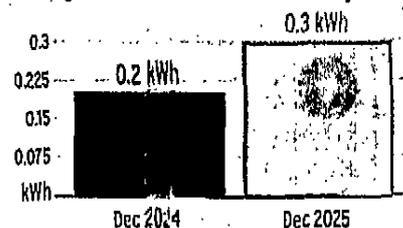
Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	11/26/2025	470	463		7 kWh	1	28 Days

Charge Details

Avg kWh Used Per Day



00390003-0100028-Page 10 of 18

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.18
State Tax		\$1.62
Total Electric Cost, Local Fees and Taxes		\$20.80

Current Month's Electric Charges \$20.80

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.23
Total Current Month's Credits	-\$1.23

Billing information continues on next page →



Sub-Account #: 211021571990
Statement Date: 01/02/2026

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

Meter Read

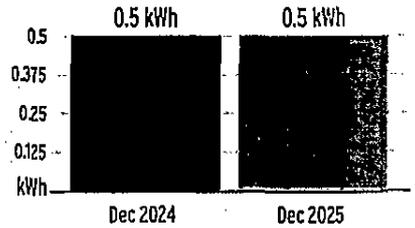
Service Period: 10/30/2025 - 11/25/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	11/26/2025	736	722		14 kWh	1	28 Days

Charge Details

Avg kWh Used Per Day



00000003-0000028-Page 11 of 18

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.51
Electric Service Cost		\$20.27
State Tax		\$1.71
Total Electric Cost, Local Fees and Taxes		\$21.98

Current Month's Electric Charges \$21.98

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.53
Total Current Month's Credits	-\$1.53

Billing information continues on next page →



Sub-Account #: 211023029229
 Statement Date: 01/02/2026

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

Meter Read

Meter Location: IRRIGATION

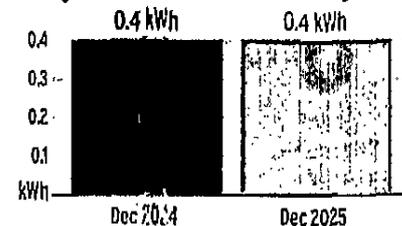
Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	11/26/2025	632	620		12 kWh	1	28 Days

Charge Details

Avg kWh Used Per Day



00000003-1000028-Page 12 of 18

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.50
Electric Service Cost		\$19.96
State Tax		\$1.69
Total Electric Cost, Local Fees and Taxes		\$21.65

Current Month's Electric Charges \$21.65

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.41
Total Current Month's Credits	-\$1.41

Billing information continues on next page →



Sub-Account ID: 221003491596
Statement Date: 01/02/2026

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

Meter Read

Meter Location: POOL

Service Period: 10/30/2025 - 11/26/2025

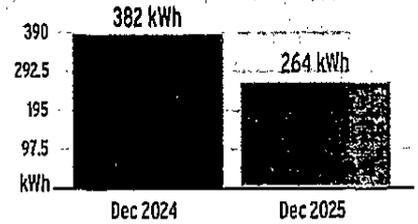
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multipler	Billing Period
1000864538	11/26/2025	75,608	68,203		7,405 kWh	1	28 Days
1000864538	11/26/2025	15.94	0		15.94 kW	1	28 Days

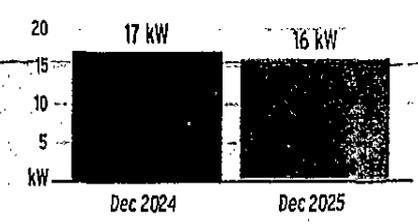
Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$1.06000	\$29.68
Billing Demand Charge	16 kW @ \$18.07000/kW	\$289.12
Energy Charge	7,405 kWh @ \$0.00773/kWh	\$57.24
Fuel Charge	7,405 kWh @ \$0.03391/kWh	\$251.10
Capacity Charge	16 kW @ \$0.30000/kW	\$4.80
Storm Protection Charge	16 kW @ \$2.08000/kW	\$33.28
Energy Conservation Charge	16 kW @ \$0.93000/kW	\$14.88
Environmental Cost Recovery	7,405 kWh @ \$0.00068/kWh	\$5.04
Clean Energy Transition Mechanism	16 kW @ \$1.15000/kW	\$18.40
Storm Surcharge	7,405 kWh @ \$0.01035/kWh	\$76.64
Florida Gross Receipt Tax		\$20.00
Electric Service Cost		\$800.18
State Tax		\$67.62
Total Electric Cost, Local Fees and Taxes		\$867.80

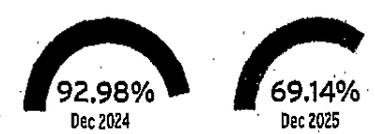
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Current Month's Electric Charges

\$867.80

Billing information continues on next page →

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

00000003-00000030-Page 13 of 18



Sub-Account #: 221003491596
Statement Date: 01/02/2026

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

Meter Read

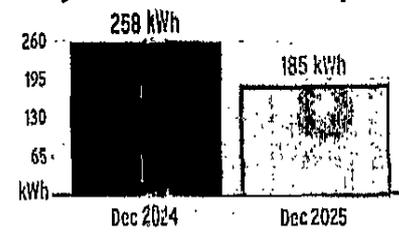
Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000864536	11/26/2025	75,603	70,430	5,173 kWh	1	28 Days
1000864536	11/26/2025	21.87	0	21.87 kW	1	28 Days

Charge Details

Avg kWh Used Per Day



00000003-0000030-Page 14 of 18

Electric Charges		
Daily Basic Service Charge	28 days @ \$1.06000	\$29.68
Billing Demand Charge	22 kW @ \$18.07000/kW	\$397.54
Energy Charge	5,173 kWh @ \$0.00773/kWh	\$39.99
Fuel Charge	5,173 kWh @ \$0.03391/kWh	\$175.42
Capacity Charge	22 kW @ \$0.30000/kW	\$6.60
Storm Protection Charge	22 kW @ \$2.08000/kW	\$45.76
Energy Conservation Charge	22 kW @ \$0.93000/kW	\$20.46
Environmental Cost Recovery	5,173 kWh @ \$0.00068/kWh	\$3.52
Clean Energy Transition Mechanism	22 kW @ \$1.15000/kW	\$25.30
Storm Surcharge	5,173 kWh @ \$0.01035/kWh	\$53.54
Florida Gross Receipt Tax		\$20.46
Electric Service Cost		\$818.27
State Tax		\$69.14
Total Electric Cost, Local Fees and Taxes		\$887.41

Current Month's Electric Charges \$887.41

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$34.81
Interest for Cash Security Deposit	-\$53.16
Total Current Month's Credits	-\$87.97

Billing information continues on next page →



Sub-Account #: 221006521464
Statement Date: 01/02/2026

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

Meter Read

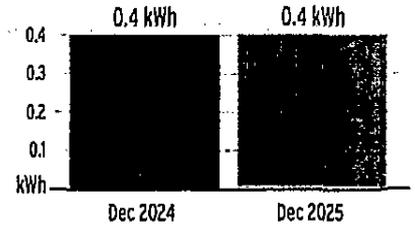
Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	11/26/2025	697	687		10 kWh	1	28 Days

Charge Details

Avg kWh Used Per Day



00000003-00000001-Page 15 of 18

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	10 kWh @ \$0.08641/kWh	\$0.86
Fuel Charge	10 kWh @ \$0.03391/kWh	\$0.34
Storm Protection Charge	10 kWh @ \$0.00577/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.64
State Tax		\$1.66
Total Electric Cost, Local Fees and Taxes		\$21.30

Current Month's Electric Charges \$21.30

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.14
Total Current Month's Credits	-\$1.14

Billing information continues on next page →



Sub-Account #: 221006546453
Statement Date: 01/02/2026

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

Meter Read

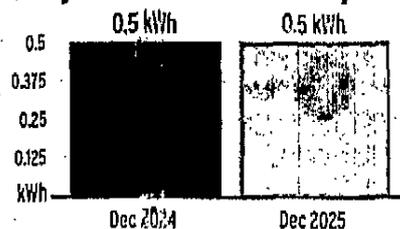
Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000559561	11/26/2025	899	884	15 kWh	1	28 Days

Charge Details

Avg kWh Used Per Day



00000003-0000031-Page 16 of 18

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.51
Electric Service Cost		\$20.43
State Tax		\$1.73
Total Electric Cost, Local Fees and Taxes		\$22.16

Current Month's Electric Charges \$22.16

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.17
Total Current Month's Credits	-\$1.17

Billing information continues on next page →



Sub-Account #: 221007184437
Statement Date: 01/02/2026

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

Meter Read

Service Period: 10/30/2025 - 11/26/2025

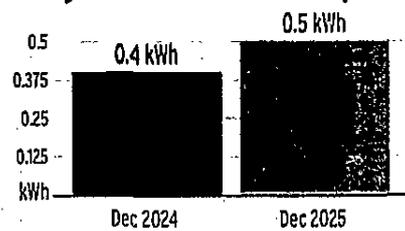
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	11/26/2025	828	815		13 kWh	1	28 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.50
Electric Service Cost		\$20.11
State Tax		\$1.70
Total Electric Cost, Local Fees and Taxes		\$21.81



00000003-00000032-Page 17 of 18

Current Month's Electric Charges \$21.81

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.17
Total Current Month's Credits	-\$1.17

Billing information continues on next page →



Sub-Account #: 221007764808
Statement Date: 01/02/2026

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

Meter Read

Meter Location: IRRIGATION

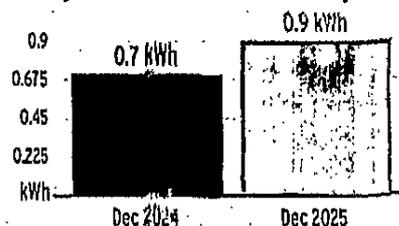
Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	11/26/2025	1,502	1,478		24 kWh	1	28 Days

Charge Details

Avg kWh Used Per Day



00000003-00000032-Page 16 of 16

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	24 kWh @ \$0.08641/kWh	\$2.07
Fuel Charge	24 kWh @ \$0.03391/kWh	\$0.81
Storm Protection Charge	24 kWh @ \$0.00577/kWh	\$0.14
Clean Energy Transition Mechanism	24 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	24 kWh @ \$0.02121/kWh	\$0.51
Florida Gross Receipt Tax		\$0.55
Electric Service Cost		\$21.82
State Tax		\$1.84
Total Electric Cost, Local Fees and Taxes		\$23.66

Current Month's Electric Charges \$23.66

Total Current Month's Charges \$2,897.54

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.23
Total Current Month's Credits	-\$1.23



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: January 06, 2026

Amount Due: \$6,267.91

Due Date: January 27, 2026

Account #: 221008930457

Account Summary

Current Service Period: November 27, 2025 - December 31, 2025

Previous Amount Due	\$4,088.28
Payment(s) Received Since Last Statement	-\$4,088.28
Miscellaneous Credits	-\$4.65
Credit balance after payments and credits	-\$4.65
Current Month's Charges	\$6,272.56

Amount Due by January 27, 2026 \$6,267.91

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

Your Energy Insight



Your average daily THMS used was **19.88%** lower than the same period last year.



Your average daily THMS used was **11.97%** higher than it was in your previous period.



Scan here to view your account online.

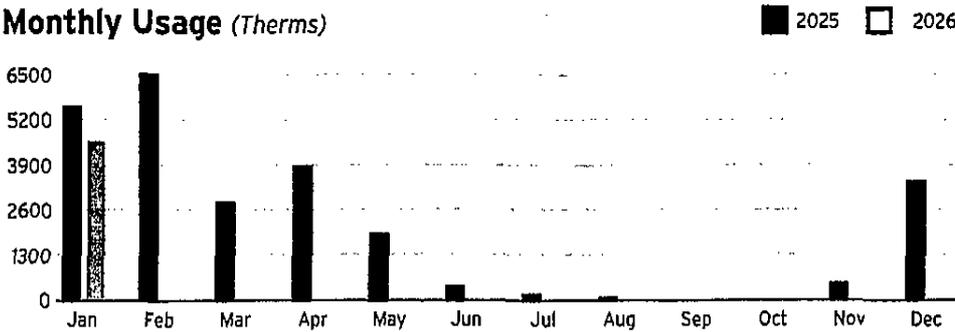
2025
2026

New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

Monthly Usage (Therms)



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: January 27, 2026



Pay your bill online at PeoplesGas.com

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

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

Amount Due: \$6,267.91

Payment Amount: \$ _____

629162341717

00000392 FTECO101062623585110 00000 01 00000000 392 005

WATERSET CENTRAL CDD
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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.

6291623417172210089304570000006267917





Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 21008930457
Statement Date: January 06, 2026
Charges Due: January 27, 2026

Meter Read

Service Period: Nov 27, 2025 - Dec 31, 2025

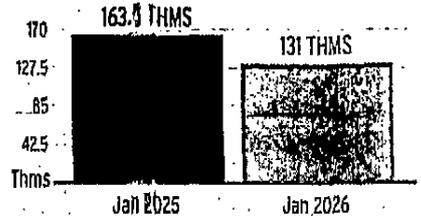
Rate Schedule: General Service 2 (GS2)

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANR00230	12/31/2025	32,558	28,609	3,949 CCF	1.040	1.1168	4,586.7 Therms	35 Days

Charge Details

Natural Gas Charges			
Customer Charge			\$151.00
Distribution Charge	4,586.7 THMS @ \$0.46326		\$2,124.83
PGA	4,586.7 THMS @ \$0.75000		\$3,440.03
Florida Gross Receipts Tax			\$130.89
Natural Gas Service Cost			\$5,846.75
State Tax			\$425.81
Total Natural Gas Cost, Local Fees and Taxes			\$6,272.56

Avg THMS Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$6,272.56

Miscellaneous Credits

Interest for Cash Security Deposit - Gas	-\$4.65
Total Current Month's Credits	-\$4.65

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

Ways To Pay Your Bill



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



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



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



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



Phone
Toll Free:
866-689-6469

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

Contact Us

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

Online:
PeoplesGas.com
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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



January 2026

As we welcome a new year, I want to take a moment to thank you for choosing Peoples Gas. Your trust drives everything we do, and we're excited about the opportunities ahead to serve you even better.

Over the past year, we've worked hard to improve your experience with us. From making it easier to do business online and over the phone, to introducing a better approach for same-day appointments, our goal is simple: to provide service that's convenient, reliable and responsive to your needs.

Natural gas continues to deliver exceptional value—whether it's the comfort of a warm home, the efficiency of hot water, or the reliability of backup power. We're proud to provide an energy source that keeps up with the way you want to live and work.

Above all else, safety remains our top priority. That includes protecting our people, maintaining the integrity of our system and safeguarding the communities we serve – and we never compromise. Through regular inspections, proactive maintenance and ongoing investments, we're committed to keeping our system strong and dependable for you and the ones you care about.

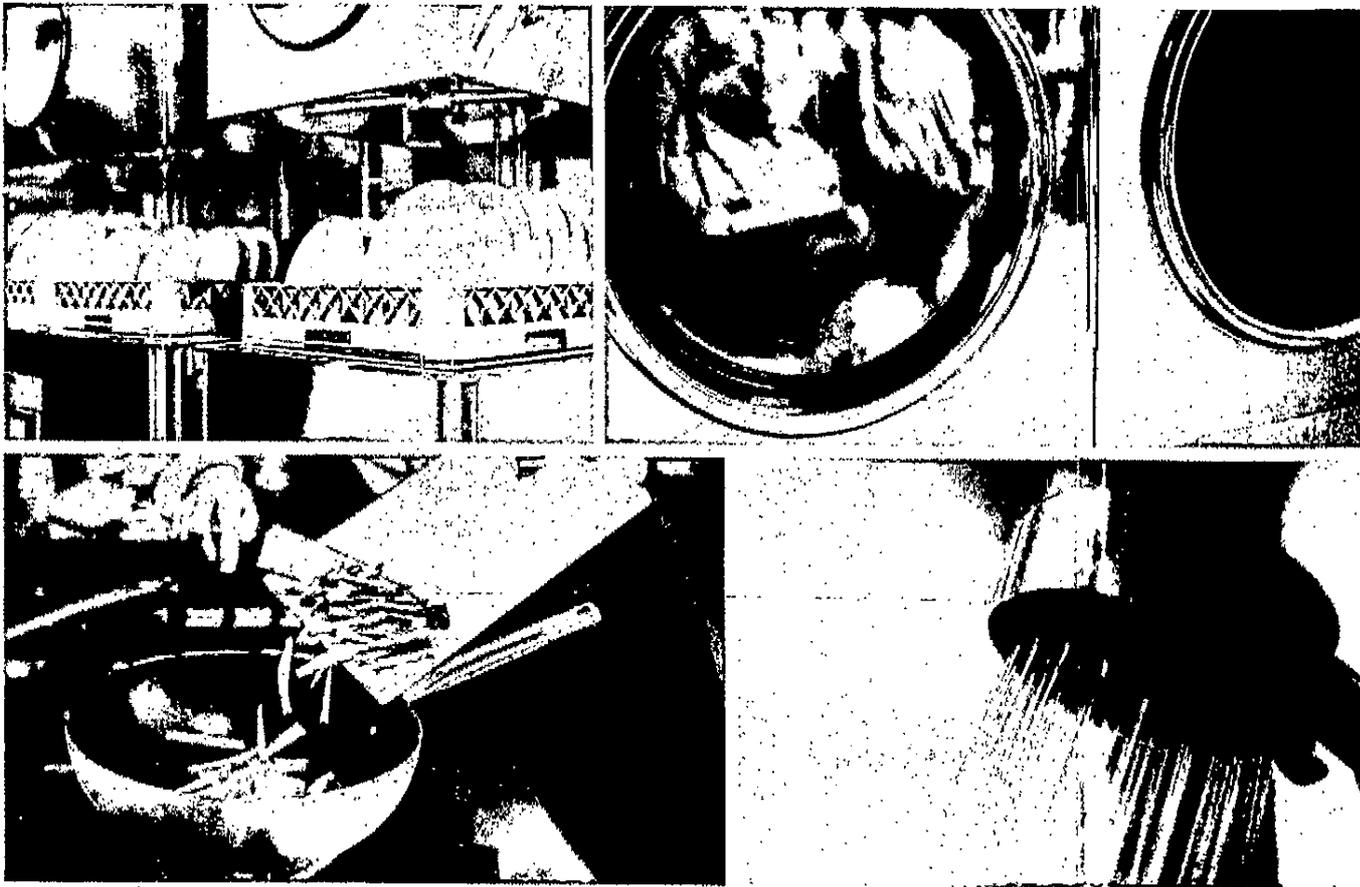
As we begin this new year together, please know that we're listening and learning so we can continue to meet your expectations. On behalf of our entire team, thank you for using natural gas and for trusting us to deliver safe, reliable service.

Sincerely,

A handwritten signature in black ink, appearing to read "Helen Wesley".

Helen Wesley
President and CEO





00000392-0000859-Page 4 of 10

Peoples Gas Helps Florida Businesses Save.

Add value to your business and save on overall energy costs by using energy-efficient natural gas equipment. Plus, your business may be eligible for cash-back allowances, designed to help you start saving right away. Learn more at PeoplesGas.com/BizRebates.

Wondering where your energy dollars are going, or how much your business could save on energy costs? Request a free on-site customized energy audit at PeoplesGas.com/CommercialEnergyAudit.



Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
 # 20251200

Amount Due
\$735.81

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

Invoice Date
 October 30, 2025
 Due Date
 October 31, 2025

LOCATION: 7281 Paradiso Drive,, Apollo Beach

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

LOCATION: 5701 Madrigal Way, Apollo Beach

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

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

Subtotal	\$735.81
Tax	\$0.00
Total	\$735.81
Amount Due	\$735.81

Wahoo Pools Group, Inc
 www.wahoopools.com