



Rizzetta & Company

# Waterset Central Community Development District

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**Board of Supervisors' Meeting  
April 8, 2026**

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

[www.watersetcentralcdd.org](http://www.watersetcentralcdd.org)

# **WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

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

<b>District Board of Supervisors</b>	Thomas McNutt Brandon Bentley Deneen Klenke Curtis Thornton Kelly Setta	Chairman Vice - Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Stephanie DeLuna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Erin McCormick	Erin McCormick Law, PA
<b>District Engineer</b>	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**

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**Board of Supervisors**  
**Waterset Central Community**  
**Development District**

April 7, 2026

**REVISED FINAL AGENDA**

Dear Board Members:

The special meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Wednesday, April 8, 2026, at 10:00 a.m.**, at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572**.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A.** Aquatic Report.....Tab 1
  - B.** Landscape & Irrigation
    - i.** Presentation of Landscape Inspection Report.....Tab 2
    - ii.** Landscape Contractor Update.....Tab 3
    - iii.** Irrigation Contractor Update
  - C.** District Counsel
    - i.** Consideration of District Counsel Proposals.....Tab 4
  - D.** District Engineer
  - E.** Clubhouse Manager
    - i.** Presentation of Management Report
  - F.** District Manager
    - i.** Presentation of District Manager Report
      - a.** Discussion of Email to Tennis Instructor.....Tab 5
      - b.** Discussion of Letter to Residents Amenity Violation.....USC
    - ii.** Discussion of Power of Attorney for Golf Cart Registration
- 4. BUSINESS ITEMS**
  - A.** Ratification of Red Tree Irrigation Agreement.....Tab 6
  - B.** Ratification of Cooper Pools #715 .....Tab 7
  - C.** Discussion of District Counsel Proposals
  - D.** Discussion of Unauthorized Tennis Court Use .....Tab 8
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of Board of Supervisors' Meeting held on March 11, 2026,.....Tab 9
  - B.** Consideration of Operations & Maintenance Expenditures for February 2026.....Tab 10
  - C.** Consideration of the Financial Statement for February 2026 .....Tab 11
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,  
[Stephanie DeLuna](#)  
Stephanie DeLuna  
District Manager

# Tab 1



# MONTHLY REPORT

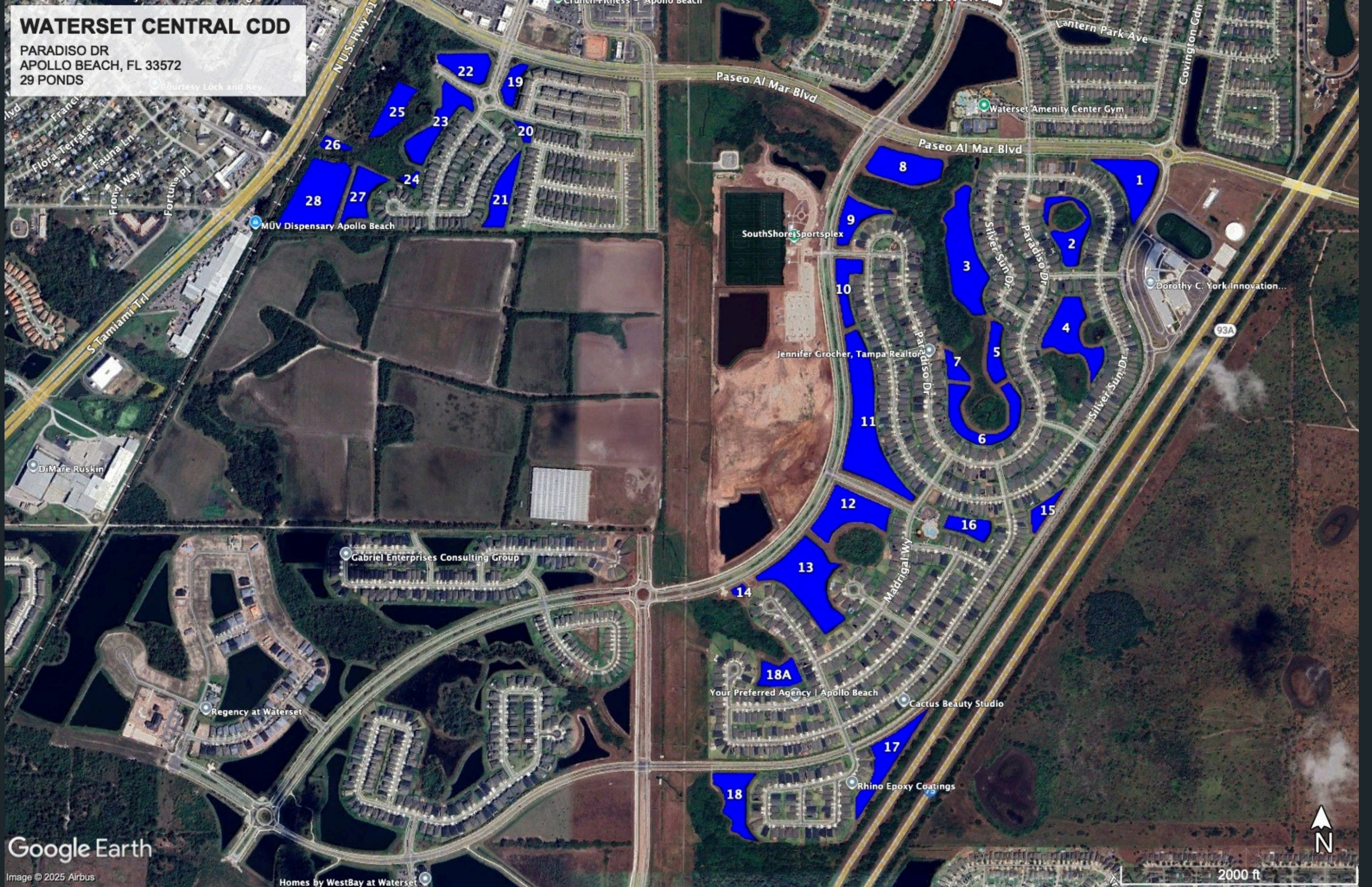
APRIL, 2026



# 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:

Winter is over and Spring is upon us. As air temperatures rise so will the water. With the water drought and a rise in temperatures we will see a great influx in Algae blooms. Some ponds may go dry if we see this continue through the month. We will be aggressively monitoring as well as treating all blooms and unwanted growth as it shows its self.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.

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

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

28: Shoreline vegetation has been treated.

## **Tab 2**

# WATERSET CENTRAL

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## LANDSCAPE INSPECTION REPORT



March 5, 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 March, all St. Augustine turf shall receive a second application of 1000 lbs. (20 - 50 lb. bags) of a pre-emergent herbicide. Additionally, all Celebration Bermudagrass shall receive a 2nd application of 300 lbs. (6 - 50 lb. bags) of a pre-emergent herbicide as well as 300 lbs. (6 - 50 lb. bags) of Soluble Nitrogen. Also, all Ornamentals shall receive an application of 1000 lbs. (20 - 50 lb. bags) of 8-0-10 fertilizer with SparTech. All Palms shall receive an application of 650 lbs. (13 - 50 lb. bags) of 8-0-12+4Mg fertilizer. And finally, all Zoysia turf shall receive a second application of 500 lbs. (10 - 50 lb. bags) of a pre-emergent herbicide.
- During the month of April, all Bahia turf shall receive a second application of 350 lbs. (7 - 50 lb. bags) of a pre-emergent herbicide as well as an application of 1000 lbs. (20 - 50 lb. bags) of Soluble Nitrogen. Also, all St. Augustine turf shall receive an application of 1000 lbs. (20 - 50 lb. bags) of Soluble Nitrogen. Additionally. All Celebration Bermudagrass shall receive an application 1000 lbs. (20 - 50 lb. bags) of Slow-Release Nitrogen and all Zoysia turf shall receive an application of 500 lbs. (10 - 50 lb. bags) of Soluble Nitrogen.
- RedTree to notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. Payment for fertilization will not be approved without prior verification.

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

1. **Regarding the issue with the non-dwarf Bougainvillea needing to be changed out in the parking lot island of the Waterset Club, the response to the February report was "Complete". It has not been complete evidenced by the different colors of Bougainvillea still in this bed. (Pic 1>)**



"Helen Johnson" Dwarf Bougainvillea is a bright pink flowered plant. There are pink, bi-colored and salmon-colored plants in this bed now.

# Waterset Club, Paseo Al Mar, Milestone

2. Remove palm saplings from the Variegated Confederate Jasmine beds at the Waterset Club totlot.
3. Remove palm debris from beneath the palms near the Waterset Club beach.
4. Coconut Palms typically only produce about 20-30 fronds in a full crown. Therefore, it is important to remove ONLY those fronds that are brown, broken or interfering with structures. I feel our Coconut Palms on the pool deck were pruned too tightly, well above the 9 o'clock – 3 o'clock horizon line. (Pic 4)



5. Selectively tip the Confederate Jasmine in front of the Waterset Club.
6. **At the time of this inspection, the Bermuda field was being core aerated prior to spring soil amendment applications. (Pic 6>**
7. A couple trees on the south side of the new construction site adjacent to the Waterset Club were cordoned off during construction. They have now been opened up. Can RedTree make sure to get this area beneath the tree crown back into shape?
8. There remain a lot of flapping tree straps on the south ROW of Paseo Al Mar (PAM) north of Phase 4 South.

9. Turf weeds (both grassy and broadleaf) need to be treated in the south ROW of PAM from Milestone eastward. (Pic 9)



10. Many of the Muhly Grasses at the Milestone/Goldcoast roundabout perimeter are fully of a sand vetch-like weed. These need to be eradicated as this weed spreads very aggressively.
11. **As a holdover from the previous contractor, areas of Variegated Confederate Jasmine continue to expand on the Milestone median. Has RedTree been able to diagnose anything with this plant. Is this an irrigation issue, an herbicide overspray issue ... perhaps a fungal issue? (Pic 11>**



# Milestone, Sea Air, 30<sup>th</sup> Street

**12. Also, as a holdover from the previous contractor(s), Confederate Jasmine is not recovering on the wired fences at Milestone and PAM. It was never resolved whether this was an irrigation or landscape issue. (Pic 12)**



13. Make sure that the only thing affecting the Dwarf Bougainvillea on the Milestone median is the freezing weather. It could also be Bougainvillea Looper as the damage is hit or miss. Treat accordingly.

**14. Large SUVs are still parking at the Sea Air cul-de-sac partially over the grass preventing proper mowing and opening their vehicles up to possible damage. (Pic 14>)**

15. Please pay attention to the growing patches of bare Variegated Confederate Jasmine on the Sea Air cul-de-sac. Diagnose and treat accordingly.

16. These are not the color patterns of cold damage on turf. RedTree to inspect the turf in this lawn between the homes on Sea Air and Milestone to determine what is causing this. (Pic 16)

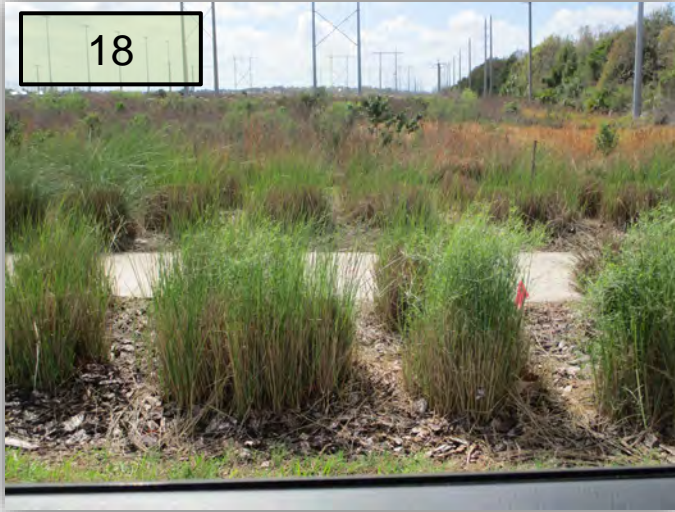


**17. I am continuing to document the failed turf on the east ROW of 30<sup>th</sup> Street that was caused by the previous landscape maintenance vendor's "tree work" trucks. This has been documented in the past. (Pic 17>)**



# Paseo Al Mar West to East, Covington Garden Drive North

18. The ornamental grasses underneath the power lines on PAM, like those at Milestone and Goldcoast, are very full of a sand vetch-like weed. (Pic 18)



19. I also will continue to document the dead beds on the PAM median between the power lines and Waterset Blvd. These occurred during the tenure of the previous vendors. There are two beds. (Pic 19>)

**20. Am I going to have to remove them myself? There are still 2-3 near-dead Ixora on the south side of PAM east of WSBlvd. that I have been asking to be removed for several months. They are still there.**

21. Clumps of weeds are still present in the south ROW of PAM between WSBlvd. and Paradiso.

**22. There are still a couple completely dead patches of turf on the south ROW of PAM 100' – 200' west of the Covington Garden Dr. (CGD) roundabout – previous contractors.**

23. Some of the turf on the west ROW of CGD as soon as you turn off PAM has been reduced to dirt. What is the issue here? Diagnose and treat accordingly. I feel this turf should be replaced.

24. RedTree to treat all active fire ant mounds along CGD. Once mound is dead, crews need to return to re-expose all turf/mulch that was covered by the displaced soil.

25. The gaps in the CGD west landscape buffer were being installed during this inspection. Please make sure irrigation runtimes have been adjusted properly.



**26. I would like to take this opportunity to thank RedTree for not only installing landscape in the gap on the west side of CGD north of Golden Sky at no charge, but they have also installed new irrigation drip lines in ALL eight (8) gaps that were filled in at no charge. We thank you very much! (Pics 26a – g>>)**

# Covington Garden Drive Gap Fill-ins North to South Starting North of Golden Sky



# Covington Garden Drive Gap Fill-ins Southbound Toward Betel Palm



# Covington Garden Drive, Wayfarer East Leg, Saguaro Park

**27. Thank you RedTree for straightening this large leaning Oak on the west side of CGD. It's been leaning for a very long time. (Pic 27)**



**35. Clumps of brown Juniper are still present in the Saguaro Park plant beds. There were to be diagnosed, treated and trimmed out. (Pic 35)**



28. Do not forget that the Blue Daze throughout the property needs to be cut to the ground and lightly fertilized going into spring. There is a LOT of it!

36. Do not forget to prune back all the Jatropha on the WSBlvd. medians between Reservoir and Waterline by at least 1/3 and perhaps 2/3's.

29. Remove flapping tree straps on the Pines along the I-75 wall and Covington Garden Drive.

37. The beds on the WSBlvd. median south of Waterline are extremely weedy as is the turf in the west ROW.

30. Treat turf weeds in the pocket park on the east leg of Wayfarer at CGD.

38. The last bed of Dwarf Asian Jasmine on the WSBlvd. median outside the lift station is FULL of weeds. (Pic 38>)

31. Do not forget Crape Myrtles need to be pencil pruned and de-mossed during the dormant season.

32. Remove or replace flapping tree straps on the Red Maples on Golden Sky.

33. Detail the sideyard buffers on Paradiso between Silver Sun and PAM.

34. Turf striping needs to be corrected in the Reservoir Park turf by applying more carefully spread fertilizer. (Pic 34>)



# Waterset Blvd. South, Waterline Station, Wayfarer

39. Have we already addressed the leaning fourth Oak south of Waterline on the east side of WS Blvd.? I thought a proposal was approved.

40. As previously mentioned, all Blue Daze needs to be cut back to the ground. These are on the Waterline Station pool deck. (Pic 40)



41. I think the remaining Blue Daze inside the Waterline Station totlot should be pulled.

42. And outside the totlot on the pool deck, it appears these Blue Daze aren't even getting water. How is the drip line distribution here? (Pic 42>)

43. Diagnose and treat browning Fakahatchee Grasses and hand pill the very tall Brazilian Pepper in the Mainland cul-de-sac.



44. I still feel the turf on the Wayfarer cul-de-sac needs to be replaced and the previous contractors need to be held responsible. (Pic 44)



45. Is irrigation working on Del Coronado cul-de-sac? There were past issues that caused this entire cul-de-sac to die. This needs to be replaced by the previous contractor(s). (Pic 45>)

# Del Coronado



## **Tab 3**

## WATERSET CENTRAL APRIL CDD - 2026 FERTILIZATION PROGRAM

<b>Bahia</b>	Month	Formula Guidelines	Specific Formula Used	Pound Per 1000	# of 50 lb Bags
	April	PreM	0-0-7 granular	0.5	7
	April	Soluble Nitrogen	22-0-12 Am Nitrate	1	20
<b>St. Augustine</b>	Month	Formula	Specific Formula Used	Pound Per 1000	# of 50 lb Bags
	April	Soluble Nitrogen	22-0-12 Am Nitrate	0.5	20
<b>Celebration</b>	Month	Formula	Specific Formula Used	Pound Per 1000	# of 50 lb Bags
	April	Slow Release Nitrogen	21-0-6 Am Nitrate granular	1	15
<b>Zoysia</b>	Month	Formula	Specific Formula Used	Pound Per 1000	# of 50 lb Bags
	April	Soluble Nitrogen	22-0-12 Am Nitrate	0.5	10



*The New Standard in Landscape Maintenance*

## RECAP REPORT

<b>Client:</b>	<b>Waterset Central CDD</b>
<b>Week Of:</b>	<b>March 16, 2026</b>

Recipient Group			
Client Contacts		RedTree Contacts	
John Toborg	<a href="mailto:JToborg@rizzetta.com">JToborg@rizzetta.com</a>	David Lucadano	<a href="mailto:daveluke@redtreelandscape.systems">daveluke@redtreelandscape.systems</a>
Stephanie DeLuna	<a href="mailto:sdeluna@rizzetta.com">sdeluna@rizzetta.com</a>	Pete Lucadano	<a href="mailto:peteluke@redtreelandscape.systems">peteluke@redtreelandscape.systems</a>
Christine Gargaro	<a href="mailto:CGargaro@rizzetta.com">CGargaro@rizzetta.com</a>	Rafael Rosario	<a href="mailto:rrosario@redtreelandscape.systems">rrosario@redtreelandscape.systems</a>
		Service Desk	<a href="mailto:service@redtreelandscape.systems">service@redtreelandscape.systems</a>
		Office Admin	<a href="mailto:bchristensen@redtreelandscape.systems">bchristensen@redtreelandscape.systems</a>
		Ninoshka Torres	<a href="mailto:ntorres@redtreelandscape.systems">ntorres@redtreelandscape.systems</a>

Service	Recap
<b>Mowing</b>	<ul style="list-style-type: none"> <li>Mowing operations proceeded according to schedule on March 16.</li> </ul>
<b>Detailing</b>	<ul style="list-style-type: none"> <li>Detailing proceeded according to schedule.</li> </ul>
<b>Pest Control &amp; Fertilization</b>	<ul style="list-style-type: none"> <li>IPM applications are being performed as needed.</li> <li>Pest Control and Fertilization applications are scheduled for Monday, March 23.</li> </ul>
<b>Arbor Care</b>	<ul style="list-style-type: none"> <li>No arbor care was completed at this time.</li> </ul>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>No proposals have been submitted at this time.</li> </ul>
<b>Enhancements</b>	<ul style="list-style-type: none"> <li>No enhancement projects have been completed at this time.</li> </ul>



*The New Standard in Landscape Maintenance*

## RECAP REPORT

<b>Client:</b>	<b>Waterset Central CDD</b>
<b>Week Of:</b>	<b>March 23, 2026</b>

Recipient Group			
Client Contacts		RedTree Contacts	
John Toborg	<a href="mailto:JToborg@rizzetta.com">JToborg@rizzetta.com</a>	David Lucadano	<a href="mailto:daveluke@redtreelandscape.systems">daveluke@redtreelandscape.systems</a>
Stephanie DeLuna	<a href="mailto:sdeluna@rizzetta.com">sdeluna@rizzetta.com</a>	Pete Lucadano	<a href="mailto:peteluke@redtreelandscape.systems">peteluke@redtreelandscape.systems</a>
Katiria Parodi	<a href="mailto:kparodi@castlegroup.com">kparodi@castlegroup.com</a>	Rafael Rosario	<a href="mailto:rrosario@redtreelandscape.systems">rrosario@redtreelandscape.systems</a>
Matthew Huber	<a href="mailto:mhuber@rizzetta.com">mhuber@rizzetta.com</a>	Service Desk	<a href="mailto:service@redtreelandscape.systems">service@redtreelandscape.systems</a>
		Office Admin	<a href="mailto:bchristensen@redtreelandscape.systems">bchristensen@redtreelandscape.systems</a>
		Ninoshka Torres	<a href="mailto:ntorres@redtreelandscape.systems">ntorres@redtreelandscape.systems</a>

Service	Recap
<b>Mowing</b>	<ul style="list-style-type: none"> <li>Mowing proceeded according to schedule.</li> </ul>
<b>Detailing</b>	<ul style="list-style-type: none"> <li>Detailing proceeded according to schedule.</li> </ul>
<b>Pest Control &amp; Fertilization</b>	<ul style="list-style-type: none"> <li>IPM and fertilizer applications were completed on 3.24.36</li> </ul>
<b>Arbor Care</b>	<ul style="list-style-type: none"> <li>No arbor care was completed at this time.</li> </ul>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>No landscape proposals have been submitted at this time.</li> </ul>
<b>Enhancements</b>	<ul style="list-style-type: none"> <li>No enhancement projects have been completed at this time.</li> </ul>



*The New Standard in Landscape Maintenance*

## RECAP REPORT

<b>Client:</b>	<b>Waterset Central CDD</b>
<b>Week Of:</b>	<b>March 30, 2026</b>

Recipient Group			
Client Contacts		RedTree Contacts	
John Toborg	<a href="mailto:JToborg@rizzetta.com">JToborg@rizzetta.com</a>	David Lucadano	<a href="mailto:daveluke@redtreelandscape.systems">daveluke@redtreelandscape.systems</a>
Stephanie DeLuna	<a href="mailto:sdeluna@rizzetta.com">sdeluna@rizzetta.com</a>	Pete Lucadano	<a href="mailto:peteluke@redtreelandscape.systems">peteluke@redtreelandscape.systems</a>
Katiria Parodi	<a href="mailto:kparodi@castlegroup.com">kparodi@castlegroup.com</a>	Rafael Rosario	<a href="mailto:rrosario@redtreelandscape.systems">rrosario@redtreelandscape.systems</a>
Christine Gargaro	<a href="mailto:cgargaro@rizzetta.com">cgargaro@rizzetta.com</a>	Service Desk	<a href="mailto:service@redtreelandscape.systems">service@redtreelandscape.systems</a>
		Office Admin	<a href="mailto:bchristensen@redtreelandscape.systems">bchristensen@redtreelandscape.systems</a>
		Ninoshka Torres	<a href="mailto:ntorres@redtreelandscape.systems">ntorres@redtreelandscape.systems</a>

Service	Recap
<b>Mowing</b>	<ul style="list-style-type: none"> <li>Mowing proceeded according to schedule.</li> </ul>
<b>Detailing</b>	<ul style="list-style-type: none"> <li>Detailing proceeded according to schedule.</li> </ul>
<b>Pest Control &amp; Fertilization</b>	<ul style="list-style-type: none"> <li>IPM applications are being performed as needed.</li> </ul>
<b>Irrigation</b>	<ul style="list-style-type: none"> <li>Audit completed, proposal being completed.</li> <li>Verifying and repairing where necessary for sod installation.</li> </ul>
<b>Arbor Care</b>	<ul style="list-style-type: none"> <li>No arbor care was completed at this time.</li> </ul>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>No landscape proposals have been submitted at this time.</li> </ul>
<b>Enhancements</b>	<ul style="list-style-type: none"> <li>No enhancement projects have been completed at this time.</li> </ul>

## **Tab 4**



**KILINSKI | VAN WYK**



DISTRICT COUNSEL SERVICES  
**Waterset Central**  
**Community Development District**  
**Hillsborough County, Florida**

# RFQ Response – District Counsel Services

## Waterset Central Community Development District

### RFQ Response Summary

Kilinski | Van Wyk PLLC (“KVW”) respectfully submits this response to provide District Counsel services to the Waterset Central Community Development District (the “District”). Our practice is focused on special district representation and related areas, including governmental law, public contract law, ethics and open government compliance, construction, and public finance.

Primary Contact	Jennifer Kilinski, <a href="mailto:jennifer@cddlattorneys.com">jennifer@cddlattorneys.com</a> ; Lindsay Moczynski, <a href="mailto:lindsay@cddlattorneys.com">lindsay@cddlattorneys.com</a> ; Amy Hembree, Paralegal, <a href="mailto:amy@cddlattorneys.com">amy@cddlattorneys.com</a>
Offices Serving the District	Tampa with support from Tallahassee.
Relevant Experience	General counsel to 180+ special districts and similar entities across Florida; extensive experience with procurement, contracts, ethics, open meetings/public records, construction, and amenity operations.
Meeting Support	Agenda planning support; draft agenda package items and resolutions as needed; attend Board meetings remotely or in person as coordinated with the Board and District staff. Due to attorney availability, we will need to request a date change.
Fee Proposal (Summary)	Hourly rates (ranges): Partners \$370–\$400; Senior Of Counsel \$355–\$400; Of Counsel \$330–\$355; Associates \$275–\$330; Paralegals \$185–\$205. Rates may be increased by up to \$5/hour each calendar year starting next calendar year. Expenses billed at actual cost per Expense Reimbursement Policy (Attachment A).

## Firm Overview

On behalf of Kilinski | Van Wyk PLLC (“Kilinski | Van Wyk” or “Firm”), thank you for considering our Firm to provide legal representation to Waterset Central Community Development District (“District”). Kilinski | Van Wyk is a professional limited liability company with its practice focused in the areas of special districts, construction law, governmental law, public financing, public contract law, ethics, and related practice areas.

Founded in July 2021 by entrepreneurial-minded partners Jennifer Kilinski and Roy Van Wyk, our Firm combines decades of experience dedicated specifically to special district clients. Kilinski | Van Wyk was established to deliver exceptional, tailored legal services in a nimble and innovative environment. Since 2021, our Firm has expanded to over twenty dedicated professionals, including ten experienced attorneys, three skilled paralegals, and robust administrative support staff. This growth underscores the confidence our clients place in our attorneys' experience and high-quality legal services. We pride ourselves on our efficiency, responsiveness, and innovative strategic thinking.

Kilinski | Van Wyk serves clients throughout Florida from strategically located offices. Our originating office in Tallahassee, Florida’s capital city, provides convenient access to state administrative offices, the Florida Legislature, and key regulatory agencies vital to our clients. Our Tampa office includes nine professionals, while our Jacksonville office is staffed with one attorney. This intentional geographic presence supports our successful growth and enhances our ability to serve special district clients effectively across the state.

Kilinski | Van Wyk was uniquely founded with a clear mission: providing excellent, solution-oriented, and responsive legal counsel tailored to the specific needs of special districts. By leveraging our substantial collective experience, we ensure that our clients receive seasoned, practical advice rather than experiencing "on-the-job training." Our approach involves active listening, strategic collaboration, and deploying decades of specialized legal and business acumen to achieve your goals. We dedicate ourselves to hiring, training, and retaining top-tier attorneys so that your District can thrive and succeed.

Our attorneys bring extensive experience representing various types of special districts, including stewardship districts, improvement districts, community development districts, and more, across virtually every region of Florida. The depth of our team's expertise and proven track record of success reflects our strong "bench strength," which includes accomplished senior attorneys and highly credentialed emerging talent. By choosing Kilinski | Van Wyk, you partner with an exceptional legal team committed to delivering outstanding service and measurable results.



## Proposed Team & Resources

Kilinski | Van Wyk attorneys concentrate their practice exclusively on special district law and related areas, leveraging significant expertise to deliver efficient, cost-effective legal services. Our approach allows us to offer flexible, competitive pricing tailored to our clients' specific needs and situations. By strategically deploying small, agile teams—including associate attorneys and paralegals as appropriate—we ensure timely responsiveness while managing expenses effectively.

As Firm partners, our names represent our personal commitment to providing proactive, business-oriented, and timely legal counsel aligned with your objectives. We actively supervise personnel assignments and resource allocation, guaranteeing each client receives personalized legal guidance suited to their unique circumstances. Additional details about our Firm, attorneys, and resources are available at [www.cddlawyers.com](http://www.cddlawyers.com).



## Relevant Experience

Kilinski | Van Wyk's founding partners, Jennifer Kilinski and Roy Van Wyk, previously served as partners at Hopping Green & Sams, PA, a firm renowned for representing community development districts (CDDs) since 1985. Today, our Firm serves as general counsel to over 180 special districts and similar entities across Florida, providing comprehensive legal guidance throughout all stages of district operation, from formation to ongoing management.

Our extensive experience encompasses virtually every issue facing special districts, including:

- Establishment at city, county, and state levels
- Real property transactions
- Public finance
- Procurement and contracts
- Property acquisitions
- Rulemaking
- Open meetings and public records compliance
- Ethics regulations
- Construction law
- District mergers and boundary amendments
- Special assessments and foreclosure actions
- Promulgation of policies, procedures and best practices in asset management

There are few issues our lawyers have not faced.

We serve over 80 district clients in Hillsborough County and our Tampa based attorneys are strategically positioned to serve your District effectively. Many of our special district clients operate extensive community amenities serving thousands of residents. As a result, our attorneys possess significant knowledge of best practices regarding amenity management, restaurant operations, DBPR licensing, policy development, operational management, and related due diligence activities, including detailed analyses of ownership and maintenance responsibilities.



## Approach & Understanding of Scope

In our role as general counsel for special districts, we deliver comprehensive legal services tailored to each client's unique needs. Our scope of work typically includes advising on governmental meetings, ethics compliance, and procurement procedures; assisting with maintenance contracts and operational activities; and addressing the District's broader legal requirements.

### Service Area

### Typical District Counsel Support

Board & meeting support

Agenda-planning coordination; drafting agenda package items, resolutions, and related documents; attendance at meetings remotely or in person as coordinated with the Board and District staff; post-meeting follow-up on action items.

Open government (Sunshine & public records)

Guidance on open meetings requirements, notices, and best practices; support for public records requests and compliance questions.

Procurement & contracting

Advice on procurement procedures; drafting/reviewing contracts, RFP/ITB documents, and related board actions; risk allocation guidance (insurance, indemnity, warranties, term/termination).

Operations & amenities

Counsel regarding amenity operations and related policies and procedures; licensing and operational issues (including DBPR-related considerations as applicable); vendor oversight and compliance support.

Construction & capital projects

Project delivery and procurement support; contract review and negotiation; change order/dispute avoidance guidance consistent with the District's goals.

Assessments/collections coordination

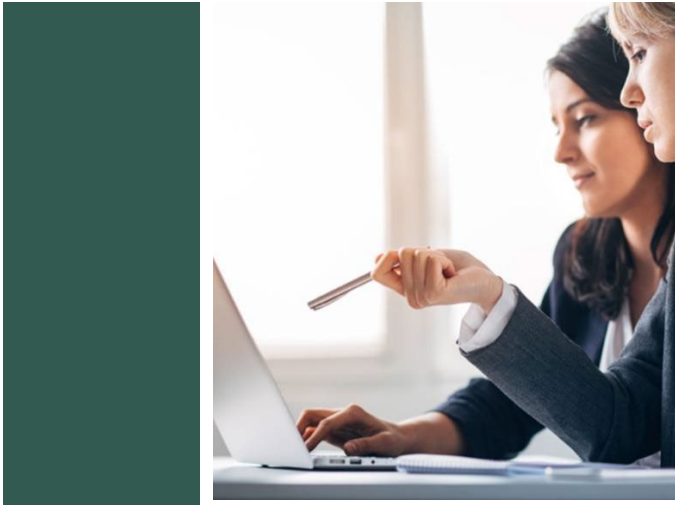
General counsel guidance and coordination with assessment/collections counsel as needed for delinquencies and foreclosure matters.

## Assumptions & Exclusions

- Litigation: KVV's approach is to help minimize the risk of litigation through proactive counseling. If litigation becomes necessary, KVV can assist and/or recommend appropriate litigation counsel depending on the matter and the District's preferences.
- Public finance/bond/disclosure matters: If requested, these services may be provided under a separate engagement or as otherwise agreed depending on the District's needs and counsel roles.
- Meeting attendance: Remote or in-person attendance will be coordinated with the Board and District staff based on scheduling and the District's preferences.

We actively engage with the District's Board and staff by preparing meeting agendas, participating in agenda-planning calls as necessary, and drafting essential documents included in agenda packages. Consistent with our commitment to responsive service, our attorneys attend Board meetings either remotely or in person, as coordinated with the Board and District staff. After each meeting, we diligently follow up to resolve outstanding issues and promptly address questions or concerns. Additionally, we remain readily accessible by phone or email to manage and resolve any matters arising between scheduled meetings.

Drawing on extensive experience with community development districts, our proactive counsel helps clients minimize the risk of costly litigation. Strategic guidance and timely interventions at the onset of potential disputes can substantially reduce or eliminate unexpected expenses. However, should litigation become unavoidable or strategically necessary, our Firm provides experienced litigation support or offers referrals to trusted specialists suited to the District's specific circumstances.



## Conclusion

Kilinski | Van Wyk proudly represents Florida's community development districts and independent special districts, combining extensive experience and strategic resources to deliver legal services distinguished by professionalism, responsiveness, and cost-effectiveness. Our core values—being humble, hungry, and smart—guide every interaction and ensure that we approach each client's unique needs with genuine collaboration, diligent advocacy, and innovative problem-solving. These values shape our commitment to excellence, enabling us to consistently achieve exceptional outcomes tailored to your district's objectives.

We invite you to explore our qualifications and learn more about our approach at [www.cddlawyers.com](http://www.cddlawyers.com). As dedicated CDD attorneys, we look forward to partnering with you and contributing to your district's continued success.

Appendix A: Attorney Bios

Appendix B: Fee Agreement

**Jennifer L. Kilinski,**  
Founding Partner

Kilinski | Van Wyk, PLLC  
517 E. College Avenue  
Tallahassee, 32301  
877.350.0372  
Jennifer@cddlawyers.com



### Experience

- General Counsel to several special districts on a variety of matters including public finance, public procurement, open government and ethics, construction and real property transactions.
- Represents clients before state agency and local government boards and commissions including county and city commissions, Florida Land and Water Adjudicatory Commission, and regulatory agencies.
- Represents special districts and landowners before local governments regarding the establishment of community development districts and development issues and in complex construction transactions.
- Represents clients before regulatory agencies, such as the Commission on Ethics, Department of Business and Professional Regulation and Department of Health for various licensing and procedural matters.
- Provided legislative monitoring and support to special districts in conjunction with Legislative Session.

### Education

- Florida State University, J.D., 2009, Magna Cum Laude (Order of the Coif)
- Florida State University, M.A., 2006, Summa Cum Laude (first in class)
- University of Texas, B.S., 2003, Summa Cum Laude (first in class)

### Bar & Court Admissions; Certifications & Recognition

- Florida, 2009
- Recognized in 2024 as Legal Elite NOTABLE Women Leaders in Law

## Lindsay Moczynski

Attorney

Kilinski | Van Wyk, PLLC  
16009 North Florida Avenue  
Lutz, Florida 33549  
877.350.0372  
Lindsay@cddlawyers.com



### Experience

- Serves as District Counsel to community development districts, advising on public procurement, contract negotiation, land use, and governance matters.
- Advises local governments on procurement compliance, legislative updates, and litigation strategy related to bond assessments, public contracts, and land development.
- Represented a broad range of clients including local governments, insurers, small businesses, and individuals in civil litigation from case inception through trial.
- Litigated property and auto claims, foreclosure matters, and contract disputes with extensive courtroom experience.
- Contributed to continuing legal education and Florida Bar publications on charging liens, eviction and foreclosure procedures, and governmental regulations.

### Education

- Stetson University College of Law, J.D., 2010
- University of Florida, B.A., 2005

### Bar and Court Admissions

- Florida Bar Admission, 2011
- U.S. District Court, Middle District of Florida
- U.S. District Court, Southern District of Florida
- Co-Vice Chair, Real Property Litigation Committee, Florida Bar RPPTL Section
- Member, Hillsborough County Bar Association
- Member, City, County & Local Government Law Section



**KILINSKI | VAN WYK**  
P.O. Box 6386, Tallahassee, Florida 32314

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**KILINSKI | VAN WYK PLLC  
FEE AGREEMENT  
WATERSET CENTRAL CDD**

**I. PARTIES**

THIS AGREEMENT (“Agreement”) is made and entered into by and between the following parties:

- A. Waterset Central CDD (“Client”)  
c/o District Manager  
2700 S. Falkenburg Rd., Suite 2745  
Riverview, FL 33578

and

- B. Kilinski | Van Wyk PLLC (“Kilinski | Van Wyk”)  
517 E. College Avenue  
Tallahassee, Florida 32301

**II. SCOPE OF SERVICES**

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kilinski | Van Wyk as its general legal Counsel.
- B. Kilinski | Van Wyk accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

**III. FEES**

The Client agrees to compensate Kilinski | Van Wyk for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual Kilinski | Van Wyk lawyers set forth herein, plus actual expenses incurred by Kilinski | Van Wyk in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Kilinski | Van Wyk proposes hourly rates of \$370 - \$400 per hour for partners, \$355 - \$400 per hour for senior of counsel lawyers, \$330-\$355 per hour for of counsel lawyers, \$275 - \$330 per hour for associates, and \$185 - \$205 per hour for paralegals. Hourly rates may be increased by up to five dollars an hour each calendar year starting with the

next calendar year.

The Client agrees to pay Kilinski | Van Wyk monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from Kilinski | Van Wyk. Kilinski | Van Wyk shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kilinski | Van Wyk to withdraw from the representation upon reasonable notice and subject to applicable Florida Bar rules regarding withdrawal of representation.

#### **IV. CLIENT FILES**

The files and work product materials ("Client File") of the Client generated or received by Kilinski | Van Wyk will be maintained by Kilinski | Van Wyk in accordance with Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kilinski | Van Wyk for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kilinski | Van Wyk may confidentially destroy or shred the Client File, unless Kilinski | Van Wyk is provided a written request from the Client requesting return of the Client File, to which Kilinski | Van Wyk will return the Client File at Client's expense.

#### **V. DEFAULT**

In the event of a dispute arising under this Agreement, whether a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

#### **VI. CONFLICTS**

It is important to disclose that Kilinski | Van Wyk represents a number of special districts, builders, developers, property owners' associations and other entities throughout Florida relating to community development districts and other special districts. In the course of Kilinski | Van Wyk's representation of Client, Kilinski | Van Wyk may be asked to represent Client on transactions between Client and the developer and/or builders involved in the Client's project, when at the same time Kilinski | Van Wyk may be representing such developer and/or builders on matters unrelated to Client. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kilinski | Van Wyk will be able to provide competent and diligent representation of Client, regardless of Kilinski | Van Wyk's other representations; and, (3)

there is not a substantial risk that Kilinski | Van Wyk's representation of Client would be materially limited by Kilinski | Van Wyk's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute your advance waiver of potential conflicts arising from Kilinski | Van Wyk's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida. However, to the extent there is any perceived or real direct conflict of interest, Kilinski | Van Wyk agrees it shall present a separate request for conflict waiver.

## VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination. This Agreement shall automatically terminate upon creation of the community development district that is the subject of this Agreement and payment of all fees and expenses as provided for herein.

## VIII. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kilinski | Van Wyk and the Client. The contract formed between Kilinski | Van Wyk and the Client shall be the operational contract between the parties.

## IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

**WATERSET CENTRAL CDD**

**KILINSKI | VAN WYK PLLC**

By: \_\_\_\_\_

By: Jennifer Kilinski

Its: \_\_\_\_\_

Its: Authorized Member

Date: \_\_\_\_\_

Date: April 8, 2026

## ATTACHMENT A

### KILINSKI | VAN WYK PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except when there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including airfare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc., are billed at actual cost.



**KUTAKROCK**

**Proposal prepared for**  
Wasset Central Community Development District

[kutakrock.com](http://kutakrock.com)

March 31, 2026

**VIA ELECTRONIC DELIVERY**

Stephanie DeLuna  
Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Re: Proposal to Serve as District Counsel for Waterset Central Community Development District

Dear Mrs. DeLuna,

Thank you for the invitation to submit a proposal to provide general counsel services to Waterset Central Community Development District (“**District**”). This representation is ideally suited for our firm, and I am excited about this opportunity to support the District. Kutak Rock is a national, full-service law firm with approximately 550 attorneys located throughout 22 U.S. cities, including 23 attorneys and 6 paralegals located in Florida. The firm serves local, regional and national clients in a broad commercial and municipal practice that spans more than two dozen service areas.

In light of our experience with other CDDs in the state in dealing with similar issues, we believe that we will be able to serve the Board well in advising on various aspects within the District. We are open to attending meetings virtually or in person as may be required by the Board.

For service to the District, I would be your primary attorney. We serve many special districts throughout Florida including multiple districts in Hillsborough, Pasco, Manatee, Osceola, Polk and Orange Counties.

We have included a draft Retainer and Fee Agreement for your consideration. It is based on an hourly rate structure. Our firm is also open to discussing a hybrid approach to compensation for legal services. If the District’s Board desired, we could explore a flat fee for meeting attendance or a flat fee for a specific scope of legal services, with all other services being performed at hourly rates. This is a business decision for the District Board to determine if such an approach should be explored further.

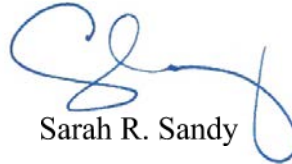
To the best of our knowledge, and following a review of our records, we do not recognize any current or potential conflicts of interest. Notwithstanding such, it is important to disclose that Kutak Rock does also currently represent one of the District’s neighboring CDDs, Waterset South Community Development District (“**Waterset South CDD**”). While we have not identified any

# KUTAKROCK

current or potential conflicts of interests between the District and Waterset South CDD, we believe it important to acknowledge the possibility of conflicts to arise between independent, neighboring entities due to the necessity to work together. To that end, we have included language in Section VII of our Retainer and Fee Agreement that addresses our representation of Waterset South CDD and waives conflicts, if any, related to Kutak Rock's representation of both the District and Waterset South CDD. Additionally, if an actual conflict were to arise in the future between the District and Waterset South CDD, we would address such with the Board at that time. Of course, if you have any questions related to this, please let me know.

We are pleased to respond to your request for a proposal and welcome the opportunity to discuss how we can partner with you. Please contact me anytime at (850) 692-7307 or [Sarah.Sandy@KutakRock.com](mailto:Sarah.Sandy@KutakRock.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Sarah R. Sandy". The signature is fluid and cursive, with a large initial "S" and a long, sweeping tail that loops back under the name.

Sarah R. Sandy

Enclosure

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## **Kutak Rock's Florida District Counsel Group**

Kutak Rock is a national law firm with a signature practice focused in the areas of special districts, administrative and governmental law, appellate practice, utility law, elections law, governmental affairs, public contract law, and trial practice. Our Florida District Counsel Group has decades of experience at every level of government and in virtually every part of our home state of Florida. We routinely navigate the labyrinths of governmental law, from financing infrastructure via special districts to guiding complex real estate transactions to drafting and advocating for the passage of legislation that governs Florida special districts. The competence and extensive experience of our lawyers is critical to providing the highest level of client service.

## **Personnel and Other Resources**

Our Florida District Counsel Group has 20 attorneys who personally spend 100% of their legal practice in the area of special districts. We also have a partner, Joseph Brown, who spends part of his time representing special districts and also provides in house litigation and environmental law support. Our knowledge and experience means that our lawyers can provide services efficiently, and we offer flexible and competitive pricing arrangements based on client needs and circumstances. To ensure responsiveness, we are able to work in small teams, while keeping costs low by using associate lawyers or paralegals where appropriate. At present, we have 6 paralegals in our firm who work primarily with special districts. Additional information about us can be found at [www.kutakrock.com](http://www.kutakrock.com).

## **Experience with Special Districts**

Providing clients with advice regarding the operation of community development districts since 1985, lawyers from our group presently serve as general counsel to more than 400 special districts throughout Florida and have established a number of others. We regularly address all facets of legal issues affecting special districts, including recreation and restaurant operations, public finance, procurement, rulemaking, open meetings and records, ethics, real property conveyances, contracts, construction, assessments, foreclosure, and other such issues.

We currently represent several districts in Central Florida including Osceola, Sumter, Hillsborough, Manatee, Sarasota, Pasco, Orange, and Polk Counties. A list is attached for further review. Further, notable clients include some of the largest and most complex special districts in Florida, such as the Ave Maria Stewardship Community District, which encompasses over 10,800 acres in Collier County; Lakewood Ranch Stewardship District, which encompasses over 23,250 acres in Sarasota and Manatee Counties; Tolomato Community Development District, which encompasses over 11,000 acres in St. Johns and Duval Counties; the Boggy Creek Improvement District, home to the new “medical city” in Orlando; and the Babcock Ranch Independent Special District, a special district located in Charlotte County that validated \$10.5 billion in revenue bonds. Several of our clients own and operate multiple amenities and are home to thousands of residents. We also represent a number of resident-elected boards in smaller communities around the state and we are well versed in helping such boards navigate the needs that are important to their constituents and communities.

## Understanding Scope of Work

We provide necessary legal services for special districts. This work varies widely by project but usually includes (1) advice on governmental meetings, ethics, and procurement matters, (2) assistance with maintenance contracts and activities, and (3) other legal needs of the district.

In addition to our virtual or physical attendance at Board meetings, our group works with the Board and District staff to prepare the Board meeting agendas, participate in agenda conference calls, and prepare various documents for distribution in the agenda packages. After a Board meeting, we will follow-up with the Board and District staff to address any outstanding issues and answer any questions raised at the Board meeting. We are also available by phone or email to promptly resolve issues that arise between meetings.

Our group also navigates the ever-changing laws and regulations affecting the District. When changes occur, we promptly advise the Board of these changes and work with District staff to update or adopt new policies when applicable. Recent examples include the ADA website implementation and fraud/waste/abuse policies. Our firm was able to monitor the legislation, research the issues, and draft the policies for all of our clients spreading out the cost accordingly. This quick response not only saves the District money when crafting new policies but also prevents the expense and liability stemming from being noncompliant with the law.

Our group's experience in proactively counseling community development districts gives us insight on how to prevent expensive litigation. Often, thoughtful actions taken at the earliest stages of a dispute can save tens of thousands of unbudgeted dollars. However, not all litigation can or should be avoided. Our firm has access to several full-time litigation attorneys to protect the District's interests if litigation arises.

## About Kutak Rock

Kutak Rock, a limited liability partnership, is a U.S. law firm of more than 550 attorneys with locations in 22 cities, including Tallahassee, Florida. The firm serves local, regional and national clients in a multidisciplinary practice that spans dozens of discrete practices. For example and relevant to the work to be performed for Waterset Central CDD, we practice in the following areas:

- Community Development Districts
- Public Finance
- Government Relations
- Government Services
- Insurance
- Litigation
- Real Estate
- Tax

Although many of these ancillary areas may not be of interest to our community development district clients, the resources that we can bring to bear in unexpected situations distinguishes us from other firms. For example, when one of our district client's lost over \$1 million dollars in a bank account hack, our cybersecurity group in Omaha sprang into action. With experienced lawyers, contacts in federal law enforcement and international banking, they were able to recover the vast majority of the funds.

## Conclusion

As mentioned previously, we represent community development districts and independent special districts throughout the State of Florida. We believe that our experience and resources allow us to represent our clients with a degree of professionalism and cost effectiveness that is unique to our firm. Please take a moment to further review our qualifications at [www.KutakRock.com](http://www.KutakRock.com). We would be happy to talk with you about our qualifications and experience. Sarah Sandy can be reached at (850) 692-7307.

## **RETENTION AND FEE AGREEMENT**

### **I. PARTIES**

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

A. Waterset Central CDD (“**Client**”)  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

and

B. Kutak Rock LLP (“**Kutak Rock**”)  
107 West College Avenue  
Tallahassee, Florida 32301

### **II. SCOPE OF SERVICES**

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

### **III. CLIENT FILES**

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

#### **IV. FEES**

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Sarah R. Sandy	\$345
Associates	\$275 - \$305
David Wilbourn	\$200

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour annually.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as they have the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

#### **V. BILLING AND PAYMENT**

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

## **VI. DEFAULT; VENUE**

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## **VII. CONFLICTS**

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("**Trustees**"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. Additionally, it is important to disclose that Kutak Rock represents Waterset South Community Development District ("**Waterset South CDD**") as its attorney and legal representative for general advise, counseling and representation of Waterset South CDD and its Board of Supervisors. To the best of Kutak Rock's knowledge as of the date of this Agreement, Kutak Rock is not aware of any current or potential conflicts of interest between Client and Waterset South CDD. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, Waterset South and other entities relating to community development districts, special districts, local governments and land development.

## **VIII. ACKNOWLEDGMENT**

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

## **IX. TERMINATION**

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

**X. EXECUTION OF AGREEMENT**

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

**XI. ENTIRE CONTRACT**

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**WATERSET CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

**KUTAK ROCK LLP**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## ATTACHMENT A

### KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.20 per page. Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at the IRS approved reimbursement rate.

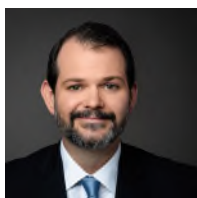
Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

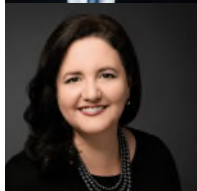
Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

# Tallahassee Public Finance Team



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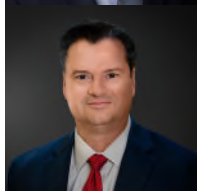
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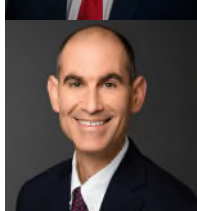
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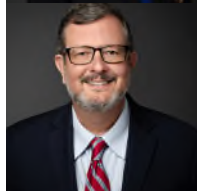
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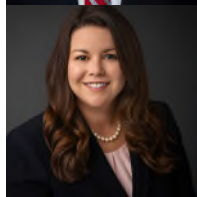
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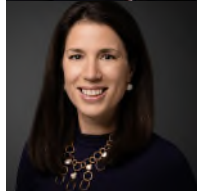
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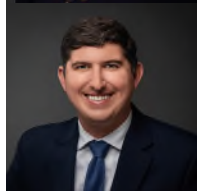
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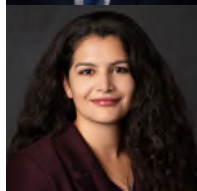
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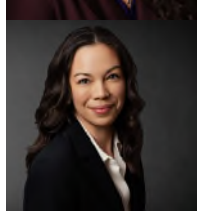
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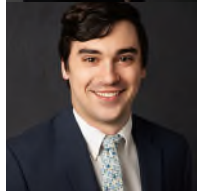
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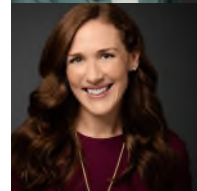
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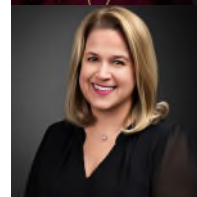
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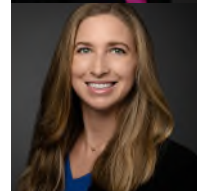
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## An enduring value proposition

More than 50 years ago, Kutak Rock’s founders set out to create a different kind of law firm—a firm where attorneys are empowered and entrusted to practice law with an entrepreneurial spirit, are committed to doing what is right for clients and are dedicated to putting high quality legal service within reach.

## Inclusive, diverse and engaged

Kutak Rock opened its doors in 1965 with a stated commitment to a diverse and equal opportunity work environment and to improving diversity in the legal profession. That early commitment continues today in firmwide structures such as the firm’s national inclusiveness and diversity committee, successive three-year inclusiveness and diversity strategic plans and annual tactics, and multiple inclusiveness engagement groups designed to encourage every person at Kutak Rock to take responsibility for enhancing the firm’s inclusive and diverse working environment.



550+  
Attorneys

19  
U.S. Offices in  
15 States +  
Washington, D.C.

Attorneys licensed to  
practice in  
40 States +  
Washington, D.C.

125+  
Attorneys focused  
on Public Finance

## Sarah R. Sandy

107 W College Ave, Tallahassee, FL 32301  
850.692.7307 | Sarah.Sandy@kutakrock.com



Sarah serves as general counsel to community development districts across the State of Florida, counseling on matters ranging from infrastructure financing, land development, and local government law.

Sarah's practice also focuses on the intricate financial issues that drive special taxing districts. She works hand-in-hand with issuers and underwriters of municipal bonds (public and private placement) on securities and disclosure law issues in the capacities of disclosure and underwriter's counsel.

### Representative Experience

- Serves as general counsel to a number of community development districts, providing counsel on matters relating to infrastructure financing, land development, and local government law.
- Counsels special taxing districts and underwriters on disclosure matters for tax-exempt financings.
- Counsels landowners and developers on matters concerning the financing and construction of public infrastructure necessary for the development of large-scale residential, commercial and mixed-use projects, including representation before local governments in relation to the establishment of community development districts.

### PRACTICES

Development and Improvement Districts  
Public Finance

### ADMISSIONS

Florida

### EDUCATION

B.A., Florida State University,  
history and political science

J.D., Stetson University College of Law,  
*magna cum laude*

LL.M. (Taxation)  
University of Florida Levin College of Law

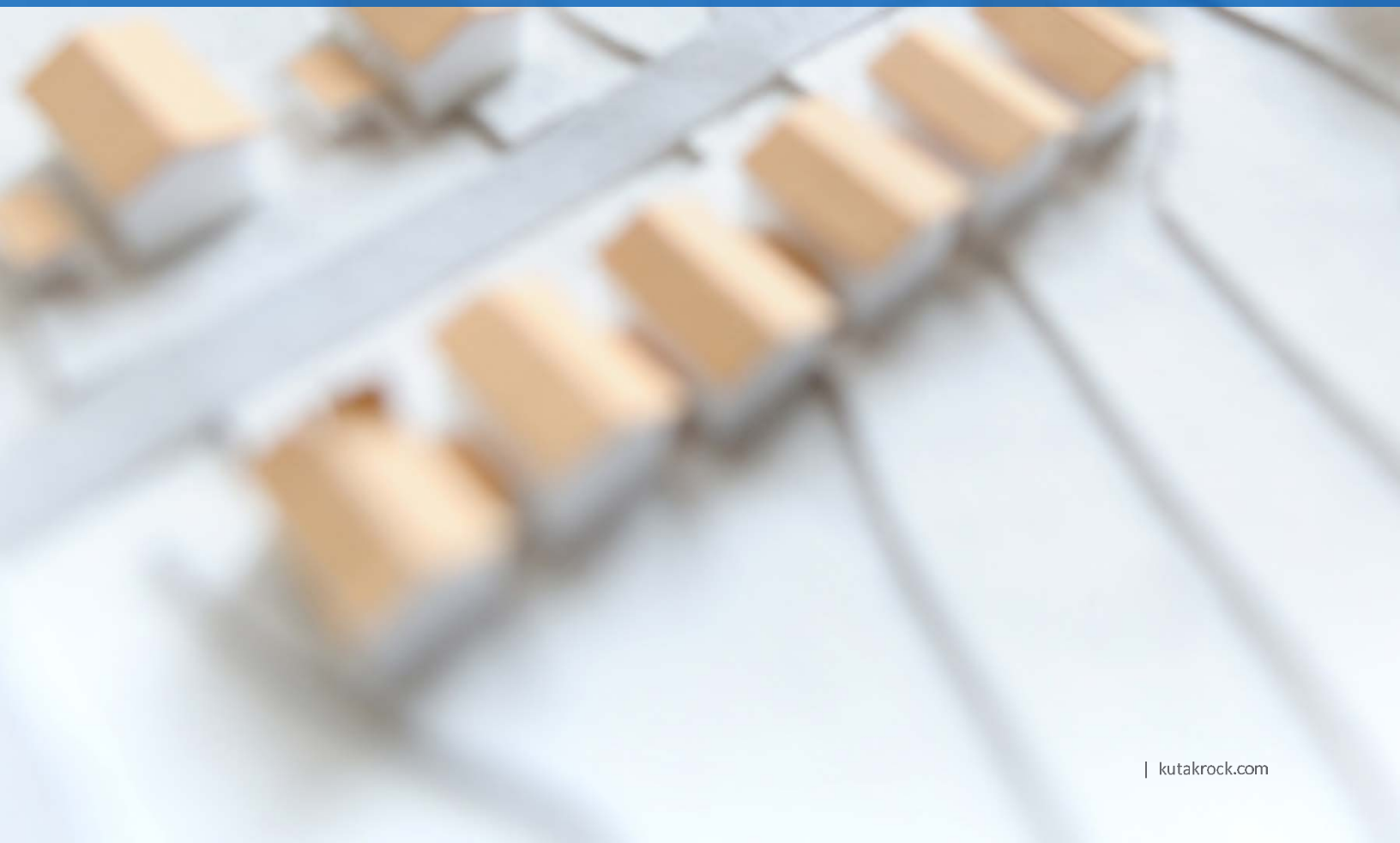
### MEMBERSHIPS

Florida Bar Association



# Kutak Rock Florida Special District Representations

CONFIDENTIAL



## Florida Special District Representations By County

Kutak Rock represents more than 380 special districts throughout Florida.

Alachua	
Finley Woods	Alachua
Parker Road	Alachua
Springhills North CDD	Alachua
Westone	Alachua
Bay	
Pier Park	Bay
Sweetbay Commerical 1	Bay
Sweetbay Commerical 2	Bay
Sweetbay Residential 1	Bay
Sweetbay Residential 2	Bay
Sweetbay Residential 3	Bay
Sweetbay Residential 4	Bay
Sweetbay Residential 5	Bay
Sweetbay Residential 6	Bay
Sweetbay Residential 7	Bay
Brevard	
Cypress Bay West	Brevard
Emerald Lakes	Brevard
Heritage Isle at Viera	Brevard
Malabar Springs	Brevard
Windward Preserve	Brevard
Brevard/Volusia	
Deering Park Stewardship	Brevard/Volusia
Broward	
Hillcrest	Broward
Belmont Lakes	Broward
Charlotte	
Cove at Rotonda	Charlotte
Firelight	Charlotte
Firelight East	Charlotte
Harbor Village	Charlotte
Island Lake Estates	Charlotte
North Loop	Charlotte
Starling	Charlotte
West Port	Charlotte
West Port East	Charlotte
Charlotte/Lee	
Babcock Ranch	Charlotte/Lee
Citrus	
Crystal Ridge	Citrus

Post Oak Ranch	Citrus
<b>Clay</b>	
Armstrong	Clay
Cross Creek North	Clay
Double Branch	Clay
Feed Mill	Clay
Fleming Island Plantation	Clay
Governors Park North	Clay
Governors Park South	Clay
Magnolia West	Clay
Middle Village	Clay
Pine Ridge Plantation	Clay
Ridgewood Trails	Clay
Rolling Hills	Clay
Rookery	Clay
Shadowlawn	Clay
South Village	Clay
Two Creeks	Clay
Wilford Preserve	Clay
<b>Collier</b>	
Ave Maria Stewardship	Collier
Big Cypress Stewardship	Collier
Brightshore	Collier
Corkscrew Grove	Collier
Enbrook CDD	Collier
Fronterra	Collier
Horse Trials	Collier
Orange Blossom Groves	Collier
Orange Blossom Ranch	Collier
Quarry	Collier
Talis Park	Collier
Tamarindo CDD	Collier
Terreno	Collier
Winding Cypress	Collier
Mediterra	Collier
<b>Desoto</b>	
Cayman Lakes	Desoto
Harbour Lakes	Desoto
<b>Duval</b>	
Acree	Duval
Alta Lakes	Duval

Arbors	Duval
Bainebridge	Duval
Bartram Park	Duval
Bartram Springs	Duval
Beach	Duval
Boggy Branch	Duval
Braddock Lakes	Duval
Bridle Creek	Duval
Coastal Ridge	Duval
Cedar Pointe	Duval
Cope's Landing	Duval
Cypress Bluff	Duval
Darby	Duval
District	Duval
Kings Creek I	Duval
Kings Creek II	Duval
Seaton Creek Reserve	Duval
Trails	Duval
Bartram Park	Duval
Duval and St. Johns	
Tolomato	Duval and St. Johns
Flagler	
Coquina Shores	Flagler
Ormond Station	Flagler
Palm Coast 145	Flagler
Radiance CDD	Flagler
Seminole Palms CDD	Flagler
Tomoka	Flagler
Deer Run	Flagler
Glades	
Lakefront Estates	Glades
Hernando	
Benton Hills CDD	Hernando
Cabot Citrus Farms	Hernando
Caldera	Hernando
Lakehaven	Hernando
Pinery	Hernando
Springside	Hernando
Hillsborough	
Belmont	Hillsborough
Boyette Park	Hillsborough

Encore	Hillsborough
KBar Ranch III	Hillsborough
Magnolia Park	Hillsborough
Mangrove Point & Mangrove Manor CDD	Hillsborough
MTERC	Hillsborough
Park Creek	Hillsborough
Simmons Village North	Hillsborough
South Shore Corporate Park Industrial	Hillsborough
Spring Lake	Hillsborough
Stonebrier	Hillsborough
Triple Creek	Hillsborough
Varrea North	Hillsborough
Varrea South CDD	Hillsborough
Villages of Bloomingdale	Hillsborough
Water Street Tampa Improvement	Hillsborough
Waterset South	Hillsborough
Wynnmere West	Hillsborough
<b>Indian River</b>	
LP CDD	Indian River
<b>Lake</b>	
Arbor Park Phase 1	Lake
Avalon Groves CDD	Lake
Bellaviva at Whispering Hills	Lake
County Road 33	Lake
Cresswind Lake Harris CDD	Lake
Cypress Reserve	Lake
Dewey Robbins	Lake
EA McKinnon Groves	Lake
Enclave at Lake Geneva	Lake
Estates at Cherry Lake	Lake
Founders Ridge	Lake
Grace Key Groves	Lake
Hammock Oaks CDD	Lake
Hicks Ditch	Lake
Lake Emma	Lake
Lake Hills	Lake
Lake Harris	Lake
Langley South	Lake
Louck's Island	Lake
Olympus	Lake
Orange Bend	Lake

Parkside Trails	Lake
Sorrento Pines CDD	Lake
Sugarloaf	Lake
Tara Oaks CDD	Lake
Windsor Cay	Lake
<b>Lee</b>	
Arborwood	Lee
Blue Lake	Lee
CC	Lee
CFM	Lee
Cape Coral Town Center	Lee
Coral Bay of Lee County CDD	Lee
Corkscrew Crossing	Lee
Crescent Walk	Lee
DeI Webb Oak Creek	Lee
Duke Farms	Lee
East Bonita Beach	Lee
Esplanade Lake Club	Lee
Moody River Estates	Lee
Portico	Lee
Saltleaf	Lee
Stonewater CDD	Lee
Verandah East	Lee
Verandah West	Lee
Villagewalk of Bonita Springs	Lee
Vivid Shores	Lee
WildBlue	Lee
<b>Leon</b>	
Capital Region	Leon
Piney - Z	Leon
<b>Manatee</b>	
Artisan Lakes CDD	Manatee
Artisan Lakes East CDD	Manatee
Aviary at Rutland Ranch CDD	Manatee
Brookstone	Manatee
Coddington CDD	Manatee
DeI Webb Sunchase	Manatee
DW BayView CDD	Manatee
DW Explore North River Ranch	Manatee
Eagle Pointe CDD	Manatee
East River Ranch Stewardship	Manatee

Evergreen	Manatee
Firethorn	Manatee
Heritage Harbour Market Place	Manatee
Lake Flores CDD	Manatee
Mandarin Groves CDD	Manatee
Newport Isles CDD	Manatee
North River Ranch Improvement Stewardship	Manatee
Northlake Stewardship District	Manatee
Paddocks	Manatee
Riversong	Manatee
Rye Crossing CDD	Manatee
Saltmeadows CDD	Manatee
Sanctuary Cove	Manatee
Southpointe of Manatee County	Manatee
Summer Woods CDD	Manatee
Water's Edge	Manatee
Willow Hammock	Manatee
Willows	Manatee
Woodland Preserve	Manatee
<b>Manatee/Sarasota</b>	
Lakewood Ranch Stewardship	Manatee/Sarasota
<b>Marion</b>	
Bellehaven	Marion
Marion Ranch	Marion
Ocala Preserve CDD	Marion
Ridge at Heath Brook CDD	Marion
Winding Oaks	Marion
<b>Martin</b>	
Newfield	Martin
Terra Lago	Martin
Waterside CDD	Martin
<b>Miami-Dade</b>	
Antillia	Miami-Dade
Coconut Cay	Miami-Dade
Coronado	Miami-Dade
Parker Pointe	Miami-Dade
Stellar North	Miami-Dade
<b>Nassau</b>	
East Nassau Stewardship	Nassau
Liberty Cove	Nassau
River Glen	Nassau

Three Rivers	Nassau
<b>Okaloosa</b>	
Independence	Okaloosa
<b>Orange</b>	
Boggy Creek	Orange
Falcon Trace	Orange
FRERC	Orange
Golden Gem	Orange
Greeneway	Orange
Grove Resort	Orange
Kelly Park CDD	Orange
Midtown	Orange
Myrtle Creek	Orange
Orlando SED	Orange
Poitras East	Orange
Ridge at Apopka CDD	Orange
Riverwalk	Orange
Shingle Creek Transit and Utility	Orange
Urban Orlando	Orange
Westwood/OCC	Orange
<b>Osceola</b>	
Bella Tara	Osceola
Brighton Lakes	Osceola
Buena Lago CDD	Osceola
Center Lake Ranch West CDD	Osceola
Edgewater East	Osceola
Edgewater West	Osceola
Enterprise	Osceola
Everest GMR	Osceola
GIR East	Osceola
Gramercy Farms	Osceola
Ham Brown Reserve CDD	Osceola
Harmony	Osceola
Harmony West CDD	Osceola
Lake Lizzie	Osceola
Lakeside at Satilla	Osceola
Live Oak Lake	Osceola
Osceola Chain of Lakes	Osceola
Osceola Village Center	Osceola
Ovation	Osceola
Roan Bridge	Osceola

Sunbridge Stewardship	Osceola
Tapestry	Osceola
Town of Kindred	Osceola
Town of Kindred II	Osceola
Visions at Orlando West	Osceola
Windsor at Westside	Osceola
<b>Palm Beach</b>	
Cypress Grove	Palm Beach
Forest Oaks	Palm Beach
Gulfstream Polo	Palm Beach
Hamal	Palm Beach
Reflection Bay	Palm Beach
<b>Pasco</b>	
Avalon Park West CDD	Pasco
Bexley	Pasco
Blackwell	Pasco
Bridgewater at Wesley Chapel	Pasco
CobblestoneI	Pasco
Deerbrook CDD	Pasco
Del Webb Bexley	Pasco
Del Webb River Reserve	Pasco
Dupree Lakes	Pasco
Epperson Ranch II	Pasco
Estancia at Wiregrass	Pasco
Harvest Hill South	Pasco
Hidden Creek North	Pasco
Hilltop Point	Pasco
Hope Innovation District	Pasco
KD52 CDD No. 1	Pasco
KD52 CDD No. 2	Pasco
Kenton	Pasco
Long Lake Ranch	Pasco
Mirada	Pasco
Palmetto Ridge CDD	Pasco
Parkview at Long Lake Ranch	Pasco
Pasadena Ridge	Pasco
River Landing CDD	Pasco
Riverwood Estates	Pasco
Summerstone CDD	Pasco
Towns at Woodsdale	Pasco
TSR	Pasco
Two Ridges	Pasco
Vida's Way	Pasco

Westwood of Pasco	Pasco
Whispering Pines CDD	Pasco
Wiregrass	Pasco
Wiregrass II	Pasco
Woodcreek CDD	Pasco
<b>Polk</b>	
Bellaviva	Polk
Clear Springs Stewardship	Polk
Cypress Creek Reserve	Polk
Forest Lake	Polk
Fox Branch Ranch CDD	Polk
Grenelefe	Polk
Groves at Lake Marion	Polk
Harmony on Lake Eloise CDD	Polk
Hartford Terrace	Polk
Hawthorne Mill North CDD	Polk
Highland Meadows II	Polk
Horseshoe Creek	Polk
Lake Ashton II	Polk
Lowery Hills	Polk
Peace Crossing	Polk
Reserve at Van Oaks CDD	Polk
Sand and Silica	Polk
Sandmine Road	Polk
Silverlake CDD	Polk
Springs at Lake Alfred CDD	Polk
Stuart Crossing CDD	Polk
Wedgewood	Polk
Winslow's Point	Polk
<b>Polk/Osceola</b>	
Westview South CDD	Polk/Osceola
<b>Santa Rosa</b>	
Parkland	Santa Rosa
<b>Sarasota</b>	
Central Parc	Sarasota
Esplanade at Wellen Park	Sarasota
Gracewater Sarasota	Sarasota
Lakeside Plantation	Sarasota
LT Ranch CDD	Sarasota
Myakka Ranch	Sarasota
Sarasota National	Sarasota
Shores at Stillwater	Sarasota
Star Farms Village at North Port SD	Sarasota

Three Rivers Stewardship	Sarasota
West Villages Improvement	Sarasota
Seminole	
Dovera	Seminole
St. Johns	
Aberdeen	St. Johns
Bannon Lakes	St. Johns
Brandy Creek	St. Johns
Bridgewater North	St. Johns
Cordova Palms	St. Johns
DP1	St. Johns
Durbin Crossing	St. Johns
Elevation Pointe	St. Johns
Entrada	St. Johns
Glen St. Johns	St. Johns
Grand Oaks	St. Johns
Greenbriar	St. Johns
Heritage Landing	St. Johns
Heritage Park	St. Johns
Isles of Bartram Park	St. Johns
Longleaf	St. Johns
Longleaf Pine	St. Johns
Madeira	St. Johns
Marshall Creek	St. Johns
Meadow View at Twin Creeks CDD	St. Johns
Parkland Preserve CDD	St. Johns
Sampson Creek	St. Johns
Six Mile Creek	St. Johns
Southaven	St. Johns
St. Augustine Lakes	St. Johns
St. John's Forest	St. Johns
Stillwater	St. Johns
World Commerce	St. Johns
St. Lucie	
Creekside	St. Lucie
Koa Bay	St. Lucie
LTC Ranch West Residential	St. Lucie
Pineapple Grove	St. Lucie
Preserve at Savannah Lakes CDD	St. Lucie
Silver Oaks CDD	St. Lucie
Solaeris CDD	St. Lucie
Southern Grove	St. Lucie
Sundance	St. Lucie

Sunrise	St. Lucie
Symphony Lakes	St. Lucie
The Groves of St. Lucie County	St. Lucie
Tradition No. 1	St. Lucie
Veranda	St. Lucie
Veranda CDD II	St. Lucie
Verano Center	St. Lucie
Verano 1	St. Lucie
Verano 2	St. Lucie
Verano 3	St. Lucie
Verano 4	St. Lucie
WaterStone	St. Lucie
<b>Sumter</b>	
Beaumont CDD	Sumter
Twisted Oaks Pointe CDD	Sumter
Village CDD No. 7	Sumter
The Winston	Sumter
<b>Volusia</b>	
Cresswind DeLand	Volusia
Dean River	Volusia
Indigo	Volusia
Kepler Road	Volusia
Oak Hill Town Center	Volusia
Ormond Crossings West	Volusia
Pioneer	Volusia
South Village New Smyrna Beach	Volusia
Waypointe	Volusia
<b>Walton</b>	
Hammock Bay	Walton
Magnolia Creek	Walton
NatureWalk	Walton
Somerset	Walton
<b>Washington</b>	
Sunny Hills Units 12-15 Dependent District	Washington

## **Tab 5**

To: CDD and members of the Waterset Management Team

From: Lew Kiner RSPA Certified Tennis Coach #20554

Subject: Permission to conduct Tennis Lessons

To all the members of board,

My name is Lew Kiner and I've been teaching tennis for over 25 years around the US and Hawaii. I currently run my program in the community of Summerfield, however I have run programs in a variety of other sites around the US, in addition to your site. I'm currently seeking permission to conduct private lessons on your courts for only those individuals and families that reside at Waterset that request my services, no other persons will be served at the Waterset courts at any time. I have attached a copy of my insurance certificate that covers all individuals participating in lessons on your site, and all liability is the responsibility under my insurance coverage while myself and individuals are receiving lessons from me. I have also attached a copy of my professional tennis certification, both my insurance certificate and tennis certification are valid through December 31, 2026. If approved, I will have an insurance certificate issued in your (CDD) name.

I am seeking permission to teach at your facility Monday through Friday at the individual and/or family's discretion and convenience. There will be no need for the use of the facility on Saturday or Sunday.

Respectfully,

Lew Kiner

## **Tab 6**

**AGREEMENT BETWEEN RED TREE LANDSCAPE SYSTEMS, LLC AND  
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
FOR IRRIGATION MAINTENANCE SERVICES**

This agreement (the “Agreement”) is made and entered into this 16th day of March, 2026, by and between:

Waterset Central Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose address is 9428 Camden Field Parkway, Riverview, FL 33578 (“**District**”), and

Red Tree Landscape Systems, LLC, a Florida limited liability company, with a mailing address at 5532 Auld Lane, Holiday, FL 34690 (“**Contractor**”).

**RECITALS**

**WHEREAS**, the District was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping and irrigation, and other infrastructure; and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide irrigation maintenance services for certain lands within and around the District; and

**WHEREAS**, Contractor, who submitted the proposals attached hereto as composite **Exhibit A** (“**Scope of Services**”) and incorporated by reference herein, represents that it has the skills, knowledge and ability to provide such operation and management services to the District in accordance with the terms of this Agreement; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the “**Parties**”), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**Section 1. Recitals.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2. Contractor’s Obligation.** The Contractor will provide irrigation maintenance services for certain lands within and around the District. Specifically, Contractor shall provide the services identified in the Scope of Services for \$5831.00 per month.

It is the obligation of the Contractor to notify the District, through its designated representative, in writing, of any conditions affecting the irrigation system which are beyond the control of the

Contractor, and which may result in damage and/or loss of plant material, including, but not limited to, plants, shrubs, trees, so and turf (hereinafter “**Plant Material**”). This responsibility includes but is not limited to vandalism. Failure of the Contractor to timely report such items in writing shall result in the Contractor incurring full responsibility and cost for the repair or replacement of any portion of the irrigation system which is damaged, and any damaged Plant Material, and such costs shall be deducted from the District’s payments to Contractor.

**Section 3. Contractor’s Warranties.** Contractor warrants that the Work performed, and all goods and services delivered under this Agreement shall be free from defects in workmanship and material, and shall conform strictly to the specifications set forth herein. Contractor further warrants that all Work shall be performed using Contractor’s best efforts and shall be in conformance with industry standards for workmanship.

Contractor shall replace, at Contractor’s expense, all Plant Material, which, in the opinion of the District, or its representative, fails to maintain a healthy, vigorous condition as a result of the Contractor’s failure to perform the Work. By executing this Agreement, Contractor represents that it has examined carefully all of the contract documents, acquainted itself with the Work site, and all conditions relevant to the Work, and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the Work pursuant to this Agreement. Contractor acknowledges that the Agreement documents are sufficient for proper and complete execution of the Work.

**Section 4. Billing and Payment.** Contractor shall bill the District for Services based on invoice with appropriate support documentation for the Fee and Reimbursements. Provided Contractor has submitted invoices for the fees and reimbursements with the appropriate support documentation by the fifteenth (15<sup>th</sup>) of the month, Contractor shall be paid by the thirtieth (30<sup>th</sup>) of the following month unless such invoice is disputed as described below. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within thirty (30) days of the District’s receipt of such invoice. In the event of any dispute regarding the Services performed to date, Contractor, including any of Contractor’s subcontractor(s) or agent(s) responsible for the Services, in District’s sole and absolute discretion, shall, so long as District is pursuing resolution of such dispute in an expeditious manner, continue to carry on performance of the Services and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement. As compensation for the Work, the District agrees to pay Contractor \$69,2972.00 per year, in standard monthly amounts of \$5831.00. Additional charges for services not included in the Work shall be included in accordance with Composite Exhibit.

A. No additional work shall be performed without prior written approval by the District.

**Section 5. Care of the Property.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District’s satisfaction,

Contractor shall be responsible for reimbursing District for such damages and the repair of the damage.

**Section 6. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million and No/100 Dollars (\$1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least One Million and No/100 Dollars (\$1,000,000.00) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million and No/100 Dollars (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors, and the District's clubhouse manager, Castle Management, LLC, 12770 S.W. 3<sup>rd</sup> Street, Suite 200, Plantation, FL 33325, or its successor (the "**Clubhouse Manager**") shall be named as additional insureds in all policies of insurance. The Contractor shall furnish the 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 and the Clubhouse Manager. 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.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

**Section 7. Independent Contractor.** The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

**Section 8. Indemnification.** Contractor agrees to defend, indemnify and hold harmless the

District and its officers, agents and employees and their respective successors and assigns (the “District Parties”) from any and all Claims occurring incident to or resulting in whole or in part from the activities of the Contractor, the Contractor’s agents, employees, subcontractors, advisors, and other parties (the “Contractor Parties”) employed or engaged by Contractor or any of the foregoing, in connection with this Agreement; provided, however, that this indemnity shall not apply to the extent of the District’s gross negligence or willful misconduct. This indemnity shall survive the expiration or termination of this Agreement as to any such Claims arising out of this Agreement. Contractor shall, upon receipt of notice of any Claim, promptly take all action necessary to make a claim under any applicable insurance policy or policies Contractor is carrying and maintaining. In any and all Claims against one or more of the District Parties by any employee of any of the Contractor Parties, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under workers’ or workmen’s compensation acts, disability benefit acts or other employee benefit acts. “Claims” shall mean any and all direct or indirect claims, demands, actions, causes of action, suits, rights or recovery for any relief or damages, debts, accounts, damages, taxes, assessments, fees, fines, penalties, costs, losses, liabilities, mechanic’s liens or stop notices and expenses (including, without limitation, court or arbitration costs, and attorneys’ fees and expenses, and other costs of defense), of any kind or nature, including, without limitation, whether based on contract in tort, in law or equity, or pursuant to any violation of any and all state laws, rules, ordinances, regulation, by-laws, orders decrees, permits, licenses and certificates of any federal, state or other governmental agency or body having jurisdiction, and whether foreseeable or unforeseeable.

**No Construction Contract. It is agreed by the Parties that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended), and that said statutory provision does not govern, restrict or control this Agreement.**

**Section 9. Recovery of Costs and Fees.** In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

**Section 10. Limitations on Governmental Liability.** 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.

**Section 11. Labor, Materials and Equipment Claims.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Contractor waives the right to file mechanic’s and construction liens, and will indemnify, defend

and save harmless the District against any and all claims or liens filed by Contractor, its subcontractors, laborers or material suppliers.

If a Notice to Owners is filed by any subcontractor, it will be addressed by the Counsel for the District, and the Contractor may be assessed legal fees to address the issue.

**Section 12. Negotiation at Arm's Length.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

**Section 13. Enforcement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**Section 14. Termination.** The District may terminate this Agreement without cause upon thirty (30) days written notice. The District shall also have the right to terminate this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or for any cause, including but not limited as set forth in Section 14. of this Agreement. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of termination for the work performed up to that date, offset by any damages or costs incurred by the District resulting from Contractor's failure to perform in accordance with this Agreement.

**Section 15. Inspections.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.

(2) Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. At such time when the District contracts for monthly irrigation inspections, the District shall require at least one individual representing the Contractor to accompany the District's representative on this inspection. However, the inspection will still take place if the Contractor fails to attend. A written report will then be provided by the District's representative and distributed to the Contractor, the Board of Supervisors and the District Manager with findings. The Contractor shall be required to explain, in writing, what actions shall be taken to remedy those findings within the specified amount of time as requested by the District. If the Contractor does not respond and satisfactorily address the findings within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third

offense may result in immediate termination of this contract for cause at the District's discretion.

**Section 16. Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit A** conflicts with anything contained within this Agreement, this Agreement shall control.

**Section 17. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**Section 18. Authority to Contract.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**Section 19. Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the parties, as follows:

- a. If to Contractor: Red Tree Landscape Systems, LLC  
5532 Auld Lane  
Holiday, FL 34690  
Peter Lucadano, CEO
  
  - b. If to District: Waterset Central Community Development District  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614  
Attn: District Manager
- With a copy to: Erin McCormick Law, PA  
3314 Henderson Blvd. Suite 100D  
Tampa, FL 33609  
Attn: Erin McCormick

**Section 20. Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**Section 21. Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without

the written approval of the District shall be invalid and unenforceable.

**Section 22. Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida

**Section 23. Effective Date and Term.** This Agreement shall become effective as of March 16, 2026 and remain in effect until September 30, 2026. At the end of the Initial Term, this Agreement includes the option for **two (2) one (1) year** annual renewals with discretion of the Board of Supervisors' approval.

**Section 24. Conflict.** To the extent that the terms described in **Exhibit A** conflict with the terms of this Agreement, the terms herein shall control.

**Section 25. Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District, in addition to other remedies available to the District, may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

**Section 26. Books and Records; 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 services.
- 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 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 the 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 of 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.

- E. If the Contractor does not comply with a public record request, failure to comply shall be considered a default under the terms of the Agreement and applicable law, and District shall enforce the Agreement accordingly.

**IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

*[Signature Page to Follow]*

**IN WITNESS WHEREOF**, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

**WATERSET CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:

**RED TREE LANDSCAPE  
SYSTEMS, LLC**

Title: \_\_\_\_\_

Title: Peter Lucadano, CEO

**COMPOSITE EXHIBIT “A”**

**SCOPE OF SERVICES**

## **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. 715**

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:** Theresa Bonnell

**Date:** 03/13/2026

Install new shaft seal

**14325 - Commercial Installation / Repairs**

Item	Quantity	Unit Price	Total
MECHANICAL SEAL -MULTI 100/250	1.00	\$881.38	\$881.38
Commercial installation / Labor	1.50 hrs	\$180.00	\$270.00
<b>Sub-Total ex Tax</b>			<b>\$1,151.38</b>
<b>Tax</b>			<b>\$0.00</b>
<b>Total inc Tax</b>			<b>\$1,151.38</b>

**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 Bannell*



## **Tab 8**

# RACQUET SPORTS PROFESSIONALS ASSOCIATION



April 1, 2026

Mr. Lewilda Kiner, Jr.  
1513 W Rio Vista Ave  
Tampa, FL 33603  
United States

Dear Lewilda,

This letter will confirm that, as a certified member of the Racquet Sports Professionals Association (RSPA), you have liability insurance as outlined below. This RSPA liability policy covers applicants who are being processed, and certified and certain honorary members in the United States, its territories or Canada, and nonmembers who are insured through a certified member's policy.

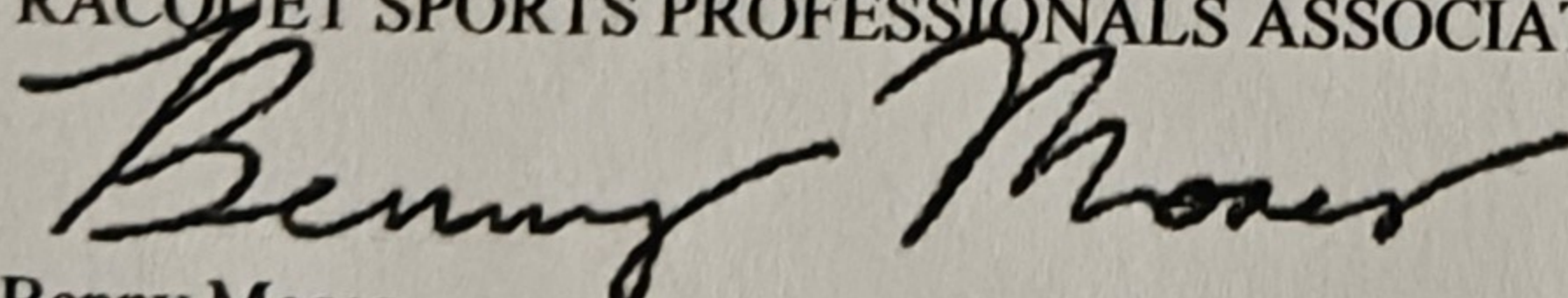
THE RSPA LIABILITY POLICY INCLUDES \$6 million liability insurance, *while on court*, for bodily injury to others, and for damage to property not in the tennis professional's care, custody or control. It *does not cover* injury to the tennis professional, or damage to his/her property. The accident must have taken place on court, and arisen from the tennis professional's playing, practicing, teaching or officiating in tennis, pickleball, padel, and/or platform tennis.

<b>Policy Number:</b>	GI0010062-251
<b>Effective Period:</b>	12/31/2025 - 12/31/2026
<b>For questions or to report an accident, contact:</b>	RSPA World Headquarters 11961 Performance Drive Orlando, FL 32827 Telephone: 407-634-3050 x137

If we may be of further assistance, please do not hesitate to contact us.

Sincerely,

RACQUET SPORTS PROFESSIONALS ASSOCIATION, INC.

  
Benny Moses

This coverage is null and void if the member is not a citizen of or does not legally reside and work in the United States, its territories or Canada.

UUP4 - XHE2 - QJ23 - E36Z



**RACQUET SPORTS**  
**PROFESSIONALS**  
ASSOCIATION

Hereby certifies that

**Lewilda Kiner, Jr.**

Has successfully completed all requirements, including an extensive examination of teaching, playing and business skills, necessary for the

**PROFESSIONAL**

Chief Executive Officer  
Brian Dillman



Member No. 20554  
Valid through Dec. 31, 2026

L8K3-JFF1-96AZ-89LM

## **Tab 9**

**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, March 11, 2026, at 5:37 p.m.** at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572.**

Present and constituting a quorum:

Thomas McNutt	<b>Board Supervisor, Chairman</b>
Brandon Bentley	<b>Board Supervisor, Vice Chairman</b>
Deneen Klenke	<b>Board Supervisor, Assistant Secretary</b>
Curtis Thornton	<b>Board Supervisor, Assistant Secretary</b>
Kelly Setta	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Rachel Welborn	<b>District Manager, Rizzetta &amp; Co.</b>
Stephanie DeLuna	<b>District Manager, Rizzetta &amp; Co.</b>
John Toborg	<b>Field Services, Rizzetta &amp; Co.</b>
Erin McCormick	<b>District Counsel, Erin McCormick Law.</b>
Pete Lucadano	<b>Representative, RedTree</b>
Rafeal Rosario	<b>Representative, RedTree</b>
Jerry Whited	<b>Representative, BDI Engineering</b>
Katiria Parodi	<b>Clubhouse Manager, Castle Group</b>
Bert Smith	<b>Representative, Sitex Aquatics</b>

Audience	<b>Present</b>
----------	----------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board entertained concerns regarding the South Shore Sports Complex and accepted a written letter on the subject.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Report**

Mr. Smith presented his report, noting that blue dye would be introduced to the treatment plan.

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**B. Landscape & Irrigation**

**i. Presentation of Landscape Inspection Report**

Mr. Toborg presented his report and responded to Board questions. Discussion was held regarding ongoing trespass issues in common areas, with Ms. McCormick stating that the District has no police power but can ask HCSO to trespass and can send a letter to the school regarding our concerns and ask for their help.

**ii. Landscape Contractor Update**

Mr. Rosario provided updates to the Board and responded to Board questions regarding the timing for replacement of Bougainvillea and dead Ixora. Discussion was held regarding the off-color turf in Saguaro Park. Juniper trimming to avoid further disease.

**iii. Consideration of Redtree Sod Renovation Proposals**

On a motion by Ms. Klenke, seconded by Mr. McNutt, with all in favor, the Board approved the sod renovation proposals from RedTree totaling \$34,367.50, for the Waterset Central Community Development District.

On a motion by Mr. McNutt, seconded by Ms. Klenke, with all in favor, the Board approved \$10,125 for sod replacement in Del Coronado Cul de sac, pending confirmation via inspection that irrigation repairs have been completed, for the Waterset Central Community Development District.

**iv. Irrigation Contractor Update**

It was stated that Ballanger has submitted a notice of termination of services and is open to leaving the contract early.

On a motion by Mr. McNutt, seconded by Mr. Bentley, with all in favor, the Board accepted the notice of termination from Ballanger with an end date subject to the start date for the new vendor, for the Waterset Central Community Development District.

On a motion by Ms. Klenke, seconded by Mr. McNutt, with all in favor, the Board authorized Staff to begin the process of selecting a new irrigation vendor, for the Waterset Central Community Development District.

**C. District Counsel**

Ms. McCormick stated that the golf cart was delivered yesterday, noting that a 3<sup>rd</sup> party will obtain the vin # and registration.

Ms. McCormick Stated that she will be preparing the Bond completion resolution and certification for the April meeting.

Discussion was held regarding a Power of Attorney (POA) for Jeffrey Allen.

81

On a motion by Ms. Klenke, seconded by Ms. Setta, with all in favor, the Board authorized the Chairman to provide a POA to Jeffrey Allen, for the Waterset Central Community Development District.

82

**D. District Engineer**

83

84

Mr. Whited stated that Finn Outdoor has finished the storm water repairs and he will have a report for the next meeting.

85

86

87

**E. Clubhouse Manager**

88

Ms. Parodi presented the report and several proposals from Cooper Pools. The following Board actions were taken:

89

90

On a motion by Ms. Setta, seconded by Mr. Thornton, with all in favor, the Board approved the Cooper Pool Proposal #656 new grids and side valve totaling \$5,250.59, for the Waterset Central Community Development District.

91

On a motion by Mr. Thornton, seconded by Mr. McNutt, with all in favor, the Board approved the Cooper Pool Proposal #709 to replace heater 1 and repair heater 2 in the lap pool totaling \$10,779, for the Waterset Central Community Development District.

92

On a motion by Mr. Thornton, seconded by Mr. Bentley, with all in favor, the Board approved Cooper Pool Proposal #708 in the amount of \$2,888.40, for the Waterset Central Community Development District.

93

94

Ms. Parodi asked about doing an Eblast regarding the towing policy and disposing of the gem Car.

95

96

On a motion by Mr. Bentley, seconded by Ms. Setta, with all in favor, the Board authorized the Chairman to Dispose of the Gem Car, for the Waterset Central Community Development District.

97

**F. District Manager**

98

99

Ms. Welborn presented the District Manager's Report, which included information on the upcoming general election in terms of seats up for election, and qualification timeline. A brief discussion ensued.

100

101

102

On a motion by Mr. McNutt, seconded by Ms. Setta, with all in favor, the Board approved sending out an Eblast to residents providing information on the upcoming general election, for the Waterset Central Community Development District.

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104

**FOURTH ORDER OF BUSINESS**

**Business Items**

105

106

**A. Ratification of Cooper Pools Proposal #431**

107

This was addressed during Clubhouse Manager's Report.

108

109 **B. Discussion of District Counsel**

110  
111 Discussion was held regarding the possibility of looking at different options for District  
112 Counsel services.  
113

On a motion by Mr. Thornton, seconded by Ms. Setta, with all in favor, the Board approved moving forward with an RFQ for District Counsel with documents to be approved during the April meeting., for the Waterset Central Community Development District.

114  
115 **C. Discussion of Communication to Residents**

116  
117 Mr. McNutt led discussions regarding ways of improving communication with residents.  
118 No Board action was taken at this time.  
119

120 **D. Consideration of Amenity Policy Feedback**

121  
122 It was stated that all Supervisors were emailed several times requesting feedback on  
123 the towing policy. Comments provided by Ms. Klenke and Mr. McNutt are provided under Tab  
124 8.  
125

On a motion by Mr. McNutt, seconded by Mr. Thornton, with four in favor and one against (Ms. Klenke), the Board approved authorizing the Chair to collaborate with Property Manager on the amenity policy, for the Waterset Central Community Development District.

126  
127 **E. Resolution 2026-02, Announcing General Election**

On a motion by Mr. McNutt, seconded by Mr. Thornton, with all in favor, the Board Adopted Resolution 2026-02, announcing the general election for Seats 1 and 2 in November 2026., for the Waterset Central Community Development District.

129  
130 **F. Consideration of Playmore Benches #EST2939**

131  
132 This matter was tabled pending adjustment of only “ Waterset Residents”.  
133 .

134 **G. Ratification of Independent Contractor Agreement, Drama Kids**

On a motion by Ms. Klenke, seconded by Mr. McNutt, with all in favor, the Board ratified approval of the Independent Contractor Agreement with Dram Kid, for the Waterset Central Community Development District.

136  
137 **H. Consideration of Towing Agreement with H&Y Towing**

138  
139 A brief discussion was held regarding timing of posting signage.  
140

On a motion by Mr. McNutt, seconded by Mr. Thornton, with all in favor, the Board accepted the towing agreement with H&Y Towing pending coordination of signage being posted, for the Waterset Central Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of Workshop Minutes Held on February 4, 2026**

On a motion by Mr. McNutt, seconded by Ms. Setta with all in favor, the Board approved the workshop minutes held on February 4, 2026, for the Waterset Central Community Development District.

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151

**B. Consideration of Regular Meeting Minutes Held on February 11, 2026**

A request was made for correction to line 53 to reflect Ms. Klenke was not opposed to the motion.

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.

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**C. Ratification of Operations and Maintenance Expenditures for January 2026**

Discussion was held regarding late fees on water bill.

On a motion by Ms. Klenke, seconded by Ms. Setta, with all in favor, the Board ratified the Operations & Maintenance Expenditures for January 2026 (\$36,933.24) and as discussed, for the Waterset Central Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests / Audience Comments**

Mr. Bentley would like to reduce the agenda items and utilize a tv to show agenda.

Ms. Klenke expressed frustration with District Manager's response to emails, noting that she is still not getting responses. She would like a listing of reconciliation of ponds repairs not paid by the homeowners.

Ms. Klenke submitted her resignation effective March 12, 2026.

On a motion by Ms. Setta, seconded by Mr. Thornton, with all in favor, the Board accepted Ms. Klenke's resignation as Board Supervisor from Seat #1, for the Waterset Central Community Development District.

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171

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

172 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

173

On a motion by Mr. McNutt, seconded by Mr. Bentley, the Board agreed to the adjournment of the meeting at 9:29 p.m., for the Waterset Central Community Development District.

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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

179

180

# Tab 10

# Waterset Central Community Development District

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District Office · Riverview, Florida · (813)-533-2950  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.watersetcentralcdd.org](http://www.watersetcentralcdd.org)

## **Operations and Maintenance Expenditures February 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$179,947.07**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	101160	136879	Pool Access Gate System Repair 10/25	\$ 292.50
Accurate Electronics, Inc.	101160	138382	Splash Pad Gate Repair 12/25	\$ 231.75
Accurate Electronics, Inc.	101160	138712	Quartely Maintenance - Monthly Billing 01/26	\$ 196.00
Accurate Electronics, Inc.	101160	138743	Controller Repair 01/26	\$ 121.50
Accurate Electronics, Inc.	101160	138745	Service Call-Women's Restroom 01/26	\$ 171.00
Accurate Electronics, Inc.	101204	139173	Maglock Repairs 01/26	\$ 231.75
Allied Universal Security Services	101161	17954052	Security Professional Service - 12/19/25- 12/25/25	\$ 1,315.73
Allied Universal Security Services	101161	17986210	Security Professional Service - 12/26/25- 01/01/26	\$ 1,116.73
Allied Universal Security Services	101161	18009042	Security Professional Service - 01/02/26- 01/08/26	\$ 1,015.20
Allied Universal Security Services	101161	18026568	Security Professional Service - 01/09/26- 01/15/26	\$ 1,015.20
Allied Universal Security Services	101191	18048448	Security Professional Service - 01/16/26- 01/22/26	\$ 1,015.20
Allied Universal Security Services	101191	18079321	Security Professional Service - 01/23/26- 01/29/26	\$ 1,214.20
Allied Universal Security Services	101205	18116294	Security Professional Service - 01/30/26- 02/05/26	\$ 1,015.20

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 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	101205	18136155	Security Professional Service - 02/06/26-02/12/26	\$ 1,015.20
Alvarez Plumbing Company	101162	77626	Backflow Testing 01/26	\$ 198.00
Ballenger Landcare, LLC	101163	596	Irrigation Maintenance 01/26	\$ 5,831.00
Ballenger Landcare, LLC	101163	616	Irrigation Repairs 01/26	\$ 1,202.78
Ballenger Landcare, LLC	101163	625	Irrigation Repairs 01/26	\$ 424.07
Ballenger Landcare, LLC	101203	644	Freeze Protection Service 01/26	\$ 150.00
Ballenger Landcare, LLC	101192	656	Irrigation Maintenance 02/26	\$ 5,831.00
Brandon Industries, Inc.	101206	2021190-IN	Install/Straightening Signs 02/26	\$ 500.00
Brletic Dvorak, Inc.	101164	2269	Engineering Services 12/25	\$ 1,620.00
Brletic Dvorak, Inc.	101193	2312	Engineering Services 01/26	\$ 1,350.00
Card Accessories Company	101165	4512244	Access Card 12/25	\$ 759.10
Castle Management, LLC	101207	INS-0126-330	Insurance Reimbursement 01/26	\$ 349.84
Castle Management, LLC	101166	INS-1225-308	Insurance Reimbursement 12/25	\$ 212.57

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Castle Management, LLC	101166	PREIM01-09-26-279	Payroll Period 12/20/25-01/02/26	\$ 5,340.00
Castle Management, LLC	101194	PREIM01-23-26-446	Payroll Period 01/03/26-01/16/26	\$ 5,856.27
Castle Management, LLC	101207	PREIM02-06-26-153	Payroll Period 01/17/26-01/30/26	\$ 5,856.03
City Wide Facility Solutions	101167	32019037496	Janitorial Services 01/26	\$ 2,120.09
City Wide Facility Solutions	101167	52019011091	Janitorial Supplies 01/26	\$ 687.54
Cooper Pools Inc.	101195	2026-1153	Monthly Pool Maintenance 02/26	\$ 5,320.00
Cooper Pools Inc.	101208	314	Pool Pump Installation 11/25	\$ 790.00
Cooper Pools Inc.	101208	386	Pool Repairs - Heater Diagnosis 01/26	\$ 500.00
Cooper Pools Inc.	101208	459	Pool Repairs - Heater Diagnosis 02/26	\$ 300.00
Curtis Albert Thornton	101213	CT021126	Board of Supervisors Meeting 02/11/26	\$ 200.00
DCSI, Inc.	101168	34581	Alarm Monitoring System 01/26	\$ 199.00
DCSI, Inc.	101168	34641	Cloud Cover Music Server Subscription 01/26	\$ 49.98
DCSI, Inc.	101196	34662	Camera/DVR Service 01/26	\$ 399.00

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
DCSI, Inc.	101168	34692	Alarm Monitoring System 01/26	\$ 199.00
DCSI, Inc.	101168	34704	Alarm Monitoring System 01/26	\$ 199.00
DCSI, Inc.	101209	34780	Cloud Cover Music Server Subscription 02/26	\$ 49.98
Egis Insurance Advisors, LLC	101197	31353	DBL Surety, LLC - TECO Policy #E705943 03/25/26-03/25/27	\$ 197.00
Erin McCormick Law, P.A.	101169	10866	General Legal Services 01/26	\$ 3,619.00
Erin McCormick Law, P.A.	101198	10872	Legal Services- General Representation 01/27/26-02/04/26	\$ 4,622.22
FitRev, Inc.	101170	37285	Fitness Equipment 01/26	\$ 95.00
FitRev, Inc.	101210	37774	Preventative Maintenance - Waterset Club 02/26	\$ 340.00
Frontier Communications of FL	20260211-1	813-649-0263-041723-5- 011726	Internet 01/26	\$ 129.99
Frontier Communications of FL	20260210-1	813-741-0603-061118-5- 011426	Internet 01/26	\$ 489.81
Hillsborough County Board of County Commissiones	101171	DHCFR475217-121025	Annual Fire Inspection 12/25	\$ 75.00
Hillsborough County Board of County Commissiones	101211	DHCFR475219-012326	Annual Fire Inspection 01/26	\$ 55.00
Hillsborough County BOCC	20260213-1	7687161865-012926	Utility Services 01/26	\$ 3,325.80

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kelly Setta	101214	KS021126	Board of Supervisors Meeting 02/11/26	\$ 200.00
Nvirotect Pest Control Service, Inc.	101199	384185	Pest Control 01/26	\$ 217.00
Nvirotect Pest Control Service, Inc.	101199	384521	Pest Control 01/26	\$ 135.00
PC Consultants	101172	108898	Computer Maintenance 01/26	\$ 2,573.80
RedTree Landscape Systems, LLC	101173	32553	Monthly Maintenance Service 01/26	\$ 32,125.00
RedTree Landscape Systems, LLC	101200	32885	Landscape Maintenance 01/26	\$ 150.00
RedTree Landscape Systems, LLC	101200	32886	Staking Kit Replacement 01/26	\$ 250.00
RedTree Landscape Systems, LLC	101200	32887	Landscape Maintenance 01/26	\$ 250.00
RedTree Landscape Systems, LLC	101200	32954	Monthly Maintenance Service 02/26	\$ 32,125.00
Republic Services	20260209-1	0696-001325891	Waste & Recycle Container Service 02/26	\$ 1,385.98
Rizzetta & Company, Inc.	101178	INV0000106613	Accounting Services 02/26	\$ 6,304.49
School Now	101174	INV-SN-1219	ADA Website Quarterly 01/26	\$ 384.38
Sitex Aquatics, LLC	101175	10620-b	Monthly Lake Maintenance 01/26	\$ 3,600.00

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	101201	10723-b	Monthly Lake Maintenance 02/26	\$ 3,600.00
TECO	20260226-1	221008697536-020426	Electric Charges 01/26	\$ 350.99
TECO	20260226-2	221008884712-020426	5701 Madrigal Way (Amenity) 01/26	\$ 968.26
TECO Peoples Gas	20260226-3	221008930457-020426	5701 Madrigal Way 01/26	\$ 8,185.95
TECO Peoples Gas	20260224-1	321000017137-020526	TECO Summary 321000017137 12/25	\$ 5,361.15
The Observer Group, Inc.	101176	26-00143H	Legal Advertising 07/25	\$ 76.56
The Observer Group, Inc.	101176	26-00239H	Legal Advertising 01/26	\$ 63.44
Thomas Paul McNutt	101215	TM021226	Board of Supervisors Meeting 02/11/26	\$ 200.00
Times Publishing Company	101202	75218-020426	Legal Advertising - Account #TB173492 02/26	\$ 418.50
Tropitone Furniture Co., Inc.	101212	813694	Furniture 02/26	\$ 3,854.88

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waterset Central CDD	DC 020526	DC 020526	Debit Card Replenishment	\$ 2,775.45
Welch Tennis Courts, Inc.	101177	83384	Tennis Court Materials 01/26	<u>\$ 4,981.01</u>
<b>Total</b>				<b><u>\$ 179,947.07</u></b>

ACCURATE ELECTRONICS, INC.

# Invoice

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

Date	Invoice #
10/20/2025	136879

<b>Bill To</b>
WATERSET CENTRAL CDD C/O RIZZETTA & CO P. O. BOX 32414 CHARLOTTE, NC 28232

<b>Ship To</b>
WATERSET CENTRAL CDD 7281 PARADISO DR APOLLO BEACH, FL 33572

P.O. No.	Terms
VICTORIA GOMEZ	Net 30

Quantity	Description	Rate	Amount
	<p>PROBLEM REPORTED: 10/15/2025 AT 1:05PM BY VICTORIA GOMEZ @ 813-677-2114 (WO-0024143)                      VICTORIA REPORTS: THE NEW BADGES ARE NOT WORKING WITH THE POOL ACCESS GATES. SYSTEM NOT ACCEPTING ADDITIONS.</p> <p>PROBLEM FOUND: 10/20/25 AT 12:43 PM                      1] CUSTOMER'S FRONTIER INTERNET ROUTER IS OFFLINE AT THE MARIGOLD LOCATION.                      2] THERE IS A MISSING STRIKE PLATE FROM M62 MAGLOCK AT THE SPLASH PARK GATE.</p> <p>ACTION TAKEN:                      1] THE TECHNICIAN, AL, TROUBLESHOT THE ISSUE OF THE BADGES NOT WORKING. AL FOUND THAT THERE WAS NO GATEWAY INFORMATION COMING FROM THE FRONTIER ROUTER. AL CORRECTED THE INTERNAL INFORMATION INSIDE THE FRONTIER ROUTER. AL POWER RESET THE DEVICE, AND FOUND THAT THE INTERNET GATEWAY WAS RE- ESTABLISHED. AL TESTED AND FOUND THAT ALL THREE GATES ARE NOW VERIFIED AND IN GOOD WORKING ORDER. AL UPDATED THE CUSTOMER.                      2] A RETURN TO SITE IS NEEDED TO INSTALL A MAGLOCK STRIKE PLATE AT THE SPLASH PARK GATE.</p>		
2	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	243.00
1	TRIP CHARGE	49.50	49.50
1	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00 0.00%	0.00 0.00
<b>Total</b>			\$292.50

Thank you for your business.

<b>Phone #</b>
727-533-0295

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$292.50

ACCURATE ELECTRONICS, INC.

# Invoice

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

Date	Invoice #
12/23/2025	138382

<b>Bill To</b>
WATERSET CENTRAL CDD C/O RIZZETTA & CO P. O. BOX 32414 CHARLOTTE, NC 28232

<b>Ship To</b>
WATERSET CENTRAL CDD 7281 PARADISO DR APOLLO BEACH, FL 33572

P.O. No.	Terms
VICTORIA GOMEZ	Net 30

Quantity	Description	Rate	Amount
	<p>PROBLEM REPORTED: 12/22/25 @ 751PM VIA EMAIL BY VICTORIA GOMEZ @ 813-677-2114 (WO-24973) THE SPLASH PAD GATES ARE NOT LOCKING.</p> <p>PROBLEM FOUND: 12.23.25 AT 3:07PM                      - THE SYSTEM NEEDS TO BE POWER CYCLED.                      - A RETURN IS NEEDED AFTER THE HOLIDAY TO CLEAR AND RESET ALL DSX CONTROLLERS AT THE SPLASH PARK LOCATION.</p> <p>ACTION TAKEN:                      - THE TECHNICIAN, AL ARRIVED ON SITE AND WENT TO SPLASH PAD PEDESTRIAN GATES.                      - AL CYCLED POWER AT THE SPLASH PAD DSX LAN MODULE AND NORMAL OPERATION RESTORED. AL FOUND THAT THE SYSTEM CAME ONLINE AND HE WAS ABLE TO VIEW CARD SWIPES, AND NAMES AT THE DSX CPU.                      - AL DID A WALK THROUGH TO THE DOG PARK, AND ALL ENTRY GATES TO THE SPLASH PAD AND BATHROOMS                      - THE PEDESTRIAN GATES FUNCTION AND LOCK PROPERLY.                      - TECHNICIAN WAS RUNNING OUT OF TIME BEFORE OFFICE WAS CLOSING. ALSO DID NOT WANT TO DUMP THE CONTROLLER PRIOR TO THE HOLIDAY. TECHNICIAN WILL SCHEDULE A RETURN AFTER THE HOLIDAY TO CLEAR AND RESET ALL DSX CONTROLLERS AT THE SPLASH PARK LOCATION.                      - OFFICE WILL BE CLOSED STARTING DECEMBER 24th.                      - A RETURN TO SITE IS NEEDED.</p>		
1.5	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	182.25
1	TRIP CHARGE	49.50	49.50
1	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00	0.00
	<b>Total</b>	0.00%	\$231.75

Thank you for your business.

<b>Phone #</b>
727-533-0295

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$231.75

ACCURATE ELECTRONICS, INC.

# Invoice

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

Date	Invoice #
1/1/2026	138712

<b>Bill To</b>
WATERSET CENTRAL CDD C/O RIZZETTA & CO P. O. BOX 32414 CHARLOTTE, NC 28232

<b>Ship To</b>
WATERSET CENTRAL CDD 7281 PARADISO DR APOLLO BEACH, FL 33572

P.O. No.	Terms
JERRY WHITED	Net 30

Quantity	Description	Rate	Amount
	** QUARTERLY MAINTENANCE CONTRACT 101822-WSC-CLUB WITH MONTHLY BILLING **		
	QUARTERLY MAINTENANCE FOR CARD ACCESS SYSTEM ON (6) BUILDING DOORS, (5) PEDESTRIAN GATES FOR POOL, TENNIS COURT, BASKETBALL COURT AND PICKLEBALL COURT, (2) BUILDING DOORS WITH TIME SCHEDULE LOCK ONLY.		
1	BILLING MONTHLY MAINTENANCE FOR JANUARY 2026 (1) DSX 1048 PANEL (1) DSX 1042 WITH 1042 EXPANSION BOARD (11) CARD READERS (5) MAG LOCKS (3) GL GATE LOCKS (3) HES STRIKES (5) EXIT BUTTONS (3) PIR MOTION SENSORS	196.00	196.00
	(CONTRACT TERM 1 YEAR TO RENEW FOR SUCCESSIVE ONE YEAR TERMS UNLESS CANCELED IN WRITING 30 DAYS PRIOR TO TERM END.)	0.00	0.00
	Exempt Sales	0.00%	0.00
		<b>Total</b>	\$196.00

Thank you for your business.

<b>Phone #</b>
727-533-0295

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$196.00

ACCURATE ELECTRONICS, INC.

# Invoice

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

Date	Invoice #
1/2/2026	138743

<b>Bill To</b>
WATERSET CENTRAL CDD C/O RIZZETTA & CO P. O. BOX 32414 CHARLOTTE, NC 28232

<b>Ship To</b>
WATERSET CENTRAL CDD 7281 PARADISO DR APOLLO BEACH, FL 33572

P.O. No.	Terms
VICTORIA GOMEZ	Net 30

Quantity	Description	Rate	Amount
	<p>PROBLEM REPORTED: 12/22/25 @ 751PM VIA EMAIL BY VICTORIA GOMEZ @ 813-677-2114 (WO-24991) RETURN TO SITE PER WO#24973 TO CLEAR AND RESET ALL DSX CONTROLLERS AT THE SPLASH PAD</p> <p>PROBLEM FOUND: 01.02.25 AT 11:15AM                      1] THE DSX SYSTEM NEEDS TO BE POWER RESET, AND THE CONTROLLER FULLY DOWNLOADED.</p> <p>ACTION TAKEN:                      SPLASH PAD PARK                      1] THE TECHNICIAN, AL RESTORED NORMAL OPERATION BY POWER RESETTING ALL DSX 1042 CONTROLLERS AT THE SPLASH PAD.                      2] AL WAITED FOR SOME TIME FOR THE CONTROLLER TO COMPLETE THE FULL DOWNLOAD.                      3] AL WENT AROUND TO TEST ALL PEDESTRIAN GATES AT THE SPLASH PAD.                      4] THE SYSTEM IS FUNCTIONING CORRECTLY AT THIS TIME.                      5] AL UPDATED THE ON SITE CONTACT, SARAI GANTNER BEFORE LEAVING THE SITE.                      6] THE SERVICE CALL IS COMPLETED.</p>		
1	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS - TIME IS SPLIT (ON SITE FOR WORK ORDER #50923)	121.50	121.50
1	TRIP CHARGE	49.50	49.50
1	TRIP CHARGE - CUSTOMER COURTESY / RETURN TO SITE	-49.50	-49.50
1	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00 0.00%	0.00 0.00
<b>Total</b>			\$121.50

Thank you for your business.

<b>Phone #</b>
727-533-0295

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$121.50

ACCURATE ELECTRONICS, INC.

# Invoice

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

Date	Invoice #
1/2/2026	138745

<b>Bill To</b>
WATERSET CENTRAL CDD C/O RIZZETTA & CO P. O. BOX 32414 CHARLOTTE, NC 28232

<b>Ship To</b>
WATERSET CENTRAL CDD 7281 PARADISO DR APOLLO BEACH, FL 33572

P.O. No.	Terms
HEIDI TORRES	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED:12/29/25@10AM BY HEIDI TORRES@813-677-2114 (WO-0025018) WOMENS RESTROOM SHOWS ON SCREEN THAT IT IS LETTING PEOPLE IN, BUT DOOR IS NOT UNLOCKING.  PROBLEM FOUND: 01/02/26 AT 9:50 AM 1] THE WOMEN'S RESTROOM DOOR IS NOT RELEASING THE STRIKE.  ACTION TAKEN: 1] THE TECHNICIAN, AL, TROUBLESHOT THE WOMEN'S DOOR STRIKE. AL FOUND THAT THE STRIKE DEVICE ALIGNMENT WAS SLIGHTLY MISALIGNED, POSSIBLY DUE TO RESIDENTS PULLING THE DOOR OPEN BEFORE THE STRIKE RELEASED. 2] AL SHIMMED THE DOOR STRIKE TO ALLOW THE STRIKE TO SMOOTHLY RELEASE PROPERLY. AL UPDATED THE CUSTOMER. THE SERVICE CALL IS COMPLETE.		
1	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	121.50
1	TRIP CHARGE	49.50	49.50
1	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00 0.00%	0.00 0.00
<b>Total</b>			\$171.00

Thank you for your business.

<b>Phone #</b>
727-533-0295

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$171.00

ACCURATE ELECTRONICS, INC.

# Invoice

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

Date	Invoice #
2/1/2026	139173

<b>Bill To</b>
WATERSET CENTRAL CDD C/O RIZZETTA & CO P. O. BOX 32414 CHARLOTTE, NC 28232

<b>Ship To</b>
WATERSET CENTRAL CDD 7281 PARADISO DR APOLLO BEACH, FL 33572

P.O. No.	Terms
HEIDI TORRES	Net 30

Quantity	Description	Rate	Amount
	<p>PROBLEM REPORTED: 1/21/2026 AT 2:05PM BY HEIDI TORRES @ 813-677-2114 (WO-25400)                      HEIDI REPORTS: THE MAGLOCK ON THE DOOR AT THE FITNESS CENTER THAT GOES TO THE POOL HAS BEEN FALLING OFF. SHE REPORTS WE HAVE REPLACED PARTS ON THIS, NOT CONNECTING TO THE PLATE. 1/22/26 UPDATE BY VICTORIA@1209PM TENNIS COURT DOOR IS NOT LOCKING.</p> <p>PROBLEM FOUND: 01.26.26 AT 1:36PM                      THIS WAS ALL AT WATERSET CENTRAL LOCATION                      1] ARRIVAL ON-SITE THE MAGLOCK ON THE DOOR AT THE FITNESS CENTER VERY LOOSE ON THE ALUMINUM MOUNTING PLATE AND ABOUT TO FALL OFF.                      2] ALSO THE TENNIS COURT MAGLOCK IS NOT LOCKING.</p> <p>BASKET BALL DOOR BELOW</p> <p>****NOTE****                      SPOKE TO HEIDI ABOUT THE BASKET BALL DOOR BENT HINGES AND NOT CLOSING PROPERLY. HEIDI STATES OTHER VENDOR WILL BE MAKING THE NECESSARY REPAIRS.</p> <p>ACTION TAKEN:                      1] TECHNICIAN ADDRESSED THE ISSUE WITH THE FITNESS CENTER MAGLOCK, WILL NEED TO BE REPLACED. DEVICE IS NOT HOLDING PROPERLY IN IT'S CURRENT CONDITION.                      2] MAGLOCK MODEL IS A VISTA V2M600DB, MAGLOCK WAS REMOVED FOR SAFETY REASONS.                      3] TROUBLESHOOTING THE TENNIS COURT MAGLOCK DOOR, TRACK PROBLEM BACK TO A BLOWN FUSE AT THE DSX POWER DISTRIBUTION MODULE INSIDE THE ELECTRICAL ROOM.                      4] TECHNICIAN USED SPARE FUSE TO RESTORE NORMAL OPERATION. TESTED OPERATION, TENNIS COURT DOOR IS</p>		
		<b>Total</b>	

Thank you for your business.

<b>Phone #</b>
727-533-0295

<b>Payments/Credits</b>
<b>Balance Due</b>

ACCURATE ELECTRONICS, INC.

# Invoice

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

Date	Invoice #
2/1/2026	139173

<b>Bill To</b>
WATERSET CENTRAL CDD C/O RIZZETTA & CO P. O. BOX 32414 CHARLOTTE, NC 28232

<b>Ship To</b>
WATERSET CENTRAL CDD 7281 PARADISO DR APOLLO BEACH, FL 33572

P.O. No.	Terms
HEIDI TORRES	Net 30

Quantity	Description	Rate	Amount
1.5	SECURED AND FUNCTIONING. TECH UPDATED HEIDI TORRES, CALL INCOMPLETE FOR PART. TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	182.25
1	TRIP CHARGE	49.50	49.50
	Exempt Sales	0.00%	0.00
		<b>Total</b>	\$231.75

Thank you for your business.

<b>Phone #</b>
727-533-0295

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$231.75



Invoice Date  
12/25/2025

Invoice Number  
17954052

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) \$1,315.73**

Terms:  
**Net 30 Days**

Service Location: **280530** Customer: **280530** Billing Period: **12/19/2025 - 12/25/2025**  
**WaterSet**  
7281 Paradiso drive  
Apollo Beach, FL 33572

Description	Quantity	UOM	Price	Amount
Security Professional-Regular - 00:00-01:30	6.00	HR	25.38	152.28
Security Professional-Regular - 17:30-00:00	26.00	HR	25.38	659.88
Security Professional-Holiday - 00:00-01:30	1.50	HR	38.07	57.11
Security Professional-Holiday - 17:30-00:00	6.50	HR	38.07	247.46
HELIAUS Mobile (IMEI=354216240041800) - December, 2025	1.00	Each	199.00	199.00
Total Hours	40.00			0.00
<b>Subtotal</b>				<b>1,315.73</b>
<b>Sales Tax Subtotal</b>				<b>0.00</b>
<b>Total for - WaterSet</b>				<b>1,315.73</b>

<b>Subtotal</b>	
	\$1,315.73
<b>Sales Tax</b>	
	\$0.00
<b>Total Amount Due:</b>	
<b>(USD)</b>	<b>\$1,315.73</b>



Invoice Date  
12/25/2025

Invoice Number  
17954052

Invoice NO. 17954052

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						6.00	\$25.38	\$152.28	
12/19/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
12/20/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
12/21/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
12/22/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
Security Professional-Regular - 17:30-00:00						26.00	\$25.38	\$659.88	
12/19/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
12/20/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
12/21/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
12/24/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
Security Professional-Holiday - 00:00-01:30						1.50	\$38.07	\$57.11	
12/25/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Hol Worked 1.5		
Security Professional-Holiday - 17:30-00:00						6.50	\$38.07	\$247.46	
12/25/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Hol Worked 1.5		
HELIAUS Mobile (IMEI=354216240041800) - December, 2025						1.00	\$199.00	\$199.00	
Total Hours						40.00		\$0.00	

**Revenue Total \$1,315.73**  
**Tax Total \$0.00**  
**Grand Total \$1,315.73**



Invoice Date  
01/01/2026

Invoice Number  
17986210

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) \$1,116.73**

Terms:  
**Net 30 Days**

Service Location: **280530** Customer: **280530** Billing Period: **12/26/2025 - 01/01/2026**  
**WaterSet**  
7281 Paradiso drive  
Apollo Beach, FL 33572

Description	Quantity	UOM	Price	Amount
Security Professional-Regular - 00:00-01:30	6.00	HR	25.38	152.28
Security Professional-Regular - 17:30-00:00	26.00	HR	25.38	659.88
Security Professional-Holiday - 00:00-01:30	1.50	HR	38.07	57.11
Security Professional-Holiday - 17:30-00:00	6.50	HR	38.07	247.46
Total Hours	40.00			0.00
<b>Subtotal</b>				<b>1,116.73</b>
<b>Sales Tax Subtotal</b>				<b>0.00</b>
<b>Total for - WaterSet</b>				<b>1,116.73</b>

<b>Subtotal</b>	
	\$1,116.73
<b>Sales Tax</b>	
	\$0.00
<b>Total Amount Due:</b>	
<b>(USD)</b>	<b>\$1,116.73</b>



Invoice Date  
01/01/2026

Invoice Number  
17986210

Invoice NO. 17986210

Customer: 280530 Wasset 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						6.00	\$25.38	\$152.28	
12/26/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
12/27/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
12/28/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
12/29/25	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
Security Professional-Regular - 17:30-00:00						26.00	\$25.38	\$659.88	
12/26/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
12/27/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
12/28/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
12/31/25	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
Security Professional-Holiday - 00:00-01:30						1.50	\$38.07	\$57.11	
01/01/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Hol Worked 1.5		
Security Professional-Holiday - 17:30-00:00						6.50	\$38.07	\$247.46	
01/01/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Hol Worked 1.5		
<b>Total Hours</b>						<b>40.00</b>		<b>\$0.00</b>	

**Revenue Total \$1,116.73**  
**Tax Total \$0.00**  
**Grand Total \$1,116.73**



Invoice Date  
01/08/2026

Invoice Number  
18009042

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: <b>280530</b>		Customer: <b>280530</b>		Billing Period: <b>01/02/2026 - 01/08/2026</b>	
<b>WaterSet</b>					
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	
<b>Subtotal</b>				<b>1,015.20</b>	
<b>Sales Tax Subtotal</b>				<b>0.00</b>	
<b>Total for - WaterSet</b>				<b>1,015.20</b>	

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



Invoice Date  
01/08/2026

Invoice Number  
18009042

Invoice NO. 18009042

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	
01/02/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/03/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/04/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/05/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/08/26	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	
01/02/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/03/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/04/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/07/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/08/26	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**



Invoice Date  
01/15/2026

Invoice Number  
18026568

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: <b>280530</b>		Customer: <b>280530</b>		Billing Period: <b>01/09/2026 - 01/15/2026</b>	
<b>WaterSet</b>					
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	
<b>Subtotal</b>				<b>1,015.20</b>	
<b>Sales Tax Subtotal</b>				<b>0.00</b>	
<b>Total for - WaterSet</b>				<b>1,015.20</b>	

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



Invoice Date  
01/15/2026

Invoice Number  
18026568

Invoice NO. 18026568

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	
01/09/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/10/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/11/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/12/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/15/26	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	
01/09/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/10/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/11/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/14/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/15/26	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**



Invoice Date  
01/22/2026

Invoice Number  
18048448

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: **01/16/2026 - 01/22/2026**  
**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
<b>Subtotal</b>				<b>1,015.20</b>
<b>Sales Tax Subtotal</b>				<b>0.00</b>
<b>Total for - WaterSet</b>				<b>1,015.20</b>

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



Invoice Date  
01/22/2026

Invoice Number  
18048448

Invoice NO. 18048448

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
01/16/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
01/17/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
01/18/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
01/19/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
01/22/26	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
01/16/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
01/17/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
01/18/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
01/21/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
01/22/26	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**



Invoice Date  
01/29/2026

Invoice Number  
18079321

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) \$1,214.20**

Terms:  
**Net 30 Days**

Service Location: **280530** Customer: **280530** Billing Period: **01/23/2026 - 01/29/2026**  
**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
HELIAUS Mobile (IMEI=354216240041800) - January, 2026	1.00	Each	199.00	199.00
Total Hours	40.00			0.00
<b>Subtotal</b>				<b>1,214.20</b>
<b>Sales Tax Subtotal</b>				<b>0.00</b>
<b>Total for - WaterSet</b>				<b>1,214.20</b>

<b>Subtotal</b>	
	\$1,214.20
<b>Sales Tax</b>	
	\$0.00
<b>Total Amount Due:</b>	
<b>(USD)</b>	<b>\$1,214.20</b>



Invoice Date  
01/29/2026

Invoice Number  
18079321

Invoice NO. 18079321

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	
01/23/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/24/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/25/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/26/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/29/26	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	
01/23/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/24/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/25/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/28/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/29/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
HELIAUS Mobile (IMEI=354216240041800) - January, 2026						1.00	\$199.00	\$199.00	
Total Hours						40.00		\$0.00	

**Revenue Total \$1,214.20**  
**Tax Total \$0.00**  
**Grand Total \$1,214.20**



Invoice Date  
02/05/2026

Invoice Number  
18116294

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: **01/30/2026 - 02/05/2026**  
**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
<b>Subtotal</b>				<b>1,015.20</b>
<b>Sales Tax Subtotal</b>				<b>0.00</b>
<b>Total for - WaterSet</b>				<b>1,015.20</b>

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



Invoice Date  
02/05/2026

Invoice Number  
18116294

Invoice NO. 18116294

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	
01/30/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
01/31/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
02/01/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
02/02/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
02/05/26	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	
01/30/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
01/31/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/01/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/04/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/05/26	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**



Invoice Date  
02/12/2026

Invoice Number  
18136155

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: **02/06/2026 - 02/12/2026**  
**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
<b>Subtotal</b>				<b>1,015.20</b>
<b>Sales Tax Subtotal</b>				<b>0.00</b>
<b>Total for - WaterSet</b>				<b>1,015.20</b>

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



Invoice Date  
02/12/2026

Invoice Number  
18136155

Invoice NO. 18136155

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	
02/06/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
02/07/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
02/08/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
02/09/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
02/12/26	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	
02/06/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/07/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/08/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/11/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/12/26	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



**1623 S. 51st Street  
Tampa, FL 33619-5327**

(813) 655-7520  
Plumbing #CFC019219  
Air Conditioning #CAC1822951

**BILL TO**

Waterset Central CDD  
3434 Colwell Avenue #UNIT 200  
Tampa, FL 33614 USA

**Customer PO**  
**Payment Term Net 30**

**JOB ADDRESS**

Waterset Clubhouse  
7281 Paradiso Drive #Clubhouse  
Apollo Beach, FL 33572 USA

INVOICE #  
77626

INVOICE DATE  
1/12/2026

**DESCRIPTION OF WORK**

Backflow test 2 devices on site

3/4 Wilkins 975XL2 ser#4330241 meter#37156910

Results:

Cv1: 7.6

Cv2: 1.4

Rv: 1.4

Passed

1 inch Wilkins 975XL2 ser#4351493 meter#54230101 @ domestic

Results:

Cv1: 10.0

Cv2: 2.8

Rv: 2.6

Passed

**TOTAL DUE** \$198.00

**PAYMENT** \$0.00

**BALANCE DUE** \$198.00

**CUSTOMER AUTHORIZATION**

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.

Sign here *NA*

Date 1/12/2026

---

**CUSTOMER ACKNOWLEDGEMENT**

My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section.

Sign here *NA*

Date 1/12/2026

---



Alvarez Plumbing and Air Conditioning  
1623 S. 51<sup>st</sup> Street, Tampa, Florida 33619  
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

## Terms & Conditions

### **CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

### **CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

### **GUARANTEES:**

Repairs guaranteed 30-days. New fixtures guaranteed one (1) year parts and labor, excluding consumable parts or use outside of manufacturer's instructions. No guarantee on customer supplied parts. Most stoppages guaranteed 30-days subject to recall findings. No guarantee on Commercial stoppages. Not responsible for any patch work unless noted.



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

Invoice 596

Date	PO#
01/01/26	
Sales Rep	Terms
Trey Ballenger	Due on Receipt

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

Property Address
Waterset Central CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#200 - Irrigation Maintenance Agreement January 2026				<b>\$5,831.00</b>

Subtotal	\$5,831.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$5,831.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$5,831.00</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$6,401.97	\$5,831.00	\$0.00	\$0.00



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

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

### Invoice 616

Date	PO#
01/09/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Property Address
Waterset Central CDD Apollo Beach, FL

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

Emergency repair-Phase 4 controller not working

Emergency Repair - WSC phase 4 controller not working(over current) Zone 16, 17 rewired controller module & zone 21 needed a decoder and solenoid replacement.







Irrigation Repair - 01/08/2026

\$1,202.78

Subtotal	\$1,202.78
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,202.78</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,202.78</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,202.78	\$5,831.00	\$0.00	\$0.00	\$0.00



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

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

Invoice 625

Date	PO#
01/14/26	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Property Address
Waterset Central CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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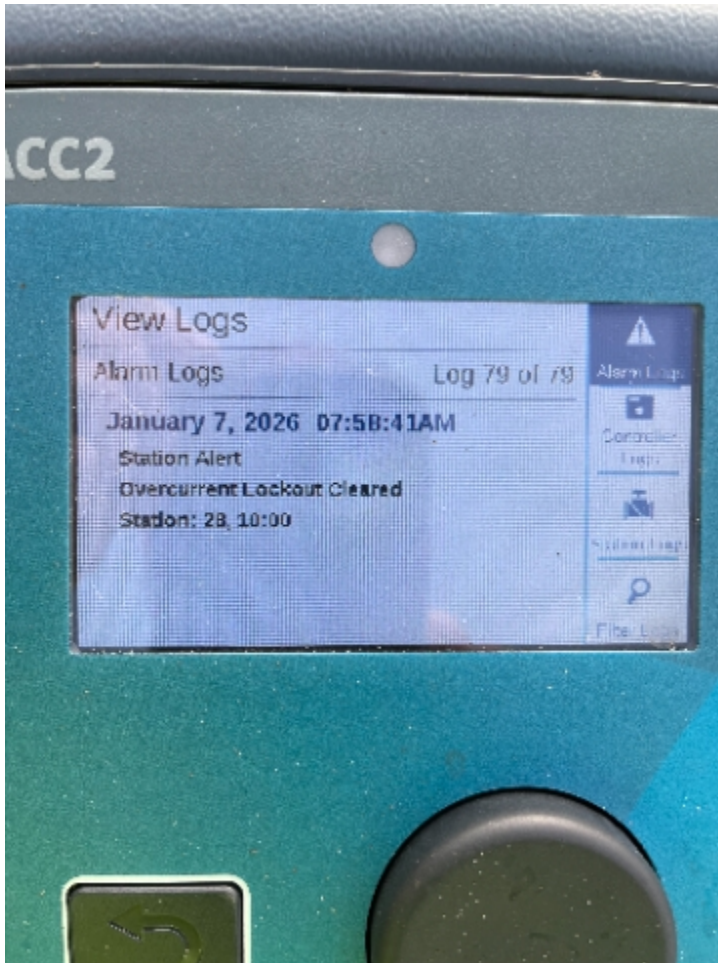
5B1 Controller- Decoder & solenoid replacement

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









Irrigation Repair - 01/14/2026

\$424.07

Subtotal	\$424.07
Sales Tax	\$0.00
<b>Total</b>	<b>\$424.07</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$424.07</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$424.07	\$7,033.78	\$0.00	\$0.00	\$0.00



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

Invoice 644

Date	PO#
01/30/26	
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
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Freeze Protection Service – Irrigation System

Freeze Protection Service- Upon the National Weather Service predicting a freeze event of 4 hours or more, all above ground points of connection will be turned off and all above ground pipes and filters will be drained of water. Once a freeze event is over, all water connections will be turned back on and tested for proper operation.

Irrigation Repair - 01/30/2026 \$150.00

Subtotal	\$150.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$150.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$150.00</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$150.00	\$0.00	\$0.00	\$0.00	\$0.00



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

Invoice 656

Date	PO#
02/01/26	
Sales Rep	Terms
Trey Ballenger	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
#200 - Irrigation Maintenance Agreement February 2026				<b>\$5,831.00</b>

Subtotal	\$5,831.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$5,831.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$5,831.00</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,831.00	\$150.00	\$0.00	\$0.00	\$0.00



I N D U S T R I E S

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

Please Remit Payment To:

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

# Invoice

**Invoice Number:** 2021190-IN  
**Invoice Date:** 2/6/2026  
**Order Number :** 1034025  
**Order Date:** 2/3/2026  
**Salesperson:** Tristin Kosco  
**Customer Number:** 20-FLCASTLE

**Bill To:**  
 Waterset Central CDD  
 3434 Colwell Avenue  
 Ste 200  
 TAMPA, FL 33614

**Ship To:**  
 Brandon Industries  
 TAMPA, FL 33619

**Confirm To:**

Customer P.O.	Ship VIA	F.O.B.	Terms
Waterset Central CDD	INSTALL		Due Upon Receipt

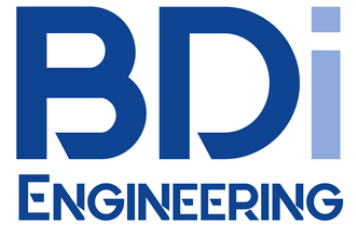
Quantity			Item Number	Description	Unit Price	Amount
Ordered	Shipped	B/O				
			/INSTALL FL	Installation Labor Florida		500.00
				Straightening of Street Signs •Waterset Central CDD		
				• Waterset Blvd / Madrigal Way		
				• Waterset Blvd / Reservoir Ct		
				• Wayfarer / Covington Gardens		
				• Bettle Palm / Covington Gardens		

Net Invoice: 500.00  
 Less Discount: 0.00  
 Sales Tax: 0.00  
**Invoice Total:** 500.00

**THANK YOU!**

**Brletic Dvorak Inc**

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



**INVOICE**

**BILL TO**

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

INVOICE 2269  
DATE 12/29/2025  
TERMS Net 30  
DUE DATE 01/28/2026

**PROJECT NAME**

Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[December 01 - December 29]	9:00	180.00	1,620.00

BALANCE DUE

**\$1,620.00**



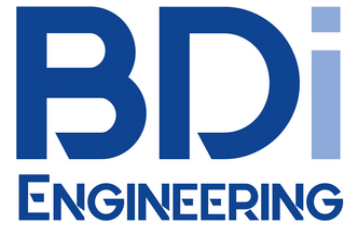
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
Dec-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	5.00	\$180	J. Whited	\$900.00
Communication for shoreline restorations and SOI	4.00	\$180	J. Whited	\$720.00
repairs RFPs. Pool Discharge Communication with	0.00	\$120	K. Wagner	\$0.00
Staff & Residents.				
<b>INVOICE TOTAL</b>	<b>9.00</b>			<b>\$1,620.00</b>

---

**Brlitic Dvorak Inc**

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



**INVOICE**

**BILL TO**

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

INVOICE 2312  
DATE 01/30/2026  
TERMS Net 30  
DUE DATE 03/01/2026

**PROJECT NAME**

Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[January 05 - January 30]	7:30	180.00	1,350.00

BALANCE DUE

**\$1,350.00**



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
Jan-26

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	1.50	\$180	J. Whited	\$270.00
Research and Marked up Phase Map for Towing.	3.00	\$180	J. Whited	\$540.00
	0.00	\$120	K. Wagner	\$0.00
Pool Discharge Damage; Resident Communication via	3.00	\$180	J. Whited	\$540.00
Phone and Email, SV.	0.00	\$120	K. Wagner	\$0.00
<b>INVOICE TOTAL</b>	<b>7.50</b>			<b>\$1,350.00</b>

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INVOICE

INVOICE NO. 4512244

**CARD ACCESSories™ COMPANY**  
**104 Graham St. SE**  
**Port Charlotte, FL 33952**

**TELEPHONE: (941) 627-0600**

**FAX: (941) 624-6903**

**NOTE: OUR REMITTANCE ADDRESS HAS CHANGED.**

**PLEASE REMIT TO:**

**CARD ACCESSories Company**  
**20 Asher Lane**  
**Arden, NC 28704**

<p><b>SOLD TO:</b> <b>Waterset Central CDD</b></p> <p><b>Email: <a href="mailto:cddinvoice@rizzetta.com">cddinvoice@rizzetta.com</a></b></p>	<p><b>Waterset Clubhouse</b> <b>ATTN: Ms. Kateria Parodi</b> <b>7281 Paradiso Drive</b> <b>Apollo Beach, FL 33572</b></p> <p>Phone: 813-677-2114 Email: <a href="mailto:ljorin@castlegroup.com">ljorin@castlegroup.com</a></p>
--	--

CUSTOMER ORDER #	SLSN	TERMS	SHIP VIA	FOB	DATE
<i>p.o. # 12/8/25 email</i>	<i>k</i>	<i>net 30</i>	<i>UPS/FedX</i>	<i>orig.</i>	<i>December 19, 2025</i>

QUANTITY ORDERED:	QUANTITY SHIPPED:	DESCRIPTION:	UNIT PRICE:	EXTENSION
300	300	CA-Clam Prox	\$ 1.99	\$ 597.00
300	300	CA-AdBak20	.48	144.00

TOTAL MERCHANDISE: \$ 741.00  
 SHIPPING: 18.10  
**TOTAL INVOICE (tx xmpt): \$ 759.10**



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

**Document No:**INS-0126-330  
**Document Date:**01/31/2026

**Association:** Waterset Central Community Development District Facilities Manag

**Total Due:** \$349.84

Date	Description	Amount
01/31/2026	Insurance Reimbursement Gomez, Victoria M.	\$122.40
01/31/2026	Insurance Reimbursement Torres, Heidi L.	\$103.28
01/31/2026	Insurance Reimbursement Parodi Tarira, Katiria	\$124.16

**Report Totals**

**Billing:** \$349.84  
**Total Sales Tax:** \$0.00  
**Balance Due:** **\$349.84**

*\*\*\*Please note our monthly billing for the reimbursement of health insurance has increased to \$765.00/month/employee reflecting our new Group Health Insurance Plan Renewal for the year commencing January 1st 2026\*\*\**



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

**Document No:**INS-1225-308  
**Document Date:**12/31/2025

**Association:** Waterset Central Community Development District Facilities Manag

**Total Due:** \$212.57

Date	Description	Amount
12/31/2025	Insurance Reimbursement Torres, Heidi ASTPM	\$96.53
12/31/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$116.04

**Report Totals**

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



# INVOICE

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

**Total Due: \$2,120.09**

Invoice Number: 32019037496  
Our Order No. 31019101331  
Invoice Date: 1/1/2026  
Due Date: 1/31/2026

Phone: 727-940-5873 ext 0  
Email: [tbaccounting@gocitywide.com](mailto:tbaccounting@gocitywide.com)

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

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

PO #	Customer ID	FSM	Payment Terms	Service Dates	
	01019000216	Seymour Wright	Net 30 days	01/01/26 to 01/31/26	
Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services	31019101331	1	2,120.09	2,120.09

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

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



# INVOICE

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

**Total Due: \$687.54**

Invoice Number: 52019011091  
 Our Order No. 51019010043  
 Invoice Date: 1/19/2026  
 Due Date: 2/18/2026

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

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

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

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

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

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

**Subtotal: 687.54**  
**Sales Tax: 0.00**  
**Total Due: \$687.54**

# INVOICE

Cooper Pools Inc CPC1459240  
4850 Allen Rd PMB 13  
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com  
+1 (844) 766-5256



## Cleaning Commercial Acct:Rizzetta & Company:Waterset Central CDD / Waterline Station

### Bill to

Waterset Central CDD / Waterline Station  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

### Ship to

Waterset Central CDD / Waterline Station  
7281 Paradiso Dr  
Apollo Beach, FL 33572

### Invoice details

Invoice no.: 2026-1153  
Terms: Net 30  
Invoice date: 02/01/2026  
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Monthly Commercial Maintenance</b>	Monthly Commercial Maintenance February 2026	1	\$5,320.00	\$5,320.00

**Total** **\$5,320.00**

### Ways to pay



[View and pay](#)



4740B Allen Rd PMB  
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937  
License # CPC1459240

# Cooper Pools

844-766-5256

Waterset Central CDD / Waterline Station  
3434 Colwell Avenue Suite 200  
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
<b>12/26/2025</b>	<b>\$790.00</b>	<b>11/26/2025</b>

## INVOICE NO. 314

**Order No.:**  
**Quote No.:**  
**Job No.:** 651  
**Site Address:** 5701 Madrigal Way  
 Apollo Beach FL 33572

Install New Stenner Pump

### Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
45MJL5A1STAA 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	1.00	\$700.00	\$700.00
Commercial installation / Labor			\$90.00
<b>Sub-Total ex Tax</b>			\$790.00
<b>Tax</b>			\$0.00
<b>Total</b>			\$790.00

<b>Sub-Total ex Tax</b>	\$790.00
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$790.00
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$790.00

### How To Pay



**Credit Card (MasterCard or Visa)**

Pay Online [cooperpoolsinc.simprosuite.com/payment/](http://cooperpoolsinc.simprosuite.com/payment/)  
Please call 844-766-5256 to pay over the phone.



INVOICE NO. 314

<b>DUE DATE:</b>	<b>12/26/2025</b>	<b>AMOUNT DUE:</b>	<b>\$790.00</b>
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4740B Allen Rd PMB  
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937  
License # CPC1459240

# Cooper Pools

844-766-5256

Waterset Central CDD / Waterline Station  
3434 Colwell Avenue Suite 200  
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/05/2026	\$500.00	01/06/2026

## INVOICE NO. 386

Order No.:  
Quote No.:  
Job No.: 767  
Site Address: 5701 Madrigal Way  
Apollo Beach FL 33572

Check Error Code on Raypak

### Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Heater Diagnosis	2.00	\$250.00	\$500.00
<b>Sub-Total ex Tax</b>			\$500.00
<b>Tax</b>			\$0.00
<b>Total</b>			\$500.00

<b>Sub-Total ex Tax</b>	\$500.00
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$500.00
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$500.00

### How To Pay



#### Credit Card (MasterCard or Visa)

Pay Online [cooperpoolsinc.simprosuite.com/payment/](http://cooperpoolsinc.simprosuite.com/payment/)  
Please call 844-766-5256 to pay over the phone.



INVOICE NO. 386

**DUE DATE:** 02/05/2026 **AMOUNT DUE:** \$500.00



4740B Allen Rd PMB  
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937  
License # CPC1459240

# Cooper Pools

844-766-5256

Waterset Central CDD / Waterline Station  
3434 Colwell Avenue Suite 200  
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
03/08/2026	\$300.00	02/06/2026

## INVOICE NO. 459

**Order No.:**  
**Quote No.:** 568  
**Job No.:** 884  
**Site Address:** 5701 Madrigal Way  
 Apollo Beach FL 33572

Tech reported heater is not firing.

### Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Service Call - Heater Diagnosis	1.00	\$300.00	\$300.00
<b>Sub-Total ex Tax</b>			\$300.00
<b>Tax</b>			\$0.00
<b>Total</b>			\$300.00

<b>Sub-Total ex Tax</b>	\$300.00
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$300.00
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$300.00

## How To Pay



**Credit Card (MasterCard or Visa)**

Pay Online [cooperpoolsinc.simprosuite.com/payment/](http://cooperpoolsinc.simprosuite.com/payment/)

Please call 844-766-5256 to pay over the phone.



INVOICE NO. 459

<b>DUE DATE:</b>	03/08/2026	<b>AMOUNT DUE:</b>	\$300.00
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**Waterset Central CDD**

**Meeting Date: February 11, 2026**

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present
Deneen Klenke*	
Kelly Setta	X
Curtis Thorton	X
Thomas McNutt	X
Brandon Bentley*	

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:02am
Meeting End Time:	1:08pm
Total Meeting Time:	3:04m

Time Over \_\_\_\_\_ ( 3 ) Hours:

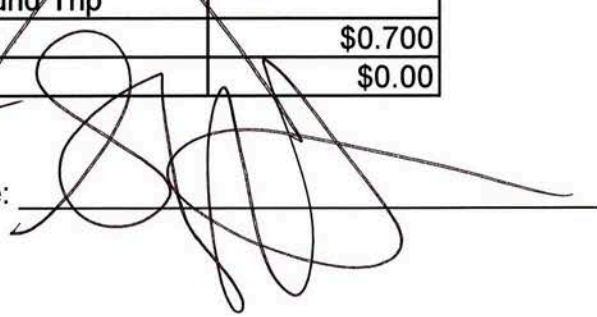
Total at \$175 per Hour: \$0.00

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: \_\_\_\_\_





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

# Invoice

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

**SHIP TO**  
 Waterset Central CDD  
 7281 Paradiso Drive  
 Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34581	12/25/2025	\$199.00	01/09/2026	Net 15	

SALES REP  
 NB

ACCT#/LOT/BLK  
 Clubhouse CCTV

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

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

SUBTOTAL	199.00
TAX (7.5%)	0.00
TOTAL	199.00
BALANCE DUE	<b>\$199.00</b>



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

# Invoice

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

**SHIP TO**  
 Waterset Central CDD  
 7281 Paradiso Drive  
 Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34641	01/11/2026	\$49.98	01/26/2026	Net 15	

**P.O. NUMBER**  
 Install Date: 4/11/25

**SALES REP**  
 DC

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

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

SUBTOTAL	49.98
TAX (7.5%)	0.00
TOTAL	49.98
<b>BALANCE DUE</b>	<b>\$49.98</b>



DCSI, Inc. "Security & Sound"  
 P.O. Box 265  
 Lutz, FL 33548 USA  
 813-949-6500  
 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
34662	01/16/2026	\$399.00	01/31/2026	Net 15	

P.O. NUMBER  
11281

SALES REP  
Tech: DC

ACCT#/LOT/BLK  
Waterline Station Pool

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/22/2025	<b>Camera/DVR Service (C)</b> Reason for call: 1. Install new NVR to replace the one that went bad. 2. Program and connect to monitoring station.  Tech Notes: 1. Installed HDDs in new NVR and programmed and tested the talk down system with the monitoring station.  Time on site: 1:30 PM - 5:30 PM (4 hours)	1	399.00	399.00
12/22/2025	<b>NVR</b> N82B2P2 8 Channel 4K NVR - warranty replacement on hardware	1	0.00	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	399.00
TAX (6.5%)	0.00
TOTAL	399.00
BALANCE DUE	<b>\$399.00</b>



DCSI, Inc. "Security & Sound"  
 P.O. Box 265  
 Lutz, FL 33548 USA  
 813-949-6500  
 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
34692	01/23/2026	\$199.00	02/07/2026	Net 15	

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

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Interactive Talk Down Monitoring</b> 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
	<b>OHE Overages</b> 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	<b>\$199.00</b>



DCSI, Inc. "Security & Sound"  
 P.O. Box 265  
 Lutz, FL 33548 USA  
 813-949-6500  
 info@dcsisecurity.com  
 http://DCSIsecurity.com

# Invoice

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

**SHIP TO**  
 Waterset Central CDD  
 7281 Paradiso Drive  
 Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34704	01/25/2026	\$199.00	02/09/2026	Net 15	

SALES REP  
 NB

ACCT#/LOT/BLK  
 Clubhouse CCTV

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

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

SUBTOTAL	199.00
TAX (7.5%)	0.00
TOTAL	199.00
BALANCE DUE	<b>\$199.00</b>



**DCSI, Inc. "Security & Sound"**  
 P.O. Box 265  
 Lutz, FL 33548 USA  
 813-949-6500  
 info@dcsisecurity.com  
 http://DCSIsecurity.com

# Invoice

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

**SHIP TO**  
 Waterset Central CDD  
 7281 Paradiso Drive  
 Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34780	02/11/2026	\$49.98	02/26/2026	Net 15	

**P.O. NUMBER**  
 Install Date: 4/11/25

**SALES REP**  
 DC

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

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

SUBTOTAL	49.98
TAX (7.5%)	0.00
TOTAL	49.98
<b>BALANCE DUE</b>	<b>\$49.98</b>



# INVOICE

<b>Customer</b>	Waterset Central Community Development District
<b>Acct #</b>	782
<b>Date</b>	01/29/2026
<b>Customer Service</b>	Brendan Callen
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 197.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#31353
E705943	

Thank You

Please detach and return with payment



Customer: Waterset Central Community Development District

Invoice	Effective	Transaction	Description	Amount
31353	03/25/2026	Renew policy	Policy #E705943 03/25/2026-03/25/2027 DBL Surety, LLC  TECO Tampa Electric - Renew policy Due Date: 1/29/2026	197.00

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

Total	
\$	197.00

Thank You

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939  accounting@egisadvisors.com	<b>Date</b>
		01/29/2026



Erin McCormick | Law, PA

Erin McCormick, Esq.

**Waterset Central Community Development District**

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

Invoice Date	Invoice Number
01/26/2026	10866
Terms	Service Through
	01/26/2026

**In Reference To: General Representation (Work)**

Date	By	Services	Hours	Amount
12/10/2025	Erin R McCormick	Review of Agenda, Minutes and backup materials and prepare for Board of Supervisors meeting; review and revise Parking Enforcement Policies; review and revise Towing Authorization Agreement; attend Waterset Central CDD Board meeting;	4.40	\$ 2,068.00
12/12/2025	Erin R McCormick	Review of Division of Corporations information for Target Recovery Towing; review Towing Authorization Agreement; prepare email to Stephanie DeLuna regarding exhibit needed for Towing Authorization Agreement and transmittal to tow company and notice of public hearing on towing enforcement policies;	1.00	\$ 470.00
12/17/2025	Erin R McCormick	Telephone conference with Thomas McNutt regarding policies	0.30	\$ 141.00
12/30/2025	Erin R McCormick	Review of emails to Stephanie DeLuna; prepare follow up email to Stephanie DeLuna regarding Agreement with Target Recovery Towing and parking policies notice of public hearing;	0.30	\$ 141.00
01/09/2026	Erin R McCormick	Review of email from Deneen Klenke regarding golf cart lease and respond; email to Stephanie DeLuna, Katiria Parodi and Deneen Klenke regarding CDD Workshop and concerning towing agreement; receipt of email from Derrick Evans and review of Agenda for Workshop; provide comments to Derrick Evans and Stephanie DeLuna;	0.50	\$ 235.00
01/09/2026	Erin R McCormick	Prepare CDD 101 Power Point Presentation for Waterset Central CDD [CLIENT COURTESY - NO CHARGE]	1.00	\$ 0.00
01/12/2026	Erin R McCormick	Prepare Power Point Presentation for CDD Workshop [CLIENT COURTESY - NO CHARGE]	1.00	\$ 0.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

**Waterset Central Community Development District**

3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

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

Invoice Date	Invoice Number
01/26/2026	10866
Terms	Service Through
	01/26/2026

01/12/2026	Erin R McCormick	Telephone conference with Stephanie De Luna regarding upcoming workshop; further telephone conference with Ms. DeLuna regarding notice of cancellation of meeting on website; review of emails from Deneen Klenke and Katiria Parodi regarding golf cart lease and reply to same; telephone conference with Ms. DeLuna regarding potential dates for rescheduled workshop;	0.60	\$ 282.00
01/20/2026	Erin R McCormick	Review of email from Stephanie DeLuna regarding notice for CDD Workshop; review of website; email to Stephanie DeLuna; review of revised Notice; email to Stephanie DeLuna and Deneen Klenke; review of email from Katiria Parodi regarding golf cart and respond;	0.60	\$ 282.00

<b>Total Hours</b>	9.70 hrs
<b>Total Work</b>	\$ 3,619.00
<b>Total Invoice Amount</b>	<b>\$ 3,619.00</b>
<b>Previous Balance</b>	<b>\$ 3,995.00</b>
12/23/2025 Payment - Check Split Payment	(\$3,995.00)
<b>Balance (Amount Due)</b>	<b>\$ 3,619.00</b>



Erin McCormick | Law, PA

Erin McCormick, Esq.

**Waterset Central Community Development District**

3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

Email: rizzettacddinvoices@avidbill.com;  
tjudd@rizzetta.com; lspock@rizzetta.com

Invoice Date	Invoice Number
02/05/2026	10872
Terms	Service Through
	02/05/2026

**In Reference To: General Representation (Work)**

Date	By	Services	Hours	Amount
01/27/2026	Erin R McCormick	Review of Agenda for Board of Supervisors workshop; email to Stephanie DeLuna, Christine Gararo and Deneen Klenke regarding materials for workshop	0.50	\$ 235.00
01/28/2026	Erin R McCormick	Review of email from Stephanie DeLuna; respond to Stephanie DeLuna, Christine Gargaro and Deneen Klenke; review of email and revised Agenda package from Christine Gargaro and respond; email to Christine Gargara and Stephanie DeLuna regarding distribution of Agenda packages; review of tentative agenda for Feb 11th Board meeting; email to Christine Gargaro and Stephanie DeLuna regarding above;	1.10	\$ 517.00
02/02/2026	Erin R McCormick	Review of email from Stephanie DeLuna and respond	0.10	\$ 47.00
02/03/2026	Erin R McCormick	Preparation for call with Stephanie DeLuna; email to Stephanie DeLuna regarding above; telephone conference with Stephanie DeLuna;	0.90	\$ 423.00
02/04/2026	Erin R McCormick	Telephone conference with Rachel Welborn regarding CDD workshop; prepare for Workshop; review of comments concerning Amenity Policies; email to Rachel Welborn and Stephanie DeLuna; review of email from Katiria Parodi regarding golf cart; review of email from Deneen Klenke; review of email regarding Mommy and Me classes; travel to and attend Board Workshop	7.10	\$ 3,337.00

**In Reference To: General Representation (Expenses)**

Date	By	Expenses	Amount
02/05/2026	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 63.22



Erin McCormick | Law, PA

Erin McCormick, Esq.

**Waterset Central Community Development  
District**

3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

Email: rizzettacddinvoices@avidbill.com;  
tjudd@rizzetta.com; lspock@rizzetta.com

Invoice Date	Invoice Number
02/05/2026	10872
Terms	Service Through
	02/05/2026

<b>Total Hours</b>	9.70 hrs
<b>Total Work</b>	\$ 4,559.00
<b>Total Expenses</b>	\$ 63.22
<b>Total Invoice Amount</b>	<b>\$ 4,622.22</b>
<b>Previous Balance</b>	<b>\$ 3,619.00</b>
<b>Balance (Amount Due)</b>	<b>\$ 8,241.22</b>



7823 N Dale Mabry Hwy,  
 STE 107  
 Tampa, FL 33614  
 Ofc: 813-870-2966  
 Fax: 813-870-2896

# Invoice

Date	Invoice #
1/2/2026	37285

<b>Bill To</b>
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

<b>Ship To</b>
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

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

Item	Description	Qty	Rate	Amount
Service	The safety clip of the treadmill located between two ellipticals is intact. Tested the safety switch functionality and found out to be working as intended as well. To make sure, I tested other treadmills as well. I didn't find any issues with safety clips or safety switch functionality.		95.00	95.00

<b>Subtotal</b>		\$95.00
<b>Sales Tax (0.0%)</b>		\$0.00
<b>Total</b>		\$95.00
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$95.00

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

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



7823 N Dale Mabry Hwy,  
 STE 107  
 Tampa, FL 33614  
 Ofc: 813-870-2966  
 Fax: 813-870-2896

# Invoice

Date	Invoice #
2/17/2026	37774

<b>Bill To</b>
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

<b>Ship To</b>
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

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

Item	Description	Qty	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed		340.00	340.00

<b>Subtotal</b>		\$340.00
<b>Sales Tax (0.0%)</b>		\$0.00
<b>Total</b>		\$340.00
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$340.00

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

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



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

Billing Date:  
**Jan 17, 2026**  
Billing Period:  
**Jan 17 - Feb 16, 2026**


Hi WATERSET CENTRAL,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

**Bill history**

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

**Service summary**

	Previous month	Current month
 Internet	\$129.99	\$129.99
<b>Total services</b>	<b>\$129.99</b>	<b>\$129.99</b>
<b>Total balance</b>		<b>\$129.99</b>

Total balance  
**\$129.99**  
Auto Pay is scheduled  
**Feb 10**



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

6790 0107 DY RP 17 01192026 NNNNNNNN 01 999802

**You are all set with Auto Pay! To review your account, go to [frontier.com](http://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:  
**Jan 17, 2026**

Billing Period:  
**Jan 17 - Feb 16, 2026**



# WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



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For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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](https://frontier.com/internetdisclosures).

## SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/ctnetx-privacy).





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

Billing Date:  
Jan 17, 2026

Billing Period:  
Jan 17 - Feb 16, 2026

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](https://business.frontier.com/internet-backup)



**Internet**

**Monthly Charges**

01.17-02.16	Business Fiber Internet 1 Gig	\$104.99
	Valued Customer Fiber 2 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
<b>Internet Total</b>		<b>\$129.99</b>

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](https://business.frontier.com)



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

Billing Date:  
**Jan 14, 2026**  
Billing Period:  
**Jan 14 - Feb 13, 2026**

Hi WATERSET CENTRAL CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

**Bill history**

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

**Service summary**

	Previous month	Current month
Bundle	\$415.51	\$415.51
Taxes and Fees	\$74.83	↓\$74.30
<b>Total services</b>	<b>\$490.34</b>	<b>\$489.81</b>
<b>Total balance</b>		<b>\$489.81</b>

Total balance  
**\$489.81**  
Auto Pay is scheduled  
**Feb 09**



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

6790 0107 DY RP 14 01142026 YNNNNNNN 01 999880

**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or the MyFrontier app.**

**WATERSET CENTRAL CDD**  
PO BOX 32414  
CHARLOTTE NC 28232-2414

111005813741060306111800000000000000489815



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

Billing Date:  
**Jan 14, 2026**

Billing Period:  
**Jan 14 - Feb 13, 2026**



# WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the MyFrontier® app



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

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## SERVICE TERMS

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**Bundle**

**Monthly Charges**

01.14-02.13	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
<b>Bundle Total</b>		<b>\$415.51</b>

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 \$338.83 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

**NOTICE OF RATE INCREASE...**

Effective with your next bill, your OneVoice Nationwide Bundle will increase by \$20.00 per month, per line.



**Taxes and Fees**

	FCA Long Distance - Federal USF Surcharge	\$22.18
	Federal USF Recovery Charge	\$13.77
	Federal Excise Tax	\$2.89
	<b>Federal Taxes</b>	<b>\$38.84</b>
	FL State Communications Services Tax	\$14.77
	County Communications Services Tax	\$14.43
	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
	<b>State Taxes</b>	<b>\$35.46</b>

**Taxes and Fees Total** **\$74.30**

**Total current month charges** **\$489.81**



HILLSBOROUGH COUNTY  
OFFICE OF THE FIRE MARSHALL  
P.O. BOX 310398  
Tampa, FL 33680

Central



FIRE INSPECTION Waterset Amenity Center  
ATTN: Waterset Amenity Center  
7281 Paradiso Dr  
Apollo Beach, FL 33572

Invoice Date: 12/10/2025  
Location: Waterset Amenity Center  
Address: 7281 Paradiso Dr Apollo Beach, FL 33572  
Account #: DHCFR475217  
Inspection #: 2025003795

Inspection Date: 07/23/2025

Description of Charges	Amount
Annual / Periodic	\$75.00

Total Charges: \$75.00  
Total Credits: \$0.00  
Amount Due: \$75.00

It is the goal of the Fire Marshal's Office to inspect all occupancies in unincorporated Hillsborough County annually. Our fire safety inspections are to ensure compliance with the code requirements in the Florida Fire Prevention Code 2007 edition. The fees for our inspections are allowed per Florida State Statute 633.081(1) and the amounts are established by County Ordinance 98-41 as amended.

^ PLEASE DETACH ALONG THE LINE ABOVE AND RETURN THIS STUB WITH YOUR PAYMENT ^

*Please make checks payable to: Hillsborough County Board of County Commissioners*

*For credit card payments please visit [HCFL.GOV/PAYFIRE](http://HCFL.GOV/PAYFIRE)*

Inspection Number: 2025003795      Location: Waterset Amenity Center  
Account Number: DHCFR475217      Amt Due: \$75.00  
Inspection Date: 12/10/2025      Amount Enclosed \_\_\_\_\_

HILLSBOROUGH COUNTY  
Federal Tax ID: 59-6000661

Remit Payment To:  
OFFICE OF THE FIRE MARSHAL  
P.O. BOX 310398  
Tampa, FL 33680  
(813) 280-9810

HILLSBOROUGH COUNTY  
OFFICE OF THE FIRE MARSHALL  
P.O. BOX 310398  
Tampa, FL 33680



FEB 13 2026

Invoice Date: 01/23/2026

Location: Waterset Amenity Center

Address: 7281 Paradiso Dr Apollo Beach, FL  
33572

Account #: DHCFR475219

Inspection #: 2025003797

FIRE INSPECTION WATERSET CENTRAL  
CDD  
ATTN: Waterset Amenity Center  
3434 COWELL AVE., SUITE 200  
TAMPA, FL 33614

Inspection Date: 07/23/2025

Description of Charges	Amount
Annual / Periodic	\$55.00

Total Charges: \$55.00

Total Credits: \$0.00

Amount Due: \$55.00

It is the goal of the Fire Marshal's Office to inspect all occupancies in unincorporated Hillsborough County annually. Our fire safety inspections are to ensure compliance with the code requirements in the Florida Fire Prevention Code 2007 edition. The fees for our inspections are allowed per Florida State Statute 633.081(1) and the amounts are established by County Ordinance 98-41 as amended.

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*For credit card payments please visit [HCFL.GOV/PAYFIRE](http://HCFL.GOV/PAYFIRE)*

Inspection Number: 2025003797

Location: Waterset Amenity Center

Account Number: DHCFR475219

Amt Due: \$55.00

Inspection Date: 01/23/2026

Amount Enclosed \_\_\_\_\_

HILLSBOROUGH COUNTY  
Federal Tax ID: 59-6000661

Remit Payment To:  
OFFICE OF THE FIRE MARSHAL  
P.O. BOX 310398  
Tampa, FL 33680  
(813) 280-9810



Hillsborough County Florida

S-Page 1 of 12

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

**Summary of Account Charges**

Previous Balance	\$4,710.53
Net Payments - Thank You	\$-4,710.53
Total Account Charges	<b>\$3,325.80</b>
<b>AMOUNT DUE</b>	<b>\$3,325.80</b>

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](http://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



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

1408

<b>DUE DATE</b>	02/19/2026
<b>AMOUNT DUE</b>	\$3,325.80
<b>AMOUNT PAID</b>	



0076871618658 00003325800



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

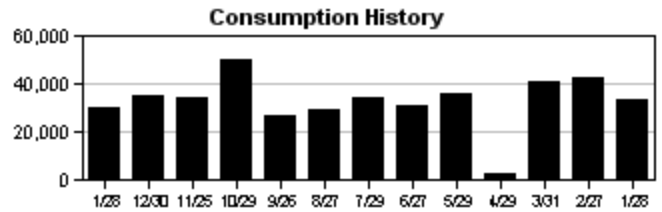
Service Address: 6116 SEA AIR DR

S-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	12/30/2025	19750	01/28/2026	20051	30100 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$12.14
<b>Total Service Address Charges</b>	<b>\$12.14</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

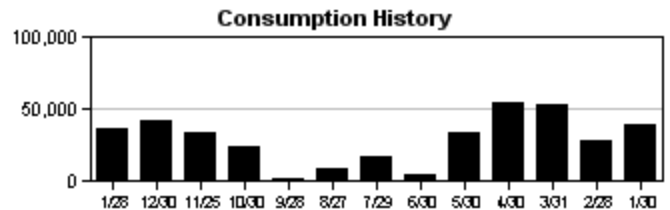
Service Address: 5701 MADRIGAL WAY

S-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	12/30/2025	862597	01/28/2026	899128	36531 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$110.32
Water Base Charge	\$33.95
Water Usage Charge	\$88.26
Sewer Base Charge	\$82.31
Sewer Usage Charge	\$258.27
<b>Total Service Address Charges</b>	<b>\$579.65</b>





Hillsborough County Florida

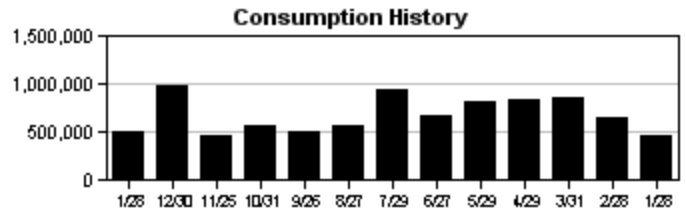
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

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	12/30/2025	285886	01/28/2026	290908	502200 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$171.73  
**Total Service Address Charges \$171.73**



Hillsborough County Florida

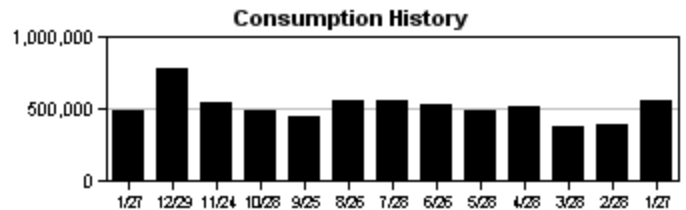
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

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	12/29/2025	363507	01/27/2026	368419	491200 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$292.16  
**Total Service Address Charges \$292.16**





Hillsborough County Florida

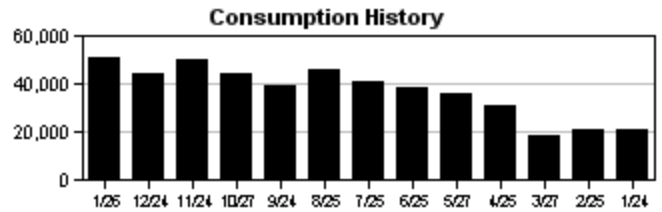
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

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	12/24/2025	15360	01/26/2026	15868	50800 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$28.92  
**Total Service Address Charges \$28.92**



Hillsborough County Florida

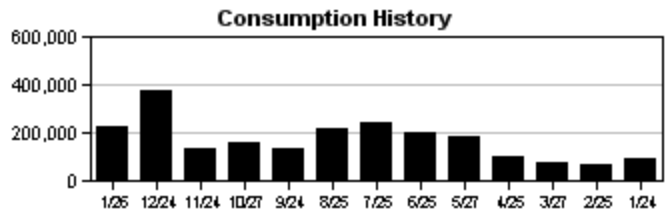
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

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	12/24/2025	99181	01/26/2026	101414	223300 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$46.63  
**Total Service Address Charges \$46.63**





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

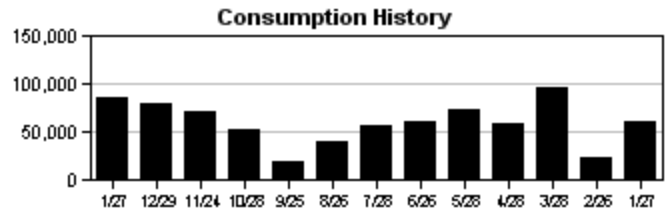
Service Address: 7281 PARADISO AVE

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	12/29/2025	57481	01/27/2026	58290	80900 GAL	ACTUAL	WATER
54230101	12/29/2025	30818	01/27/2026	30857	3900 GAL	ACTUAL	WATER
60998080	12/29/2025	277281	01/27/2026	279532	225100 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$256.10
Water Base Charge	\$86.37
Water Usage Charge	\$199.39
Sewer Base Charge	\$142.68
Sewer Usage Charge	\$27.57
Reclaimed Water Charge	\$46.96
<b>Total Service Address Charges</b>	<b>\$765.61</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

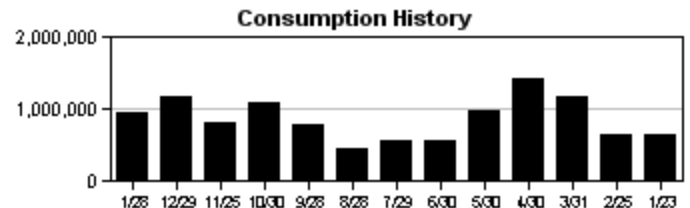
Service Address: 7030 RESERVOIR CT-RECLAIM

S-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	12/29/2025	12263030	01/28/2026	13207967	944937 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$548.80
<b>Total Service Address Charges</b>	<b>\$548.80</b>





Hillsborough County Florida

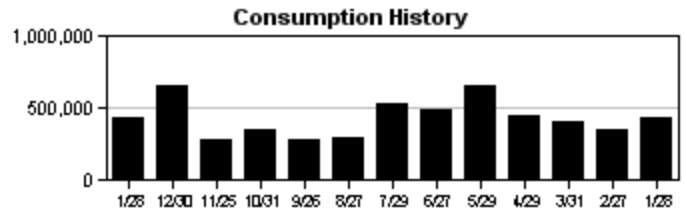
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

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	12/30/2025	206779	01/28/2026	211056	427700 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$121.68  
**Total Service Address Charges \$121.68**



Hillsborough County Florida

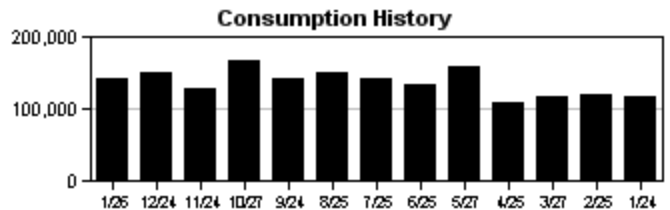
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

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	12/24/2025	67127	01/26/2026	68552	142500 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$41.08  
**Total Service Address Charges \$41.08**





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

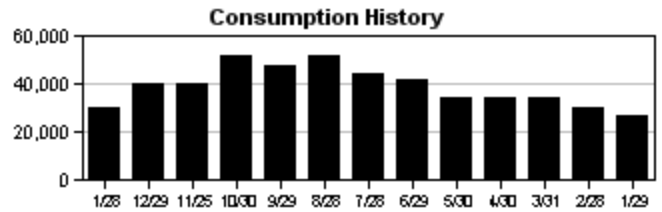
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	12/29/2025	652569	01/28/2026	682227	29658 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$12.47

**Total Service Address Charges \$12.47**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

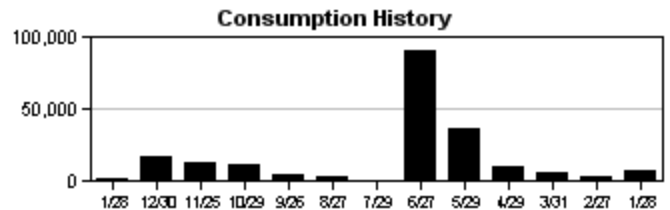
S-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	12/30/2025	7330	01/28/2026	7349	1900 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$6.78

**Total Service Address Charges \$6.78**





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

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	12/24/2025	9052	01/26/2026	9052	0 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$6.44
<b>Total Service Address Charges</b>	<b>\$6.44</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

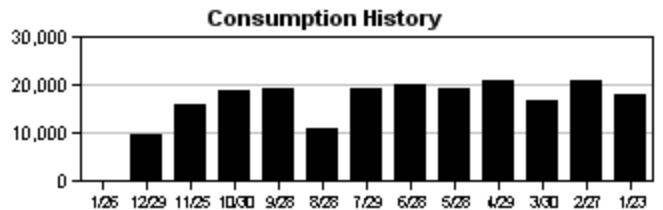
Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	12/29/2025	242982	01/26/2026	242982	0 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$6.44
<b>Total Service Address Charges</b>	<b>\$6.44</b>





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

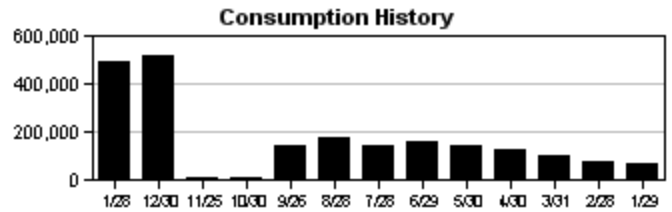
S-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703562000	12/30/2025	2276891	01/28/2026	2771011	494120 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$412.93

**Total Service Address Charges \$412.93**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

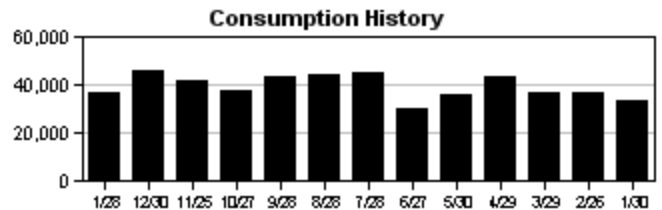
S-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705884634	12/30/2025	444744	01/28/2026	481681	36937 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$13.91

**Total Service Address Charges \$13.91**





Hillsborough County Florida

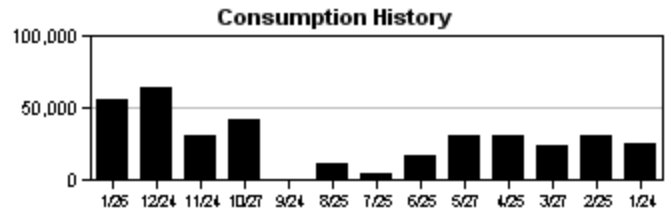
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

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	12/24/2025	18335	01/26/2026	18890	55500 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$33.69  
**Total Service Address Charges \$33.69**



Hillsborough County Florida

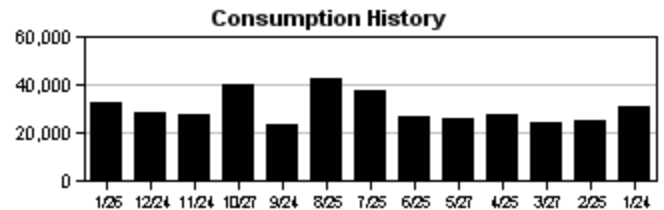
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

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	12/24/2025	18286	01/26/2026	18613	32700 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$13.80  
**Total Service Address Charges \$13.80**





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

Service Address: 6112 SEA AIR DR

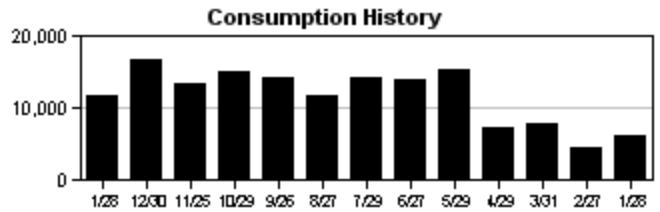
S-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	12/30/2025	7999	01/28/2026	8117	11800 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$8.56

**Total Service Address Charges \$8.56**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	12/30/2025	6637	01/28/2026	6727	90 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge \$6.46

**Total Service Address Charges \$6.46**





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

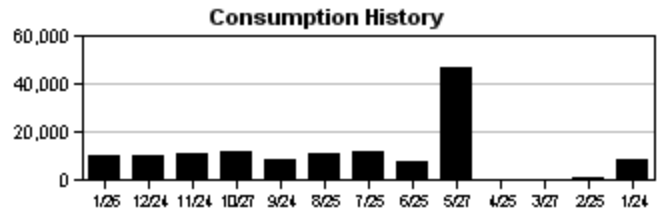
Service Address: 7310 BETEL PALM CT I

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	12/24/2025	8698	01/26/2026	8794	9600 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$28.99
Water Base Charge	\$16.98
Water Usage Charge	\$17.35
<b>Total Service Address Charges</b>	<b>\$69.86</b>



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	01/29/2026	02/19/2026

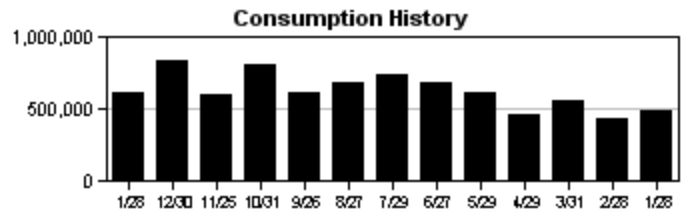
Service Address: 6060 MILESTONE DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	12/30/2025	340212	01/28/2026	346298	608600 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$126.06
<b>Total Service Address Charges</b>	<b>\$126.06</b>





# 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: 1-26-26

Account Number: 12545

Invoice Number: 384185

Previous Balance: \$0.00

Commercial General Pests \$217.00

Sales Tax: \$0.00

Service Amount: \$217.00

Check /Cash: \_\_\_\_\_

Technician(s): ERL

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 checked="" type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input checked="" type="checkbox"/> Rodent Control
<input checked="" type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

### General Pest

- 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%
- TALSTAR P

### 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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: 1-26-26

Account Number: 12545

Invoice Number: 384521

Previous Balance: \$0.00

Commercial General Pests \$135.00

Sales Tax: \$0.00

Service Amount: \$135.00

Check /Cash: \_\_\_\_\_

Technician(s): ER

**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 checked="" type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

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

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

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

**Ask us about Automatic Payments or Paperless Billing.**

Instructions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# PC Consultants

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

Invoice

108898

## INVOICE

### Customer

Name Waterset Central CDD  
Address 3434 Colwell Ave. Suite 200  
City Tampa State FL ZIP 33614  
Phone (813)677-2114; Attn:Katiria Parodi

Date 1/14/2026  
Order No. Approved: Klenke  
Rep Ken Johnson  
FOB Deliver/Setup

Qty		Unit Price	TOTAL
3	Lenovo ThinkCentre Tiny M70q Gen 5 Intel 10-Core i5-14400T (Beat i7-13700T), 16GB DDR5 RAM, 512GB NVMe WiFi 6, Bluetooth, RJ-45, DP Port, HDMI, W11Pro, Business Desktop, 3 Yr Warranty SN1:MZ02B7DT SN2:MZ02AQBE SN3:MZ02AQZA	\$749.95	\$2,249.85
2	LG 24" IPS FHD 120Hz Monitor with HDR10 (HDMI); Black; 1 Yr Warranty Parts/Labor Thru LG; 1920 X 1080 Max. Resolution; 120Hz Model: 24U41YA-B SN1: 1245551001682CUSPMV SN2: 1245551001772CUSPMV	\$112.00	\$224.00
1	CyberPower SX650U-R Battery Backup; 650VA; 360W; (Certified Refurbished); New battery installed; 1 Yr Warr. SN: RA3PT7G00028	\$68.00	\$68.00
1	Logitech MK235 Wireless Keyboard and Optical Mouse Desktop Set for Laptop; Black; 1 Yr Warranty Model: 920-007897 SN:2531CFY21009  Delivery address: 7281 Paradiso Dr. Apollo Beach FL 33572  Florida Consumer Certificate of Exemption Waterset South Community Development District Certificate Number: 85-8018837666C-4 Effective: 08/05/2022; Expires: 08/31/2027	\$31.95	\$31.95

SubTotal **\$2,573.80**

Taxes State  
**TOTAL \$2,573.80**

### Payment Details

- Cash
- Check
- Net 15 #VALUE!

Office Use Only: Approved by Deneen Klenke 01/09/2026

# INVOICE

**RedTree Landscape Systems**  
5532 Auld Lane  
Holiday, FL 34690

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



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

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

## Invoice details

Invoice no.: 32553  
Terms: Net 45  
Invoice date: 01/01/2026  
Due date: 02/15/2026

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

# INVOICE

**RedTree Landscape Systems**  
5532 Auld Lane  
Holiday, FL 34690

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



## Bill to

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

## Ship to

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

## Invoice details

Invoice no.: 32885  
Terms: Net 45  
Invoice date: 01/26/2026  
Due date: 03/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Target Area: Lap Pool Deck (Waterset Club)  Scope of Work: *Install (5) 3-gallon Petra Croton. *Install (2) bags of Pine Bark Mini Nuggets.	1	\$150.00	\$150.00
					<b>Total</b>	<b>\$150.00</b>

# INVOICE

**RedTree Landscape Systems**  
5532 Auld Lane  
Holiday, FL 34690

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



## Bill to

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

## Ship to

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

## Invoice details

Invoice no.: 32886  
Terms: Net 45  
Invoice date: 01/26/2026  
Due date: 03/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Target Area: *East Side of CGD South of Mainland.  Scope of Work: *Replace a staking kit.	1	\$250.00	\$250.00
					<b>Total</b>	<b>\$250.00</b>

# INVOICE

**RedTree Landscape Systems**  
5532 Auld Lane  
Holiday, FL 34690

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



## Bill to

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

## Ship to

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

## Invoice details

Invoice no.: 32887  
Terms: Net 45  
Invoice date: 01/26/2026  
Due date: 03/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales</b>	Target Area: *South Side of the WSBlvd (median)  Scope of Work: *Correct tire ruts on the sod.	1	\$250.00	\$250.00
					<b>Total</b>	<b>\$250.00</b>

# INVOICE

**RedTree Landscape Systems**  
5532 Auld Lane  
Holiday, FL 34690

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



## Bill to

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

## Ship to

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

## Invoice details

Invoice no.: 32954  
Terms: Net 45  
Invoice date: 02/01/2026  
Due date: 03/18/2026

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



5210 W Linebaugh Ave  
Tampa FL 33624-503434

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

**Important Information**

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

**Account Number** 3-0696-0036370  
**Invoice Number** 0696-001325891  
**Invoice Date** January 17, 2026  
**Previous Balance** \$1,262.01  
**Payments/Adjustments** -\$1,262.01  
**Current Invoice Charges** \$1,385.98

<b>Total Amount Due</b> \$1,385.98	<b>Payment Due Date</b> February 06, 2026
---------------------------------------	--

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 01/07	5555555	-\$1,262.01

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>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</b>				
Waste/Recycling Overage 12/24		1.0000	\$88.00	\$88.00
Waste/Recycling Overage 12/24		1.0000	\$88.00	\$88.00
Waste/Recycling Overage 01/14		1.0000	\$88.00	\$88.00
Pickup Service 02/01-02/28			\$713.86	\$713.86
<b>Administrative Fee</b>				\$5.95
<b>Total Fuel/Environmental Recovery Fee</b>				\$402.17
<b>CURRENT INVOICE CHARGES</b>				<b>\$1,385.98</b>

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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

<b>Total Amount Due</b>	<b>\$1,385.98</b>
<b>Payment Due Date</b>	<b>February 06, 2026</b>
<b>Account Number</b>	<b>3-0696-0036370</b>
<b>Invoice Number</b>	<b>0696-001325891</b>

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](http://RepublicServices.com/MyBill)

**UNDERSTANDING OUR RATES, CHARGES, AND FEES**

Visit [Republicservices.com/customer-support/fee-disclosures](http://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](http://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](http://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](http://RepublicServices.com/Fees) provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

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

**BILLING ADDRESS CHANGE**

Address		
City	State	Zip Code
Phone	Alternate Phone	

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

**Invoice**

Date	Invoice #
2/2/2026	INV0000106613

**Bill To:**

Waterset Central CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
February	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
		<b>Subtotal</b>	\$6,304.49
		<b>Total</b>	\$6,304.49



# INVOICE

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

Invoice #                    INV-SN-1219  
Invoice Date:                1/1/2026  
Due Date:                    1/31/2026  
PO#:                         Quarterly Invoice

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

**Check Remittance:**

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

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



## Bill to

Waterset Central CDD  
Rizzetta  
P.O. Box 32414 Charlotte, NC 28232

---

## Invoice details

Invoice no.: 10620-b  
Terms: Net 30  
Invoice date: 01/01/2026  
Due date: 01/31/2026

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

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



## Bill to

Waterset Central CDD  
Rizzetta  
P.O. Box 32414 Charlotte, NC 28232

---

## Invoice details

Invoice no.: 10723-b  
Terms: Net 30  
Invoice date: 02/01/2026  
Due date: 03/03/2026

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



WATERSET CENTRAL CDD  
5701 MADRIGAL WAY  
APOLLO BEACH, FL 33572

Statement Date: February 04, 2026

Amount Due: \$350.99

Due Date: February 25, 2026

Account #: 221008697536

DO NOT PAY. Your account will be drafted on February 25, 2026

### Account Summary

Current Service Period: December 31, 2025 - January 29, 2026

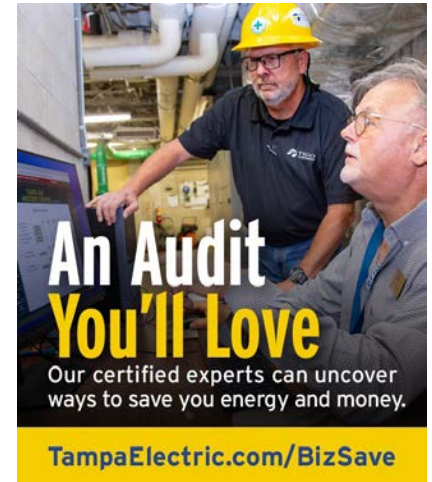
Previous Amount Due	\$350.99
Payment(s) Received Since Last Statement	-\$350.99
<b>Current Month's Charges</b>	<b>\$350.99</b>

**Amount Due by February 25, 2026 \$350.99**

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221008697536

Due Date: February 25, 2026



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$350.99

Payment Amount: \$ \_\_\_\_\_

671137433794

Your account will be drafted on February 25, 2026

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.




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

**Account #: 221008697536**  
**Statement Date: February 04, 2026**  
**Charges Due: February 25, 2026**

**Service Period:** Dec 31, 2025 - Jan 29, 2026

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$350.99</b>

## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

**Total Current Month's Charges \$350.99**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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:** February 04, 2026

**Amount Due:** \$968.26

**Due Date:** February 25, 2026

**Account #:** 221008884712

**DO NOT PAY. Your account will be drafted on February 25, 2026**

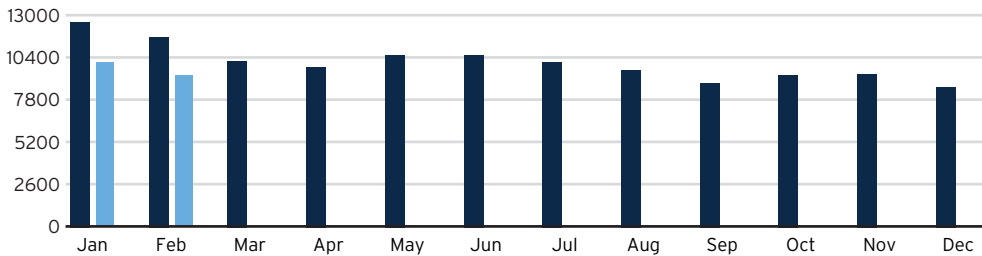
**Account Summary**

<b>Current Service Period:</b> December 31, 2025 - January 30, 2026	
Previous Amount Due	\$934.11
Payment(s) Received Since Last Statement	-\$934.11
<b>Current Month's Charges</b>	<b>\$968.26</b>
<b>Amount Due by February 25, 2026</b>	<b>\$968.26</b>

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

**Monthly Usage (kWh)**

■ 2025 ■ 2026



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

**Account #:** 221008884712

**Due Date:** February 25, 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$968.26

**Payment Amount:** \$ \_\_\_\_\_

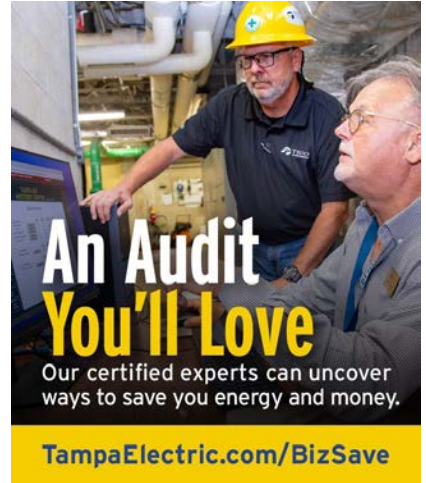
671137433795

Your account will be drafted on February 25, 2026

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.





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

**Account #: 221008884712**  
**Statement Date: February 04, 2026**  
**Charges Due: February 25, 2026**

## Meter Read

**Service Period:** Dec 31, 2025 - Jan 30, 2026

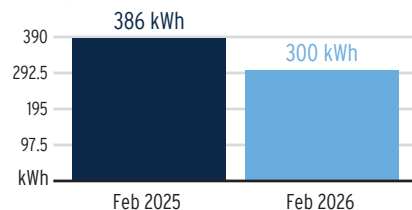
**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	01/30/2026	27,510		18,210		9,300 kWh	1	31 Days
1000812338	01/30/2026	17.09		0		17.09 kW	1	31 Days

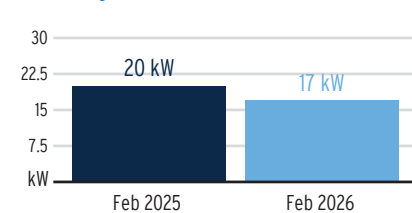
## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	17 kW @ \$19.06000/kW	\$324.02
Energy Charge	9,300 kWh @ \$0.00815/kWh	\$75.80
Fuel Charge	9,300 kWh @ \$0.03516/kWh	\$326.99
Capacity Charge	17 kW @ \$0.72000/kW	\$12.24
Storm Protection Charge	17 kW @ \$2.02000/kW	\$34.34
Energy Conservation Charge	17 kW @ \$0.79000/kW	\$13.43
Environmental Cost Recovery	9,300 kWh @ \$0.00072/kWh	\$6.70
Clean Energy Transition Mechanism	17 kW @ \$1.15000/kW	\$19.55
Storm Surcharge	9,300 kWh @ \$0.01035/kWh	\$96.26
Florida Gross Receipt Tax		\$24.21
<b>Electric Service Cost</b>		<b>\$968.26</b>

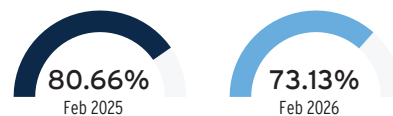
## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



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

**Total Current Month's Charges \$968.26**

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

## Ways To Pay Your Bill

- Bank Draft**  
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Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
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Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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](http://TampaElectric.com)
- Phone:**
  - Commercial Customer Care:** 866-832-6249
  - Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

**Account #: 221008884712**  
**Statement Date: February 04, 2026**  
**Charges Due: February 25, 2026**

**Important Messages**

**Quarterly Fuel Source Update**

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



WATERSET CENTRAL CDD  
5701 MADRIGAL WAY  
APOLLO BEACH, FL 33572

Statement Date: February 04, 2026

Amount Due: \$8,185.95

Due Date: February 25, 2026

Account #: 221008930457

**DO NOT PAY. Your account will be drafted on February 25, 2026**

### Account Summary

<b>Current Service Period:</b> January 01, 2026 - January 30, 2026	
Previous Amount Due	\$6,267.91
Payment(s) Received Since Last Statement	-\$6,267.91
<b>Current Month's Charges</b>	<b>\$8,185.95</b>
<b>Amount Due by February 25, 2026</b>	<b>\$8,185.95</b>

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 **30.02% lower** than the same period last year.



Your average daily THMS used was **15.5% higher** than it was in your previous period.



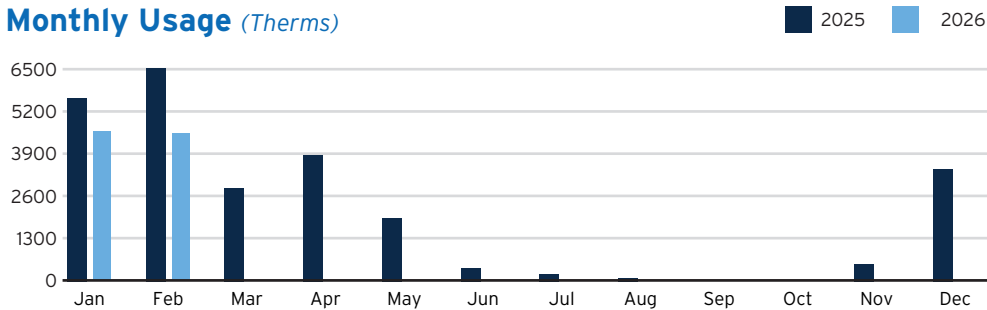
Scan here to view your account online.

**Get rebates on natural gas equipment**

- Cooking
- Water heating
- Drying
- Air conditioning (Gas heat pump)

Learn more at [PeoplesGas.com/BizRebates](https://PeoplesGas.com/BizRebates)

### Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



Account #: 221008930457

Due Date: February 25, 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](https://PeoplesGas.com/Paperless) to enroll now.

Amount Due: \$8,185.95

Payment Amount: \$ \_\_\_\_\_

671137433796

Your account will be drafted on February 25, 2026

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.



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

**Account #: 221008930457**  
**Statement Date: February 04, 2026**  
**Charges Due: February 25, 2026**

## Meter Read

**Service Period:** Jan 01, 2026 - Jan 30, 2026

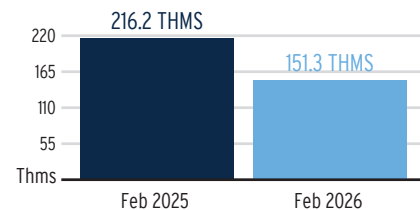
**Rate Schedule:** General Service 2 (GS2)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANR00230	01/30/2026	36,459	32,558	3,901 CCF	1.042	1.1168	4,539.6 Therms	30 Days

## Charge Details

Natural Gas Charges			
Customer Charge			\$151.00
Distribution Charge	4,539.6 THMS @ \$0.46326		\$2,103.02
PGA	4,539.6 THMS @ \$1.16057		\$5,268.52
Florida Gross Receipts Tax			\$129.30
<b>Natural Gas Service Cost</b>			<b>\$7,651.84</b>
State Tax			\$534.11
<b>Total Natural Gas Cost, Local Fees and Taxes</b>			<b>\$8,185.95</b>

## Avg THMS Used Per Day



**Total Current Month's Charges \$8,185.95**

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

## Ways To Pay Your Bill

- Bank Draft**  
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Find list of Payment Agents at [PeoplesGas.com](http://PeoplesGas.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](http://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](http://PeoplesGas.com)
- Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Hearing Impaired/TTY:**  
7-1-1  
**Natural Gas Outage:**  
877-832-6747  
**Natural Gas Energy Conservation Rebates:**  
877-832-6747

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



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

Statement Date: February 05, 2026

Amount Due: \$5,361.15

Due Date: February 19, 2026

Account #: 321000017137

**DO NOT PAY. Your account will be drafted on February 19, 2026**

### Account Summary


Previous Amount Due	\$2,786.70
Payment(s) Received Since Last Statement	-\$2,786.70
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$5,361.15</b>

**Amount Due by February 19, 2026 \$5,361.15**

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

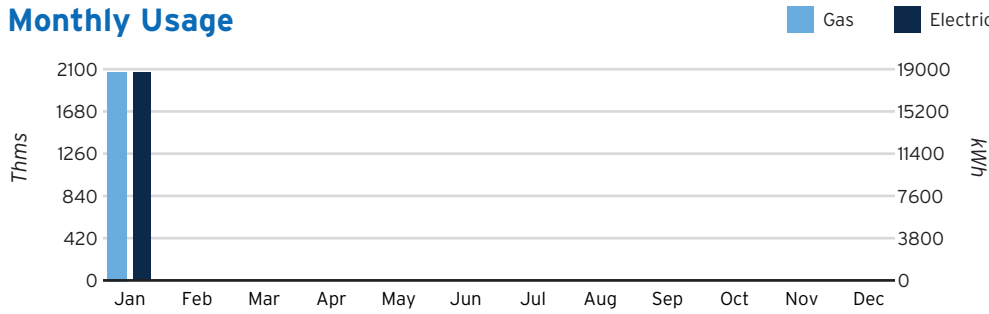
### Your Locations With The Highest Usage

- 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637 **12,254 KWH**
- 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611 **258 KWH**



Scan here to interact with your bill online.

### Monthly Usage



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 321000017137

Due Date: February 19, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$5,361.15  
Payment Amount: \$ \_\_\_\_\_

700875003438

Your account will be drafted on February 19, 2026

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.

## 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	12/31/2025	42,973		41,206		1,767 CCF		1.040		1.1168		2,052.3 Therms	35 Days	<b>\$2,855.26</b>
														 213.9%


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

Sub-Account Number: 221004023737

Meter	Read Date	Current	-	Previous	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period	Amount
SHI14676	12/31/2025	48		48		0 CCF		1.040		1.0000		0.0 Therms	35 Days	<b>\$67.73</b>


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	12/30/2025	7,272		7,014		258 kWh	1	34 Days	<b>\$70.37</b>
									 31.6%

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

Sub-Account Number: 211019514606

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000533624	12/30/2025	478		470		8 kWh	1	34 Days	<b>\$26.38</b>
									 14.3%

[Continued on next page →](#)

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

### Ways To Pay Your Bill



#### Bank Draft

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



#### In-Person

Find list of Payment Agents at [PeoplesGas.com](http://PeoplesGas.com) or [TampaElectric.com](http://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](http://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](http://PeoplesGas.com) or [TampaElectric.com](http://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.

## 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	12/30/2025	754		736		18 kWh	1	34 Days	<b>\$28.13</b>
									 28.6%


**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	12/30/2025	649		632		17 kWh	1	34 Days	<b>\$27.95</b>
									 41.7%


**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	12/30/2025	87,862		75,608		12,254 kWh	1	34 Days	<b>\$2,171.94</b>
1000864538	12/30/2025	16.91		0		16.91 kW	1	34 Days	 17.9%
1000864536	12/30/2025	81,703		75,603		6,100 kWh	1	34 Days	
1000864536	12/30/2025	19.81		0		19.81 kW	1	34 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	12/30/2025	711		697		14 kWh	1	34 Days	<b>\$27.43</b>
									 40.0%


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

**Sub-Account Number:** 221006546453

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000559561	12/30/2025	917		899		18 kWh	1	34 Days	<b>\$28.13</b>
									 20.0%

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

**Sub-Account Number:** 221007184437

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000534959	12/30/2025	844		828		16 kWh	1	34 Days	<b>\$27.77</b>
									 23.1%

Continued on next page →

## Summary of Charges by Service Address

Account Number: 321000017137

### Energy Usage From Last Month

Increased  Same  Decreased

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

Sub-Account Number: 221007764808

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000475292	12/30/2025	1,531		1,502		29 kWh	1	34 Days	\$30.06
								<input checked="" type="checkbox"/>	20.8%

**Total Current Month's Charges**

**\$5,361.15**



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

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

### Meter Read

**Meter Location:** Pool Heaters

**Service Period:** 11/27/2025 - 12/31/2025

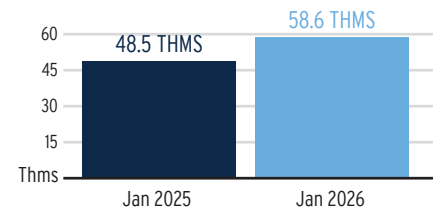
**Rate Schedule:** General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	12/31/2025	42,973	41,206	1,767 CCF	1.040	1.1168	2,052.3 Therms	35 Days

### Charge Details

Natural Gas Charges		
Customer Charge		\$81.00
Distribution Charge	2,052.3 THMS @ \$0.47618	\$977.26
PGA	2,052.3 THMS @ \$0.75000	\$1,539.23
Florida Gross Receipts Tax		\$58.57
<b>Natural Gas Service Cost</b>		<b>\$2,656.06</b>
State Tax		\$199.20
<b>Total Natural Gas Cost, Local Fees and Taxes</b>		<b>\$2,855.26</b>

### Avg THMS Used Per Day



**Current Month's Natural Gas Charges \$2,855.26**

Billing information continues on next page →



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

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

### Meter Read

**Meter Location:** Water Heaters

**Service Period:** 11/27/2025 - 12/31/2025

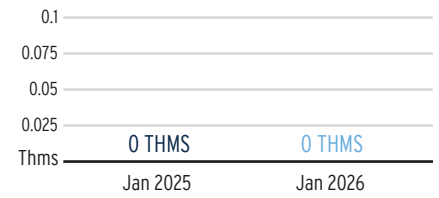
**Rate Schedule:** Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
SH114676	12/31/2025	48	48	0 CCF	1.040	1.0000	0.0 Therms	35 Days

### Charge Details

Natural Gas Charges	
Customer Charge	\$63.00
<b>Natural Gas Service Cost</b>	<b>\$63.00</b>
State Tax	\$4.73
<b>Total Natural Gas Cost, Local Fees and Taxes</b>	<b>\$67.73</b>

### Avg THMS Used Per Day



**Current Month's Natural Gas Charges \$67.73**

Billing information continues on next page →



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

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

### Meter Read

**Service Period:** 11/27/2025 - 12/30/2025

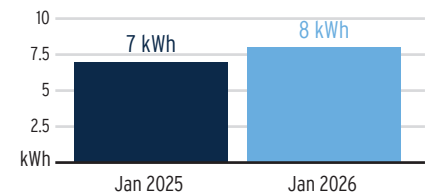
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	12/30/2025	7,272		7,014		258 kWh	1	34 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	258 kWh @ \$0.09202/kWh	\$23.74
Fuel Charge	258 kWh @ \$0.03516/kWh	\$9.07
Storm Protection Charge	258 kWh @ \$0.00568/kWh	\$1.47
Clean Energy Transition Mechanism	258 kWh @ \$0.00418/kWh	\$1.08
Storm Surcharge	258 kWh @ \$0.02121/kWh	\$5.47
Florida Gross Receipt Tax		\$1.62
<b>Electric Service Cost</b>		<b>\$64.89</b>
State Tax		\$5.48
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$70.37</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$70.37**

Billing information continues on next page →



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

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

### Meter Read

**Service Period:** 11/27/2025 - 12/30/2025

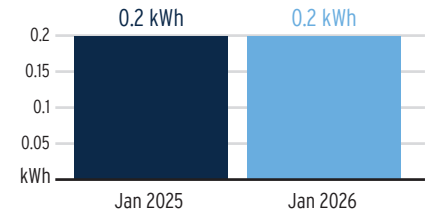
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	12/30/2025	478		470		8 kWh	1	34 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	8 kWh @ \$0.09202/kWh	\$0.74
Fuel Charge	8 kWh @ \$0.03516/kWh	\$0.28
Storm Protection Charge	8 kWh @ \$0.00568/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.61
<b>Electric Service Cost</b>		<b>\$24.32</b>
State Tax		\$2.06
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$26.38</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$26.38**

Billing information continues on next page →



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

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

### Meter Read

**Service Period:** 11/27/2025 - 12/30/2025

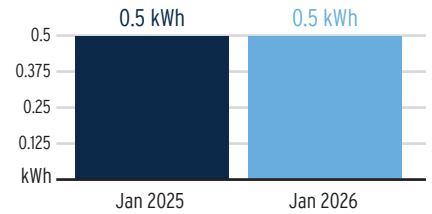
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	12/30/2025	754		736		18 kWh	1	34 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	18 kWh @ \$0.09202/kWh	\$1.66
Fuel Charge	18 kWh @ \$0.03516/kWh	\$0.63
Storm Protection Charge	18 kWh @ \$0.00568/kWh	\$0.10
Clean Energy Transition Mechanism	18 kWh @ \$0.00418/kWh	\$0.08
Storm Surcharge	18 kWh @ \$0.02121/kWh	\$0.38
Florida Gross Receipt Tax		\$0.65
<b>Electric Service Cost</b>		<b>\$25.94</b>
State Tax		\$2.19
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$28.13</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$28.13**

Billing information continues on next page →



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

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

### Meter Read


**Meter Location:** IRRIGATION

**Service Period:** 11/27/2025 - 12/30/2025

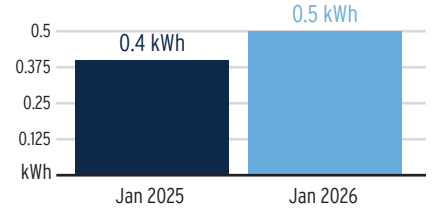
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	12/30/2025	649		632		17 kWh	1	34 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	17 kWh @ \$0.09202/kWh	\$1.56
Fuel Charge	17 kWh @ \$0.03516/kWh	\$0.60
Storm Protection Charge	17 kWh @ \$0.00568/kWh	\$0.10
Clean Energy Transition Mechanism	17 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.02121/kWh	\$0.36
Florida Gross Receipt Tax		\$0.64
<b>Electric Service Cost</b>		<b>\$25.77</b>
State Tax		\$2.18
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$27.95</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$27.95**

Billing information continues on next page →



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

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

### Meter Read

**Meter Location:** POOL

**Service Period:** 11/27/2025 - 12/30/2025

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000864538	12/30/2025	87,862	75,608	12,254 kWh	1	34 Days
1000864538	12/30/2025	16.91	0	16.91 kW	1	34 Days

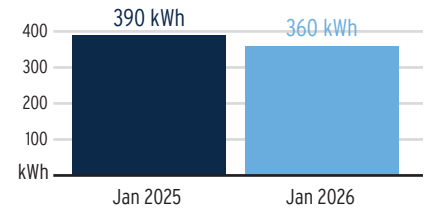
### Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$1.12000	\$38.08
Billing Demand Charge	17 kW @ \$19.06000/kW	\$324.02
Energy Charge	12,254 kWh @ \$0.00815/kWh	\$99.87
Fuel Charge	12,254 kWh @ \$0.03516/kWh	\$430.85
Capacity Charge	17 kW @ \$0.72000/kW	\$12.24
Storm Protection Charge	17 kW @ \$2.02000/kW	\$34.34
Energy Conservation Charge	17 kW @ \$0.79000/kW	\$13.43
Environmental Cost Recovery	12,254 kWh @ \$0.00072/kWh	\$8.82
Clean Energy Transition Mechanism	17 kW @ \$1.15000/kW	\$19.55
Storm Surcharge	12,254 kWh @ \$0.01035/kWh	\$126.83
Florida Gross Receipt Tax		\$28.41
<b>Electric Service Cost</b>		<b>\$1,136.44</b>
State Tax		\$96.03
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$1,232.47</b>

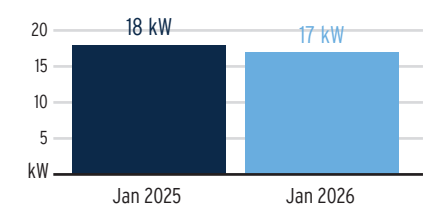
**Current Month's Electric Charges \$1,232.47**

Billing information continues on next page →

### Avg kWh Used Per Day



### Billing Demand (kW)



### Load Factor



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



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

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

### Meter Read

**Service Period:** 11/27/2025 - 12/30/2025

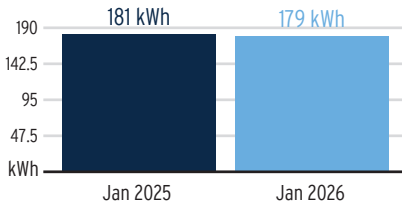
**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	12/30/2025	81,703		75,603		6,100 kWh	1	34 Days
1000864536	12/30/2025	19.81		0		19.81 kW	1	34 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$1.12000	\$38.08
Billing Demand Charge	20 kW @ \$19.06000/kW	\$381.20
Energy Charge	6,100 kWh @ \$0.00815/kWh	\$49.72
Fuel Charge	6,100 kWh @ \$0.03516/kWh	\$214.48
Capacity Charge	20 kW @ \$0.72000/kW	\$14.40
Storm Protection Charge	20 kW @ \$2.02000/kW	\$40.40
Energy Conservation Charge	20 kW @ \$0.79000/kW	\$15.80
Environmental Cost Recovery	6,100 kWh @ \$0.00072/kWh	\$4.39
Clean Energy Transition Mechanism	20 kW @ \$1.15000/kW	\$23.00
Storm Surcharge	6,100 kWh @ \$0.01035/kWh	\$63.14
Florida Gross Receipt Tax		\$21.66
<b>Electric Service Cost</b>		<b>\$866.27</b>
State Tax		\$73.20
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$939.47</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$939.47**

Billing information continues on next page →



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

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

### Meter Read

**Service Period:** 11/27/2025 - 12/30/2025

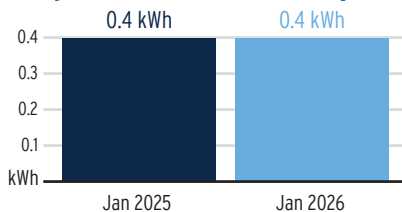
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	12/30/2025	711		697		14 kWh	1	34 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	14 kWh @ \$0.09202/kWh	\$1.29
Fuel Charge	14 kWh @ \$0.03516/kWh	\$0.49
Storm Protection Charge	14 kWh @ \$0.00568/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		\$0.63
<b>Electric Service Cost</b>		<b>\$25.29</b>
State Tax		\$2.14
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$27.43</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$27.43**

Billing information continues on next page →



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

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

### Meter Read

**Service Period:** 11/27/2025 - 12/30/2025

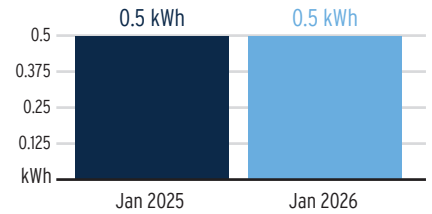
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	12/30/2025	917		899		18 kWh	1	34 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	18 kWh @ \$0.09202/kWh	\$1.66
Fuel Charge	18 kWh @ \$0.03516/kWh	\$0.63
Storm Protection Charge	18 kWh @ \$0.00568/kWh	\$0.10
Clean Energy Transition Mechanism	18 kWh @ \$0.00418/kWh	\$0.08
Storm Surcharge	18 kWh @ \$0.02121/kWh	\$0.38
Florida Gross Receipt Tax		\$0.65
<b>Electric Service Cost</b>		<b>\$25.94</b>
State Tax		\$2.19
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$28.13</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$28.13**

Billing information continues on next page →



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

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

### Meter Read

**Service Period:** 11/27/2025 - 12/30/2025

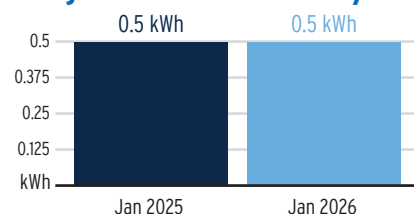
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	12/30/2025	844		828		16 kWh	1	34 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	16 kWh @ \$0.09202/kWh	\$1.47
Fuel Charge	16 kWh @ \$0.03516/kWh	\$0.56
Storm Protection Charge	16 kWh @ \$0.00568/kWh	\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh	\$0.34
Florida Gross Receipt Tax		\$0.64
<b>Electric Service Cost</b>		<b>\$25.61</b>
State Tax		\$2.16
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$27.77</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$27.77**

Billing information continues on next page →



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

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

### Meter Read


**Meter Location:** IRRIGATION

**Service Period:** 11/27/2025 - 12/30/2025

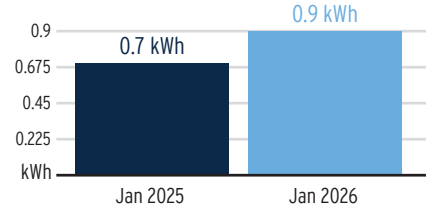
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	12/30/2025	1,531		1,502		29 kWh	1	34 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	29 kWh @ \$0.09202/kWh	\$2.67
Fuel Charge	29 kWh @ \$0.03516/kWh	\$1.02
Storm Protection Charge	29 kWh @ \$0.00568/kWh	\$0.16
Clean Energy Transition Mechanism	29 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	29 kWh @ \$0.02121/kWh	\$0.62
Florida Gross Receipt Tax		\$0.69
<b>Electric Service Cost</b>		<b>\$27.72</b>
State Tax		\$2.34
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$30.06</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges \$30.06**

**Total Current Month's Charges \$5,361.15**

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-00143H

Date 01/16/2026

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

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

### Description

### Amount

Serial # 26-00143H <b>Notice of Meeting and Public Hearing on Towing Policies and CDD Procedures</b> RE: Waterset Central CDD Board of Supervisors Meeting on 2/11/26 at 10:00 AM Published: 1/16/2026	\$76.56
---	---------

### Important Message

Please include our Serial # on your check      Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$76.56</b>

**Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held**

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

### NOTICE

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

# Business Observer

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

## INVOICE

### Legal Advertising

**Waterset Central Community  
Development District  
Notice of Meeting and Public  
Hearing on Towing Policies and CDD  
Procedures**

The Waterset Central Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt proposed revisions to its Towing Policies and CDD Procedures. The public hearing will take place during the District's Board of Supervisors (the "Board") meeting on **Wednesday, February 11th, 2026, at 10:00 a.m. at The Waterset Club , located at 7281 Paradiso Dr, Apollo Beach, FL 33572.**

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operation. At the conclusion of the hearing, the Board shall adopt the policies and rates and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the District's recreational facilities are subject to the District's adopted policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: [www.watersetcentralsdd.org](http://www.watersetcentralsdd.org) or by contacting Stephanie DeLuna, the District Manager, via email at [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com) or via phone at (813) 533-2950.

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice) for aid in contacting the District Manager.

Stephanie DeLuna  
District Manager  
Waterset Central CDD  
January 16, 2026 26-00143H

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

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# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-00239H

Date 01/23/2026

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

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

### Description

### Amount

Serial # 26-00239H <b>Notice of Workshop</b> RE: Waterset Central CDD Board of Supervisors Workshop on 2/4/26 at 5:30 PM Published: 1/23/2026	\$63.44
--	---------

### Important Message

Please include our Serial # on your check      Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$63.44</b>

**Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held**

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

### NOTICE

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# Business Observer

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

## INVOICE

### Legal Advertising

**NOTICE OF WORKSHOP OF  
THE BOARD OF SUPERVISORS  
OF THE WATERSET CENTRAL  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOTICE IS HEREBY GIVEN** that the Waterset Central Community Development District (the "District") will hold a Workshop (the "Meeting") of its Board of Supervisors (the "Board") on February 4th, 2026, at 5:30 p.m. at The Waterset Club located at 7281 Paradiso Dr, Apollo Beach, Florida 33572.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com) (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. 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), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of 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 such appeal is to be based.

Stephanie DeLuna, District Manager  
WATERSET CENTRAL  
COMMUNITY DEVELOPMENT  
DISTRICT  
January 23, 2026      26-00239H

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

#### NOTICE

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# Tampa Bay Times

tampabay.com

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

## ADVERTISING INVOICE

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
2/4/26-2/4/26		WATERSET CENTRAL CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
2/4/2026	Deirdre Bonett	TB173492	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$418.50		75218-020426	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
2/4/26	2/4/26	75218	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Towing Policies	2	1.00x51.00 L	\$416.50
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
2/4/26-2/4/26		WATERSET CENTRAL CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
2/4/2026	Deirdre Bonett	TB173492	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$418.50		75218-020426	

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

**REMIT TO:**  
 Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

75218

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Towing Policies was published in said newspaper by print in the issues of 02/04/26 or by publication on the newspaper's website, if authorized.

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



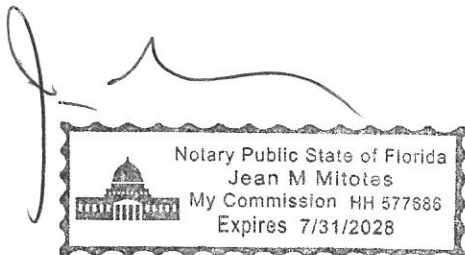
Signature of Affiant

Sworn to and subscribed before me this **02/04/2026**

Signature of Notary of Public

Personally known  or produced identification.

Type of identification produced \_\_\_\_\_



### Waterset Central Community Development District Notice of Meeting and Public Hearing on Towing Policies and Amenity Policy

The Waterset Central Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt proposed revisions to its Towing Policies and Amenity Policy. The public hearing will take place during the District's Board of Supervisors (the "Board") meeting on Wednesday, February 11th, 2026, at 10:00 a.m. at The Waterset Club, located at 7281 Paradise Dr, Apollo Beach, FL 33572.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operation. At the conclusion of the hearing, the Board shall adopt the policies and rates and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the District's recreational facilities are subject to the District's adopted policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: [www.watersetcentralcdd.org](http://www.watersetcentralcdd.org) or by contacting Stephanie DeLuna, the District Manager, via email at [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com) or via phone at (813) 533-2950.

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice) for aid in contacting the District Manager.

Stephanie DeLuna  
District Manager  
Waterset Central CDD

2/4/26

75218

**Please remit to:**  
 Tropitone Furniture Company, Inc  
 32992 Collection Center DR.  
 Chicago, IL 60693-0329  
 (800) 654-7000  
 (949) 951-2010

Phone: 949-951-2010



**PROFORMA INVOICE**

Remit and Credit account:  
 Credit@Tropitone.com

**Sales Order: 813694**

<p><b>Sold To:</b> 108280          Waterset Central CDD          Attn: Accounts Payable          3434 Colwell Avenue          Ste 200          Tampa FL 33614          USA</p> <p style="text-align: center;">Stacy Barber</p> <p><b>Email:</b> newland@avidbill.com  <b>Phone:</b> 813-620-3555</p>	<p><b>Ship To:</b>          Waterset Central CDD          Attn: Receiving          CBD 24HRS: 813-677-2114          7821 Paradiso Dr          Apollo Beach FL 33572          USA</p>
--	--

Order Date: 2/12/2026	PO Number: 260202WC	FOB: Origin
Order Type: CPT	Sales Person: WEINER, LARRY	
Terms: Pay In Advance	Ship Via: Fed Ex Ground	Total Weight: 134      Total Volume: 0
	Do Not Ship Before:	Freight Terms: Dom - Pre-paid & Add

*USD*

Line	Part Number/Description	Order Qty	Unit Price	Discount %	Net Price	Ext. Price
1	R0645SNO VIN45 "EZ SPAN" "WAVE" SEGMENT 23" SNOW	150.00 EA	27.00	30.74	18.70	2,805.00
	Est. Ship Date: 03/26/2026	Site: Tropitone Sarasota				

**Order Miscellaneous Charges:**

Quantity	Unit Price	Freq	Description	Ext. Price
1.) 1	1,049.88	( F )	Freight	1,049.88
				1,049.88

Line Total:	\$2,805.00
Total Tax	\$0.00
Line Miscellaneous Charges:	\$0.00
Order Miscellaneous Charges:	\$1,049.88

<b>Order Total</b>	<b>\$3,854.88</b>
<b>Deposit</b>	<b>\$0.00</b>
<b>Proforma Balance Due</b>	<b>\$3,854.88</b>

**Please remit to:**  
Tropitone Furniture Company, Inc  
32992 Collection Center DR.  
Chicago, IL 60693-0329  
(800) 654-7000  
(949) 951-2010

Phone: 949-951-2010

TROPITONE

PROFORMA INVOICE

Remit and Credit account:  
Credit@Tropitone.com

Page: 2 of 2

**One Time Credit Card Authorization Form**  
Please complete and email back to: Credit@Tropitone.com or  
Fax: 949-583-9601

The following conditions apply for all VISA / Master Card / American Express purchases at Tropitone, and will be accepted on this form only.  
By signing below, the cardholder represents that the information provided is complete and accurate.

Customer #: 108280

OrderNum: 813694

Customer: Waterset Central CDD

Customer PO: 260202WC

Please complete the form below:

Account Type:  VISA  MasterCard  AMEX  Discover

Cardholder Name \_\_\_\_\_ Phone# (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Billing Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Email Receipt To \_\_\_\_\_

Credit Card Number \_\_\_\_\_

Expiration Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Amount to be charged: \$ \_\_\_\_\_

CVV2 (3 digit number on back of VISA/MC, 4 digit on front of AMEX) \_\_\_\_\_

**PERSONAL GUARANTEE**

This is a Personal Guarantee herein is agreed to and is enforceable by signature above and on file with Tropitone Furniture Co., Inc. and authorizes this credit card transaction under the terms of the personal guarantee. In the event that the card is declined or charges reversed at any time, Tropitone Furniture Co., Inc., reserves the right to demand payment in full prior to purchases prior to delivers. For good consideration, the undersigned does hereby guarantee to Tropitone Furniture Co., Inc. the prompt, punctual, and full payment of all indebtedness to Tropitone Furniture Co., Inc., from me/us according to the tenor of the credit card charges pertaining to this agreement and, in event of default, authorizes any holder hereof to proceed against the undersigned, for the full amount due including responsible attorneys' fees, court costs with court jurisdiction, St. Augustine, FL, and costs necessary for collection and enforcement of this guarantee, and hereby waives presentment, demand, protest, notice of protest, notice of dishonor, and any and all other notices or demand of to which the undersigned might otherwise be entitled.

**CHARGE TERMS AND AGREEMENT**

I agree and hereby declare that the credit card charge due Tropitone Furniture Co., Inc. will not be charged back, reversed or credited back to the credit card for any reason. Regarding any dispute of the merchandise related to these charges, I agree that all returns on expressed warranties or exchanges will be honored only if authorized in writing by Tropitone Furniture Co., Inc. and will be transacted without deduction to this credit card charge listed on this document with the credit card company listed above.

**I authorize any additional applicable freight, taxes, or charges for additional product or changes which are added to my Order/Invoice, to be included when processing this card.**

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

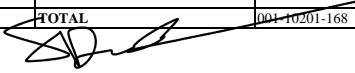
**Waterset Central  
Clubhouse Debit Card  
For the Month**

Limit \$2,500.00  
February 2026

02/05/26

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

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Bank Fees	Facility Supplies	Maintenance & Repairs	Janitorial Supplies	Office Supplies	Misc. Contingency
				001-51300-4901	001-57200-4619	001-57200-4647	001-57200-4707	001-57200-5101	001-57900-6409
Date	Vendor Name	Description	Amount						
01/05/26	Amazon	Grade Dog Waste Station Refill Roll Bags - WSS Purchase	(281.66)		(281.66)				
01/05/26	Amazon	Pens, Folders, Note Pad - WSS Purchase	(90.85)					(90.85)	
01/05/26	Amazon	Copy Printer Paper	(44.80)					(44.80)	
01/05/26	Amazon	Hand Sanitizer	(18.36)		(18.36)				
01/06/26	Amazon	Desinfectant Concentrate, Mop Bucket Combo - WSS Purchase	(103.97)		(103.97)				
01/06/26	Truist	Overdraft Fee	(36.00)	(36.00)					
01/06/26	Truist	Overdraft Fee - refund	36.00	36.00					
01/06/26	Truist	Overdraft Fee	(36.00)	(36.00)					
01/06/26	Truist	Overdraft Fee - refund	36.00	36.00					
01/06/26	Amazon	Nitrile Gloves, Trash Bags - WSS Purchase	(153.76)		(153.76)				
01/06/26	Amazon	Zip Ties, Mouse Pad, Laminator - WSS Purchase	(115.33)					(115.33)	
01/06/26	Amazon	Vinegar Glass Cleaner, Cleaner Refill - WSS Purchase	(66.52)				(66.52)		
01/06/26	Amazon	Dog Refill Bags, Dustpan Set - WSS Purchase	(371.39)		(371.39)				
01/06/26	Amazon	Wet Wipes, Cleaner Spray, Microfiber Towels - WSS Purchase	(283.06)		(283.06)				
01/08/26	Amazon	Office Chair	(159.98)					(159.98)	
01/08/26	Amazon	Computer Desk with Drawers	(239.98)					(239.98)	
01/09/26	The Home Depot	Paint, Hooks, Painting Materials	(172.84)			(172.84)			
01/12/26	Amazon	Ultra Fast USB Flash Drive	(48.64)					(48.64)	
01/12/26	Amazon	Cable Ties, Metal Zip Ties	(19.98)		(19.98)				
01/13/26	Amazon	Folding Chair Rack	(165.98)					(165.98)	
01/14/26	The UPS Store	Shipping Fees	(14.34)						(14.34)
01/14/26	Amazon	Cable Ties	(119.92)		(119.92)				
01/14/26	Amazon	Cable Ties	(74.95)		(74.95)				
01/14/26	Amazon	Prime Subscription	(14.99)						(14.99)
01/16/26	Amazon	Power Adapter, Binder Clips - WSS Purchase	(47.60)					(47.60)	
01/19/26	The UPS Store	Shipping Fees	(14.34)						(14.34)
01/19/26	Amazon	Air Freshener Refills, Pins Tacks, BulletinBoard	(55.76)					(55.76)	
01/19/26	Amazon	Alkaline Batteries	(32.47)		(32.47)				
01/19/26	Amazon	Broom Organizer Storage Tool Racks	(19.94)				(19.94)		
01/19/26	Sam's Club	Purified Water	(44.04)						(44.04)
	<b>TOTAL</b>	001-10201-168	<b>(2,775.45)</b>	<b>0.00</b>	<b>(1,459.52)</b>	<b>(172.84)</b>	<b>(86.46)</b>	<b>(968.92)</b>	<b>(87.71)</b>



DM Approval: \_\_\_\_\_

Date: 02/05/26

These supplies are for south to reimburse

# Order Summary

Order placed January 5, 2026    Order # 112-8819138-6941047

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$282.97
Shipping & Handling:	\$0.00
10% off on any 4:	-\$1.31
Total before tax:	\$281.66
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$281.66</b>

## Arriving Wednesday



6

Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll

Sold by: Zero Waste USA

Supplied by: Other

\$43.49

## Arriving Thursday



Amazon Basics Clasp Kraft Envelopes, Gummed Mailing Envelope, 9 x 12 inch, 100-Pack

Sold by: Amazon.com

Supplied by: Other

\$13.05

## Arriving tomorrow



(12 Pack) Lined Sticky Notes 4x6 in, Large Notepads with Lines, Ruled Stickies Super Sticking Power, Office School Memo Note Pads Bright Colors, Post on Windows Doors, Recyclable, Easy to Write on

Sold by: Kazerite

Supplied by: Other

\$8.98

# Order Summary

Order placed January 5, 2026    Order # 112-5431043-5902629

SOUTH TO REIMBURSE CENTRAL

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$93.79
Shipping & Handling:	\$2.99
10% off on any 4:	-\$2.94
Free Shipping:	-\$2.99
Total before tax:	\$90.85
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$90.85</b>

## Arriving overnight 7 AM – 11 AM



**Oxford Twin-Pocket Folders, Textured Paper, Letter Size, Black, Holds 100 Sheets, Box of 25 (57506EE), 8-1/2 x 11**

Sold by: Amazon.com

Supplied by: Other

6 \$10.72



**Amazon Basics Gel Pens Fine Point Smooth Writing Pens, Retractable, Black, 0.7mm, 12 Pack**

Sold by: Amazon.com

Supplied by: Other

2 \$8.11



**Amazon Basics 50 sheet Wide Ruled Lined Writing Note Pad, 8.5" x 11.75", 12-Pack, 600 Perforated Sheets, Canary**

Sold by: Amazon.com

Supplied by: Other

\$13.25

# Order Summary

Order placed January 5, 2026    Order # 112-3481192-7101803

## Ship to

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

## Payment method

Visa ending in 4993

[View related transactions](#)

## Order Summary

Item(s) Subtotal:	\$44.80
Shipping & Handling:	\$0.00
Total before tax:	\$44.80
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$44.80</b>

## Delivered January 8



Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 8 Reams (4,000 Sheets), 92 Bright, White

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 7, 2026

\$44.80

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# Order Summary

Order placed January 5, 2026    Order # 112-3050418-2017833

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$18.36
Shipping & Handling:	\$0.00
Total before tax:	\$18.36
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$18.36</b>
FSA or HSA eligible:	\$18.36
(inc. tax and shipping)	

## Delivered January 7

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



3

Germ-X Advanced Hand Sanitizer, 34 FL Oz (1 Liter), Less Drying Moisturizing Clear Gel, No Rinse Formula, Large Family Size Pump Bottle

Sold by: Amazon.com

Supplied by: Other

\$6.12

FSA or HSA eligible

[Back to top](#)

These supplies are for south  
South to reimburse Central

## Order Summary

Order placed January 6, 2026    Order # 112-3358330-3945056

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$103.97
Shipping & Handling:	\$0.00
Total before tax:	\$103.97
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$103.97</b>

### Arriving Friday



OdoBan Disinfectant Concentrate and Odor Eliminator, Made in the USA, Cotton Breeze Scent, 2 Gallons

Sold by: Amazon.com

Supplied by: Other

\$18.98

### Arriving Thursday



Simpli-Magic Side Press Wringer Combo Commercial Mop Bucket on Wheels, 35 Quart, Yellow, Including Wet Floor Caution Sign and Mop Set

Sold by: Amazon.com

Supplied by: Other

\$84.99

[Back to top](#)

These Supplies are for South  
South to reimburse central

## Order Summary

Order placed January 6, 2026    Order # 112-1260559-3056206

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$153.76
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$153.76
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$153.76</b>

### Arriving tomorrow 10 AM – 3 PM



4

TitanFlex Heavy Duty Black Nitrile Gloves, 6-mil, Fully Textured, XL 100-ct Box, Mechanic Disposable Gloves, Work Gloves, Latex Free, Powder Free, Rubber Gloves for Food Prep

Sold by: Schneider Care

Supplied by: Other

\$15.99



2

Aluf Plastics High Density Trash Bags, 60 Gallon, 150 Count, 22 Micron (eq), 38" x 60", Black, for Bathroom, Office, Industrial, Commercial, Janitorial, Municipal, Recycling

Sold by: Amazon.com

Supplied by: Other

\$44.90

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\* These Supplies are For South.  
South to reimburse Central \*

## Order Summary

Order placed January 6, 2026 Order # 112-7587067-1813804

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$118.33
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Your Coupon Savings:	-\$3.00
Total before tax:	\$115.33
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$115.33</b>

### Arriving tomorrow 10 AM – 3 PM



Scotch Thermal Laminator, 2 Roller System for a Professional Finish, Use for Home, Office or School, Suitable for use with Photos (TL901X)

Sold by: Amazon.com  
Supplied by: Other  
\$35.99

### Arriving tomorrow 10 AM – 3 PM



Zip Ties 12 inch, Black Zip Ties 1000 pack, 40lb, Cable Ties, Self-locking Wire ties for indoor and outdoor use, by Tantti

Sold by: Tantti Supply  
Supplied by: Other  
\$22.99



JKIOU 3 Pack Mouse Pad with Stitched Edge, Comfortable Mouse Pads with Non-Slip Rubber Base, Washable Mousepads Bulk with Comfortable Cloth, Mouse Pads for Computers Laptop Mouse 10.2x8.3inch Black

Sold by: JKIOU Direct  
Supplied by: Other  
\$7.99



Amazon Basics Weighted Office Desk Tape Dispenser - 3-Pack

Sold by: Amazon.com  
Supplied by: Other  
\$11.65

### Arriving tomorrow 10 AM – 3 PM



Amazon Basics Clear Thermal Laminating Plastic Paper Laminator Sheets, 9 x 11.5-Inch, 200-Pack, 2.8mil

Sold by: Amazon.com  
Supplied by: Other  
\$14.86



1InTheOffice 2 Hole Punch, Paper Puncher, Low Force Required, Jam Resistant, 28 Sheet Capacity, Black

Sold by: Tee Cottons  
Supplied by: Other  
\$15.29



Amazon Basics 3 Hole Punch, 10 Sheet Capacity, Black

Sold by: Amazon.com  
Supplied by: Other  
\$9.56

# Order Summary

South to reimburse Central

Order placed January 6, 2026    Order # 112-4372812-9497842

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$66.52
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$66.52
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$66.52</b>

## Arriving tomorrow 10 AM – 3 PM



2

Windex Vinegar Glass and Surface Cleaner Spray Bottle, Packaging Designed to Prevent Leakage and Breaking, Surface Cleaning Spray, 23 FL Oz

Sold by: Amazon.com

Supplied by: Other

\$3.27



2

Windex Vinegar Multi-Surface Cleaner Refill, 2 L (2)

Sold by: My Great Goods

Supplied by: Other

\$29.99

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\*These Supplies are for South\*  
South to reimburse Central

## Order Summary

Order placed January 6, 2026    Order # 112-5756777-4485040

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$371.39
Shipping & Handling:	\$0.00
Total before tax:	\$371.39
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$371.39</b>

### Arriving Thursday



Ykimok 15 Rolls Transparent Clear Tape Refills for Dispenser, Sturdy Tape(Not Easily Tear), 0.7 Inch, 27.3 Yard, Perfect for Office, Home, School



Sold by: OrzJaw



Supplied by: Other

\$5.98



Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll

Sold by: Zero Waste USA

Supplied by: Other

\$43.49



RMS 2-Pack 32 Inch Extra Long Grabber Reacher with Rotating Jaw - Mobility Aid Reaching Assist Tool (Yellow)

Sold by: My RMS Store

Supplied by: Other

\$34.99



kelamayi Upgrade Broom and Dustpan Set, Self-Cleaning with Dustpan Teeth, Indoor&Outdoor Sweeping, Ideal for Dog Cat Pets Home Use, Stand Up Broom and Dustpan (Gray&Orange)

Sold by: KYC Direct

Supplied by: Other

\$25.99

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These Supplies are for south  
South to reimburse central

## Order Summary

Order placed January 6, 2026    Order # 112-0278010-7855427

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$283.06
Shipping & Handling:	\$0.00
Total before tax:	\$283.06
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$283.06</b>

### Arriving Thursday



Simple Green All-Purpose Cleaner Spray and Refill, Green, 3 Piece Set, Original, 1 Count

Sold by: Amazon.com

Supplied by: Other

\$24.99



Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use

Sold by: Innovent Inc

Supplied by: Other

2

\$94.55



AIDEA Microfiber Cleaning Cloth 100PK, Soft Absorbent Rags, Microfiber Towels for Cars, Kitchen Towels, Dusting Cloth for Home, Window, Cleaning Supplies, 12" x 12"

Sold by: AIDEA Cleaning

Supplied by: Other

2

\$25.99



Caution Tape 2 Pack 3 inch x 1000 feet, Bright Yellow w/Bold Black Text, 3" Wide for Maximum Readability Strongest & Thickest Tape for Danger/Hazardous Areas

Sold by: MAX SUPPLY

Supplied by: Other

\$16.99

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# Order Summary

Order placed January 8, 2026    Order # 112-3209883-2442619

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$159.98
Shipping & Handling:	\$0.00
Total before tax:	\$159.98
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$159.98</b>

## Delivered January 12



Furmax Office Chair Ergonomic Computer Desk Mesh Chair Mid Back Swivel Lumbar Support with Armrest (2, Black)

Sold by: Furmax

Supplied by: Other

Return or replace items: Eligible through February 11, 2026

\$79.99

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# Order Summary

Order placed January 8, 2026    Order # 112-1789210-0829008

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$239.98
Shipping & Handling:	\$0.00
Total before tax:	\$239.98
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$239.98</b>

### Delivered January 13



**YOMILUVE 63" Farmhouse L Shaped Desk with Drawers & Storage Shelf, Corner Computer Desk with Power Outlets for Home Office, Executive Desk with Monitor Stand, Printer Shelf, Black**

Sold by: Diana design

Supplied by: Other

Return or replace items: Eligible through February 15, 2026

\$239.98

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Central



How doers  
get more done.

3730 SUN CITY CTR.BLVD  
SUNCITY CENTER FL 33573 (813)633-3161

6951 00002 04479 01/09/26 10:25 AM  
SALE CASHIER TAMMY

883351942253	SEDONA MATTE <A>	49.97N
	KS SIG SEDONA IRY MB	
678885203238	INT PAINT <A>	
	BUI SCUFF DEFENSE 1720 FLT UPW 1280Z	
	2040.98	81.96N
070798184251	ALEXFD 10.1 <A>	4.98N
	ALEX FAST DRY WHITE 10.1 OZ	
071497193162	2 IN. SHORTC <A>	7.97N
	WSTR 2 IN SHORTCUT HOOK AND HOLD	
077089143300	3PK RLLR COV <A>	9.98N
	BETTER 9 X 3/8 IN KNIT POLY ROLL 3PK	
678885051242	INT PAINT <A>	17.98N
	BEHR PPI 7300 SATIN DEEP 290Z	

SUBTOTAL	172.84
SALES TAX	0.00

TAX EXEMPT	TOTAL	\$172.84
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XXXXXXXXXXXX4993	VISA	USD\$ 172.84
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AUTH CODE 055804/7021471	TA
Chip Read	
AID A000000098084C	US DEBIT

P.O.#/JOB NAME:  
6951 01/09/26 10:25 AM



6951 02 04479 01/09/2026 1273

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 04/09/2026

# Order Summary

Order placed January 12, 2026    Order # 112-6591321-6433027

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$48.64
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$48.64
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$48.64</b>

## Delivered January 13

Your package was left near the front door or porch.



Amazon Basics 256 GB Ultra Fast USB 3.1 High Capacity Flash Drive for Data Transfer and Storage, Black

Sold by: Amazon.com

Supplied by: Other

2

Return or replace items: Eligible through February 12, 2026  
\$24.32

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# Order Summary

Order placed January 12, 2026    Order # 112-1370789-0629854

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$19.98
Shipping & Handling:	\$0.00
Total before tax:	\$19.98
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$19.98</b>

## Delivered January 13

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



**Zip Ties Heavy Duty 12 inch , V-Shaped Toothed Double Sided With 200 LBS Tensile Strength Cable Ties , Extra Large Wire Ties Adjustable Nylon Tie Wraps for Indoor Outdoor Patented Design (80 Pack Black)**

Sold by: Rythcraft Smart

Return or replace items: Eligible through February 12, 2026

\$9.99



**Metal Zip Ties (100PCS 11.8 Inch), 304 Stainless Steel, Heavy Duty Self-locking Cable Ties, for Exhaust Wrap, Chain Link Fence Parts, Heat Resistant Fencing Tie. for Pipe, Auto repair.**

Sold by: ZoosunX

Return or replace items: Eligible through February 12, 2026

\$9.99

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# Order Summary

Order placed January 13, 2026    Order # 112-2143115-3954639

### Ship to

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

### Payment method

Visa ending in 4993  
[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$165.98
Shipping & Handling:	\$0.00
Total before tax:	\$165.98
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$165.98</b>

## Delivered January 16



Folding Chair Rack, 800 LBS Capacity Heavy-Duty Chair Cart for 84 Chairs or 12 Tables & 42 Chairs, Chair Storage Dolly with Rubber Wheels and Holders Includes Weatherproof Cover

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 15, 2026

\$165.98

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

Terminal....: POS5327A Date.: 1/14/2026  
Employee....: 218425 Time.: 10:27 AM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$14.34
Tax	1.3	\$14.34	
MMMN6VE9NSHXQ			\$0.00
Tracking Number - 1Z822A3W0348227851			
-----			
Subtotal			\$14.34
Shipping/Other Charges			\$0.00
Total Tax			\$0.00
-----			
Total			\$14.34
Cards			\$14.34

=====  
**Need Package Help?**

(lost/damaged)

Provide details so we can help:

<https://online.upscapital.com/tccp>

VISA \*\*\*\*\*4993 082490  
01/14/2026 10:27 AM  
TID 755097460001  
Purchase  
VISA DEBIT XXXXXXXXXXXX4993  
ENTRY METHOD CHIP  
CVN SIGN  
Invoice 0010014204  
Clerk 21842  
Response APPROVED  
Auth Code 082490

EMV DETAILS

MODE CHIP  
AID A0000000031010  
TUR 8080008000  
IAD 06011203A00000  
TSI 6800  
ARC 23  
Amount USD \$14.34  
PARODI/KATIRIA

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# Order Summary

Order placed January 14, 2026    Order # 112-7361698-2778639

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$119.92
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$119.92
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$119.92</b>

## Delivered January 14

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



**Zip Ties Heavy Duty 12 inch, V-Shaped Toothed Double Sided With 200 LBS Tensile Strength Cable Ties, Extra Large Wire Ties Adjustable Nylon Tie Wraps for Indoor Outdoor Patented Design (80 Pack Black)**

Sold by: Rythcraft Smart

Return or replace items: Eligible through February 13, 2026  
\$14.99

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# Order Summary

Order placed January 14, 2026    Order # 112-5519374-0101005

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$74.95
Shipping & Handling:	\$0.00
Total before tax:	\$74.95
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$74.95</b>

## Delivered January 16

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



5

Zip Ties Heavy Duty 12 inch , V-Shaped Toothed Double Sided With 200 LBS Tensile Strength Cable Ties , Extra Large Wire Ties Adjustable Nylon Tie Wraps for Indoor Outdoor Patented Design (80 Pack Black)

Sold by: Rythcraft Smart

Return or replace items: Eligible through February 14, 2026

\$14.99

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# Order Summary

Subscription charged on January 14, 2026    Order # D01-3973070-6966601

**Recipient**

Waterset Central

**Payment method**

Visa ending in 4993

**Order Summary**

Item(s) Subtotal:	\$14.99
Total Before Tax:	\$14.99
Tax Collected:	\$0.00
<b>Total for this Order:</b>	<b>\$14.99</b>



**Prime Membership Fee**

Sold by: Amazon US

\$14.99

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South needs to reimburse central

# Order Summary

Order placed January 16, 2026    Order # 114-1982705-4669828

### Ship to

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

### Payment method

Visa ending in 4993  
[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$47.60
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$47.60
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$47.60</b>

## Delivered January 16

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



telehybrid Power Adapter Supply for Yealink Voip Phone for T54w T54S T52S T56A T57W T58A T58V T46U T46S T46G T48U T48G T48S T29G MP56 MP58, SV 2A PS5V2000US

Sold by: Telehybrid Direct Store  
Return or replace items: Eligible through February 15, 2026  
\$8.45



Amazon Basics Sturdy Binder Clips for Office Use, 96 Count (8 Pack of 12), Medium, 1.25 in, Black

Sold by: Amazon.com  
Supplied by: Other  
Return or replace items: Eligible through February 15, 2026  
\$6.99



SNOW COOLER Pen Holder Mesh Pencil Holder Metal Pen Holder Cup Pencil Cup Holder for Desk Office Pen Organizer Black, 4 Pack

Sold by: Snow Cooler  
Return or replace items: Eligible through February 15, 2026  
\$13.99



Amazon Basics No. 1 Paper Clips, Smooth, 1000 Count (10 Pack of 100), Silver

Sold by: Amazon.com  
Supplied by: Other  
Return or replace items: Eligible through February 15, 2026  
\$6.71



Amazon Basics Disinfecting Wipes, Lemon & Fresh Scent, Sanitizes/Cleans/Disinfects/Deodorizes, 340 Count (4 Packs of 85)

Sold by: Amazon.com  
Supplied by: Other  
Return or replace items: Eligible through February 15, 2026  
\$11.46

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Central

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

Terminal....: POS5327B Date.: 1/19/2026  
Employee....: 158557 Time.: 11:17 AM

ITEM NAME	QTY	PRICE	TOTAL
Ground Residential			\$14.34
	1 @	\$14.34	
Tax			\$0.00
MMN6VE9FGZUD			
Tracking Number - 1Z022A3W0348489935			
Subtotal			\$14.34
Shipping/Other Charges			\$0.00
Total tax			\$0.00
Total			\$14.34
Cards			\$14.34

**Need Package Help?**

(lost/damaged)

Provide details so we can help:

<https://online.upscapital.com/tccp>

VISA \*\*\*\*\*4993 015910  
01/19/2026 11:17 AM  
TID 755097560002  
Purchase  
VISA DEBIT XXXXXXXXXXXX4993  
ENTRY METHOD CHIP  
CVM SIGN  
Invoice 0020022484  
Clerk 15855  
Response APPROVED  
Auth Code 015910

ENVU DETAILS

MODE CHIP  
AID A0000000031010  
TUR 8080008000  
IAD 06011203A08000  
TSI 6800  
ARC Z3  
Amount USD \$14.34  
PARODI/KATIRIA

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# Order Summary

Order placed January 19, 2026    Order # 114-1937805-6836256

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$55.76
Shipping & Handling:	\$0.00
Total before tax:	\$55.76
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$55.76</b>

## Delivered January 20

Your package was left near the front door or porch.



2

Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 FL Oz, 10 Count (Packaging May Vary)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 19, 2026

\$17.00

## Delivered January 21

Your package was left near the front door or porch.



Amazon Basics Cork BulletinBoard, 23" x 17", Pin Board for Office & Home with Aluminum/Plastic Frame, 1 Pack

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 20, 2026

\$17.13

## Delivered January 20

Package was left inside the residence's mailbox



Amazon Basics Push Pins Tacks, Steel Point, Clear Plastic Head, for Bulletin Board, Maps, Posters, and Craft Projects, 100-Pack

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 19, 2026

\$4.63

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# Order Summary

Order placed January 19, 2026    Order # 114-4055791-1833819

### Ship to

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

### Payment method

Visa ending in 4993

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$32.47
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$32.47
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$32.47</b>

## Delivered January 20

Your package was left near the front door or porch.



2

[Amazon Basics 20-Pack AA Alkaline High-Performance Batteries, 1.5 Volt, 10-Year Shelf Life](#)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 19, 2026

\$9.99



[Amazon Basics AAA Alkaline High-Performance Batteries, 1.5 Volt, 10-Year Shelf Life, 20 count \(Pack of 1\)](#)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 19, 2026

\$12.49

[Back to top](#)

# Order Summary

Order placed January 19, 2026    Order # 114-5516749-3959468

## Ship to

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

## Payment method

Visa ending in 4993  
[View related transactions](#)

## Order Summary

Item(s) Subtotal:	\$16.95
Shipping & Handling:	\$2.99
Total before tax:	\$19.94
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$19.94</b>

## Delivered January 20

Your package was left near the front door or porch.



AceMining 5 Racks and 4 Hooks Mop and Broom Holder Wall Mount, Broom Organizer Storage Tool Racks Stainless Steel Heavy Duty Hooks Self Adhesive Solid Non-slip for Home Kitchen Garden Laundry Garage

Sold by: *Exia*

Return or replace items: Eligible through February 19, 2026

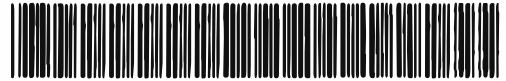
\$16.95

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Centra  
→

Jan 19, 2026

Order 800000012356407



**Delivery from club items(7)**

u

Member's Mark Purified Water 16.9 fl. oz., 40 pk. Qty 7 \$27.86

**Subtotal** \$27.86

Delivery from store \$12.00

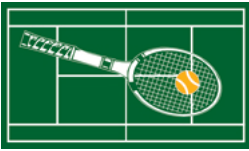
**Tax** \$0.00

**Total** **\$39.86**

**Driver tip** \$4.18

**VISA** Ending in 4993

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available



# Invoice

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

Date	Invoice #
1/9/2026	83384

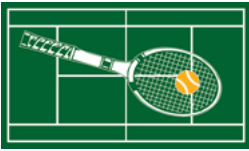
Bill To
Waterset CDD - Castle Group 3434 Colwell Avenue Suite 200 Tampa FL 33614 United States

Ship To
Waterset Central CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614 United States

Terms	PO #	Due Date
Net 30	Kathy Parodi	2/8/2026
Sales Rep	Ship Via	Ship Date
Kimberly Valencia		1/9/2026

Notes
*Revised - removed taxes, received Tax Exempt Certificate *New Windscreens - ExtremeScreen in GREEN *Duplicating 2021 measurements/our construction division ordered. *Material Only - NO Installation *Estimated Lead Time - 3-4 weeks from order date.

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



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

# Invoice

Date	Invoice #
1/9/2026	83384

Page 2 of 2

Quantity	Units	Description	Options	Unit Price	Amount
1		FREE Shipping & Handling for ExtremeScreens		0.00	0.00
Thank you for your business.				<b>Total</b>	<b>\$4,981.01</b>

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

# Tab 11



Rizzetta & Company

# Waterset Central Community Development District

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**Financial Statements  
(Unaudited)**

**February 28, 2026**

Prepared by: Rizzetta & Company, Inc.

[watersetcentralcdd.org](http://watersetcentralcdd.org)  
[rizzetta.com](http://rizzetta.com)

**Waterset Central Community Development District**

Balance Sheet

As of 02/28/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>							
Cash In Bank	458,994	0	0	0	458,994	0	0
Investments	1,366,719	275,435	1,865,318	56,683	3,564,155	0	0
Accounts Receivable	63,555	0	36,012	0	99,566	0	0
Refundable Deposits	19,463	0	0	0	19,463	0	0
Fixed Assets	0	0	0	0	0	10,358,729	0
Amount Available in Debt Service	0	0	0	0	0	0	1,901,330
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,193,670
<b>Total Assets</b>	<b>1,908,731</b>	<b>275,435</b>	<b>1,901,330</b>	<b>56,683</b>	<b>4,142,178</b>	<b>10,358,729</b>	<b>15,095,000</b>
<b>Liabilities</b>							
Accounts Payable	53,441	0	0	0	53,441	0	0
Accrued Expenses	12,186	0	0	0	12,186	0	0
Other Current Liabilities	235	0	0	0	235	0	0
Due To Other	3,650	0	0	0	3,650	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	15,095,000
Deposits Payable	18,470	0	0	0	18,470	0	0
<b>Total Liabilities</b>	<b>87,982</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>87,982</b>	<b>0</b>	<b>15,095,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	519,657	174,950	1,482,585	47,522	2,224,714	0	0
Investment In General Fixed Assets	0	0	0	0	0	10,358,729	0
Net Change in Fund Balance	1,301,092	100,485	418,745	9,161	1,829,482	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,820,749</b>	<b>275,435</b>	<b>1,901,330</b>	<b>56,683</b>	<b>4,054,196</b>	<b>10,358,729</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,908,731</b>	<b>275,435</b>	<b>1,901,330</b>	<b>56,683</b>	<b>4,142,178</b>	<b>10,358,729</b>	<b>15,095,000</b>

See Notes to Unaudited Financial Statements

**Waterset Central Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,804	4,804
Special Assessments				
Tax Roll	1,900,559	1,900,559	1,889,567	(10,992)
Other Misc. Revenues				
Clubhouse Rentals	0	0	12,907	12,907
Vendor Rebates	0	0	3	3
<b>Total Revenues</b>	<u>1,900,559</u>	<u>1,900,559</u>	<u>1,907,281</u>	<u>6,722</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,400	6,000	2,800	3,200
<b>Total Legislative</b>	<u>14,400</u>	<u>6,000</u>	<u>2,800</u>	<u>3,200</u>
Financial & Administrative				
Accounting Services	21,376	8,907	8,907	0
Administrative Services	5,314	2,214	2,214	0
Arbitrage Rebate Calculation	450	0	0	0
Assessment Roll	5,905	5,905	5,905	0
Auditing Services	3,400	0	0	0
Bank Fees	2,500	1,041	846	195
Disclosure Report	5,000	2,084	2,083	0
District Engineer	12,000	5,000	8,655	(3,655)
District Management	24,250	10,104	10,105	0
Dues, Licenses & Fees	700	394	177	217
Financial & Revenue Collections	5,314	2,214	2,214	0
Legal Advertising	3,000	1,250	559	691
Public Officials Liability Insurance	3,500	3,500	3,209	291
Trustees Fees	5,000	2,694	2,694	0
Utility Bond	500	500	197	303
Website Hosting, Maintenance, Backup & E	4,000	1,667	1,768	(102)
<b>Total Financial &amp; Administrative</b>	<u>102,209</u>	<u>47,474</u>	<u>49,533</u>	<u>(2,060)</u>
Legal Counsel				
District Counsel	65,000	27,083	24,001	3,083
<b>Total Legal Counsel</b>	<u>65,000</u>	<u>27,083</u>	<u>24,001</u>	<u>3,083</u>
Security Operations				
Security Services & Patrols	65,000	27,083	20,613	6,470
<b>Total Security Operations</b>	<u>65,000</u>	<u>27,083</u>	<u>20,613</u>	<u>6,470</u>
Electric Utility Services				
Utility - Recreation Facilities	20,000	8,334	4,737	3,596
Utility - Street Lights	0	0	1,888	(1,887)
Utility Services	35,000	14,583	10,971	3,612
<b>Total Electric Utility Services</b>	<u>55,000</u>	<u>22,917</u>	<u>17,596</u>	<u>5,321</u>
Gas Utility Service				

See Notes to Unaudited Financial Statements

**Waterset Central Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Recreation Facilities	25,000	10,417	35,971	(25,554)
Total Gas Utility Service	25,000	10,417	35,971	(25,554)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	12,000	5,000	5,543	(544)
Total Garbage/Solid Waste Control Services	12,000	5,000	5,543	(544)
Water-Sewer Combination Services				
Utility - Reclaimed	18,000	7,500	9,513	(2,013)
Utility Services	20,000	8,333	6,734	1,600
Total Water-Sewer Combination Services	38,000	15,833	16,247	(413)
Stormwater Control				
Aquatic Maintenance	43,200	18,000	18,000	0
Lake/Pond Bank Maintenance & Repair	10,000	4,167	0	4,167
Mitigation Area Monitoring & Maintenance	2,500	1,041	0	1,041
Wetland Monitoring & Maintenance	5,000	2,084	0	2,084
Total Stormwater Control	60,700	25,292	18,000	7,292
Other Physical Environment				
Fire Ant Treatment	7,500	3,125	0	3,125
General Liability Insurance	4,500	4,500	5,072	(572)
Holiday Decorations	9,000	9,000	6,818	2,182
Irrigation Maintenance	70,000	29,166	29,353	(187)
Irrigation Repair	20,000	8,334	7,583	751
Landscape - Mulch	103,000	42,916	0	42,916
Landscape Inspection Services	12,000	5,000	5,000	0
Landscape Maintenance	440,000	183,334	161,725	21,609
Landscape Replacement Plants, Shrubs, Tr	50,000	20,833	0	20,833
Property Insurance	50,000	50,000	46,364	3,636
Total Other Physical Environment	766,000	356,208	261,915	94,293
Road & Street Facilities				
Sidewalk Maintenance & Repair	3,000	1,250	0	1,250
Street Sign Repair & Replacement	10,000	4,167	6,053	(1,886)
Total Road & Street Facilities	13,000	5,417	6,053	(636)
Parks & Recreation				
Access Control Maintenance & Repair	15,000	6,250	5,006	1,244
Athletic Court/Field/Playground Maintenance	500	208	7,250	(7,042)
Basketball Court Maintenance & Supplies	5,500	2,292	0	2,292
Clubhouse Facility Janitorial Supplies	10,000	4,166	3,273	893
Clubhouse Janitorial Services	26,000	10,834	10,600	233
Computer Support, Maintenance & Repair	750	312	3,076	(2,763)
Facility A/C & Heating Maintenance & Rep	10,000	4,167	0	4,166
Facility Supplies	8,000	3,333	953	2,381

See Notes to Unaudited Financial Statements

**Waterset Central Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fitness Equipment Maintenance & Repair	15,000	6,250	993	5,257
Maintenance & Repairs	35,000	14,583	6,790	7,794
Management Contract	290,000	120,834	58,033	62,800
Office Supplies	2,000	833	1,157	(324)
Pest Control	8,000	3,333	2,049	1,285
Playground Equipment & Maintenance	8,500	3,542	0	3,541
Playground Mulch	12,000	5,000	0	5,000
Pool Permits	1,500	0	0	0
Pool Repairs	25,000	10,417	10,919	(502)
Pool Service Contract	63,000	26,250	20,460	5,790
Security System Monitoring Services & Ma	10,000	4,166	3,086	1,080
Telephone, Internet, Cable	10,000	4,167	3,168	999
Tennis Court Maintenance & Supplies	3,000	1,250	4,981	(3,731)
Trail/Bike Path Maintenance	1,500	625	0	625
Vehicle Maintenance	9,000	3,750	956	2,794
<b>Total Parks &amp; Recreation</b>	<b>569,250</b>	<b>236,562</b>	<b>142,750</b>	<b>93,812</b>
Contingency				
Miscellaneous Contingency	75,000	31,250	5,168	26,082
Storm Damage/Restoration	40,000	16,667	0	16,667
<b>Total Contingency</b>	<b>115,000</b>	<b>47,917</b>	<b>5,168</b>	<b>42,749</b>
<b>Total Expenditures</b>	<b>1,900,559</b>	<b>833,203</b>	<b>606,190</b>	<b>227,013</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>1,067,356</b>	<b>1,301,091</b>	<b>233,735</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>519,658</b>	<b>519,657</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>1,067,356</b>	<b>1,820,749</b>	<b>753,392</b>

**Waterset Central Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	485	485
Special Assessments				
Tax Roll	100,000	100,000	100,000	0
<b>Total Revenues</b>	<u>100,000</u>	<u>100,000</u>	<u>100,485</u>	<u>485</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	100,000	100,000	0	100,000
Total Contingency	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>100,000</u>
<b>Total Expenditures</b>	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>100,000</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>100,485</u>	<u>100,485</u>
<b>penditures</b>				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>174,950</u>	<u>174,950</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>275,435</u>	<u>275,435</u>

**Waterset Central Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	21,206	21,206
Special Assessments				
Tax Roll	1,118,835	1,118,835	1,127,339	8,504
<b>Total Revenues</b>	<u>1,118,835</u>	<u>1,118,835</u>	<u>1,148,545</u>	<u>29,710</u>
<b>Expenditures</b>				
Debt Service				
Interest	793,835	793,835	396,406	397,429
Principal	325,000	325,000	325,000	0
<b>Total Debt Service</b>	<u>1,118,835</u>	<u>1,118,835</u>	<u>721,406</u>	<u>397,429</u>
<b>Total Expenditures</b>	<u>1,118,835</u>	<u>1,118,835</u>	<u>721,406</u>	<u>397,429</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>427,139</u>	<u>427,139</u>
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(8,394)	(8,394)
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>(8,394)</u>	<u>(8,394)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>1,482,585</u>	<u>1,482,585</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>1,901,330</u>	<u>1,901,330</u>

168 Capital Projects Fund S2018 **Waterset Central Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	767	767
<b>Total Revenues</b>	<u>0</u>	<u>0</u>	<u>767</u>	<u>767</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>767</u>	<u>767</u>
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	8,394	8,394
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>8,394</u>	<u>8,394</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>47,522</u>	<u>47,522</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>56,683</u>	<u>56,683</u>

See Notes to Unaudited Financial Statements

**WATERSET CENTRAL CDD**

**Investment Summary**

**February 28, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2026</u>
The Bank of Tampa	Money Market Account	\$ 55,720
The Bank of Tampa ICS Program	Money Market Account	206,261
Valley Bank	Governmental Checking	1,104,738
	<b>Total General Fund Investments</b>	<b>\$ 1,366,719</b>
The Bank of Tampa ICS Reserve Program	Money Market Account	\$ 175,004
Valley Bank	Governmental Checking	100,431
	<b>Total Reserve Fund Investments</b>	<b>\$ 275,435</b>
US Bank Series 2018 Revenue	First American Government Oblig Fd 3763	\$ 1,305,980
US Bank Series 2018 Reserve	First American Government Oblig Fd 3763	559,338
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,865,318</b>
US Bank Series 2018 Construction	First American Government Oblig Fd 3763	\$ 56,683
	<b>Total Capital Projects Fund Investments</b>	<b>\$ 56,683</b>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Waterset Central Community Development District  
Summary A/R Ledger  
From 02/01/2026 to 02/28/2026**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>	
<b>168, 2166</b>	168-001	168 General Fund	Hillsborough County Tax Collec- tor	AR00002947	12110	10/01/2025	63,554.75
<b>Sum for 168, 2166</b>							<b>63,554.75</b>
<b>168, 2168</b>	168-200	168 Debt Service Fund S2018	Hillsborough County Tax Collec- tor	AR00002947	12110	10/01/2025	36,011.77
<b>Sum for 168, 2168</b>							<b>36,011.77</b>
<b>Sum for 168</b>							<b>99,566.52</b>
<b>Sum Total</b>							<b>99,566.52</b>

See Notes to Unaudited Financial Statements

**Waterset Central Community Development District  
Summary A/P Ledger  
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>168, 2166</b>					
168 General Fund	02/01/2026	Accurate Electronics, Inc.	139819	Maglock Replacement 02/26	763.04
168 General Fund	02/01/2026	Allied Universal Security Services	18158068	Security Professional Service - 02/13/26-02/19/26	1,034.24
168 General Fund	02/26/2026	Allied Universal Security Services	18188882	Security Professional Service - 02/20/26-02/26/26	1,214.20
168 General Fund	02/01/2026	Ballenger Landcare, LLC	685	Main Line Repair 02/26	1,803.11
168 General Fund	02/01/2026	Brandon Industries, Inc.	2021372-IN	Street Signs 02/26	5,553.00
168 General Fund	02/27/2026	Brletic Dvorak, Inc.	2353	Engineering Services 02/26	1,980.00
168 General Fund	02/20/2026	Castle Management, LLC	PREIM02-20-26-298	Payroll Period 01/31/26-02/13/26	5,792.79
168 General Fund	02/28/2026	Castle Management, LLC	PREIM12-26-25-137	Payroll Period 12/06/25-12/19/25	4,765.28
168 General Fund	02/04/2026	Curtis Albert Thornton	CT020426	Board of Supervisor Meeting 02/04/26	200.00
168 General Fund	02/01/2026	DCSI, Inc.	34834	Alarm Monitoring System 02/26	199.00
168 General Fund	02/01/2026	DCSI, Inc.	34824	Alarm Monitoring System 02/26	201.00
168 General Fund	02/28/2026	Erin McCormick Law, P.A.	10878	General Legal Services 02/26	7,990.00
168 General Fund	02/28/2026	Florida Department of Revenue	3980178233549-013126	Sales & Use Tax 01/26	1.81
168 General Fund	02/28/2026	Florida Department of Revenue	3980178233549-013126	Sales & Use Tax 01/26	333.88
168 General Fund	02/01/2026	Frontier Communications of FL	81374106030611185-021426	Internet 02/26	557.76
168 General Fund	02/01/2026	Frontier Communications of FL	81364902630417235-021726	Internet 02/26	129.99
168 General Fund	02/01/2026	Hillsborough County Board of County Commissioners	DHCFR475219-011426	Annual/Periodic Fire Inspection 01/26	55.00
168 General Fund	02/01/2026	Hillsborough County Board of County Commissioners	DHCFR475217-011426	Annual Fire Inspection 01/26	75.00
168 General Fund	02/28/2026	Hillsborough County BOCC	7687161865-022726	Water Utility Services 02/26	1,359.82
168 General Fund	02/28/2026	Hillsborough County BOCC	7687161865-022726	Water Utility Services 02/26	1,647.41
168 General Fund	02/01/2026	Hillsborough County BOCC - Code Enforcement	HC-WE-25-003225	Wasteful/Inefficient Use of Water 12/25	100.00
168 General Fund	02/16/2026	House of Floors of Tampa, Inc.	5361274	Flooring 02/26	1,712.50
168 General Fund	02/04/2026	Kelly Setta	KS020426	Board of Supervisor Meeting 02/04/26	200.00
168 General Fund	02/01/2026	Nvirotec Pest Control Service, Inc.	387039	Pest Control 02/26	217.00
168 General Fund	02/01/2026	Nvirotec Pest Control Service, Inc.	387408	Pest Control 02/26	135.00
168 General Fund	02/04/2026	PC Consultants	108912	Computer Support 02/26	165.00
168 General Fund	02/04/2026	PC Consultants	108908	Computer Support 02/26	337.50
168 General Fund	02/05/2026	Republic Services	0696-001332772	Waste & Recycle Container Service 03/26	1,091.93
168 General Fund	02/28/2026	TECO	321000017137-030626	TECO Summary 321000017137 01/26	48.62
168 General Fund	02/28/2026	TECO	321000017137-030626	TECO Summary 321000017137 01/26	26.42
168 General Fund	02/28/2026	TECO	321000017137-030626	TECO Summary 321000017137 01/26	2,507.01
168 General Fund	02/28/2026	TECO	221008884712-030526	5701 Madrigal Way (Amenity) 02/26	881.61

**Waterset Central Community Development District  
Summary A/P Ledger  
From 02/01/2026 to 02/28/2026**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
168 General Fund	02/28/2026	TECO	321000017137-03062 6	TECO Summary 321000017137 01/26	3,708.74
168 General Fund	02/28/2026	TECO	221008697536-03052 6	Electric Charges 02/26	350.99
168 General Fund	02/28/2026	TECO Peoples Gas	221008930457-03052 6	Natural Gas Utility 02/26	5,952.76
168 General Fund	02/01/2026	Terrapin Lawn Care, LLC	6889	Palm Root Injections 01/26	150.00
168 General Fund	02/04/2026	Thomas Paul McNutt	TN020426	Board of Supervisor Meeting 02/04/26	200.00
<b>Sum for 168, 2166</b>					<b>53,441.41</b>
<b>Sum for 168</b>					<b>53,441.41</b>
<b>Sum Total</b>					<b>53,441.41</b>

**Wataset Central Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.