



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors' Meeting
May 13, 2026**

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

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

District Board of Supervisors	Thomas McNutt Brandon Bentley Deneen Klenke Curtis Thornton Kelly Setta	Chairman Vice - Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, PA
District Engineer	Stephen Brletic	BDI Engineering

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 2700 S. FALKENBURG RD, STE 2745 • RIVERVIEW, FL 33578

Board of Supervisors
Wataset Central Community
Development District

May 11, 2026

REVISED AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Wataset Central Community Development District will be held on **Wednesday, May 13th, 2026, at 5:30 p.m.**, at **The Wataset 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
 - i. Consideration of Fuel Surcharge Tab 2
 - B. Landscape & Irrigation
 - i. Presentation of Community Asset Management Report Tab 3**
 - ii. Presentation of Contractor Response (March) Tab 4
 - iii. Irrigation Inspection Tab 5
 - iv. Irrigation Audit Proposal Tab 6
 - v. Redtree Recap Tab 7
 - C. District Counsel
 - i. Consideration of Tennis Instructor License Agreement Tab 8
 - D. District Engineer
 - E. Clubhouse Manager
 - i. Presentation of Management Report
 - F. District Manager
 - i. Presentation of District Manager Report
- 4. BUSINESS ITEMS**
 - A. Consideration for Vacant Seat Candidates Tab 9
 - B. Consideration of Wataset Central Voter Count Tab 10
 - C. Consideration of Resolution 2026-02; General Election Tab 11**
 - D. Consideration of Resolution 2026-03; Authorizing Disbursement of Funds Tab 12**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Operations & Maintenance Expenditures for March 2026 Tab 13
- 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

MAY, 2026



WATERSET CENTRAL CDD

PARADISO DR
APOLLO BEACH, FL 33572
29 PONDS



Google Earth

Image © 2025 Airbus

Homes by WestBay at Waterset

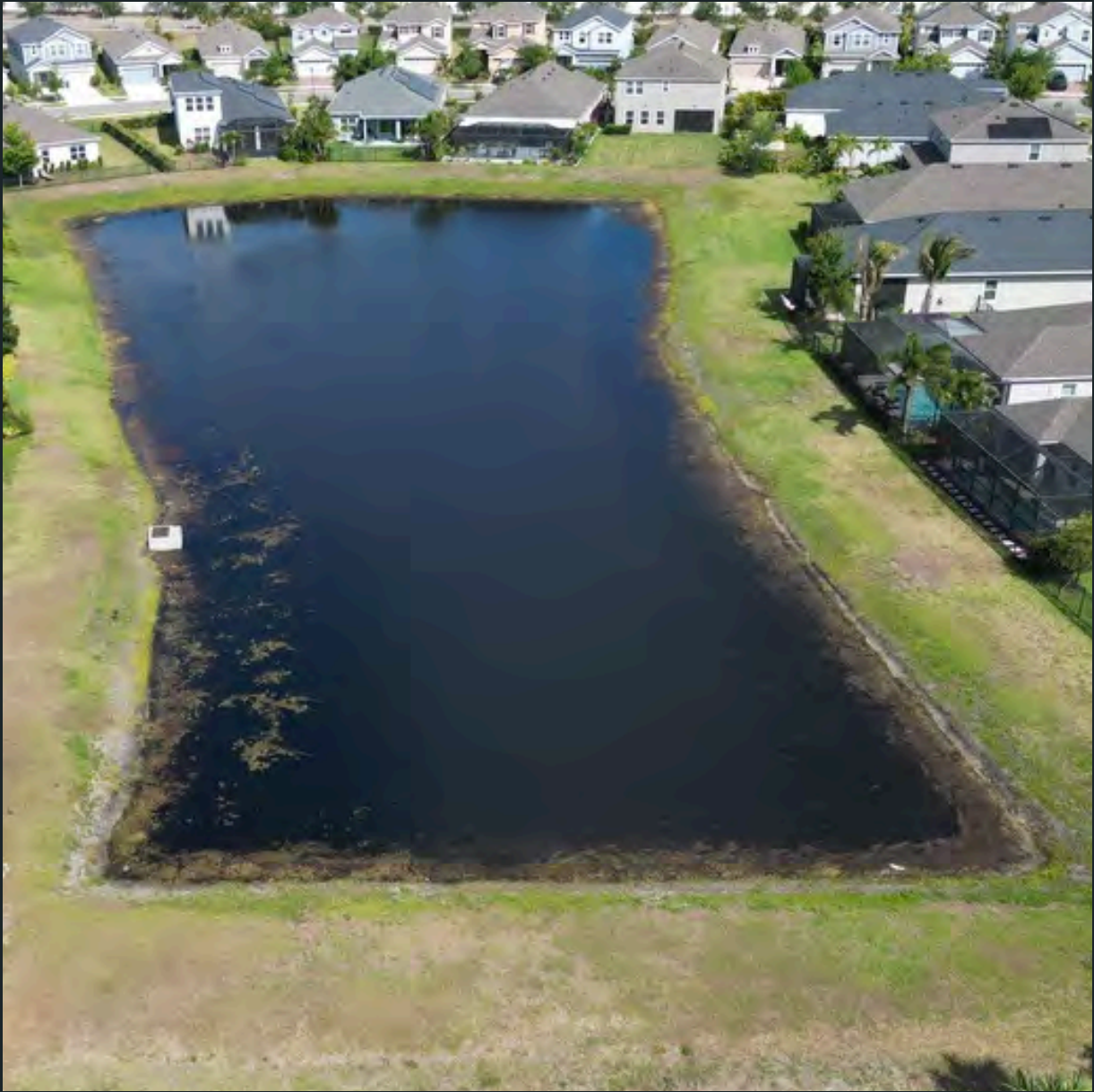
2000 ft

SUMMARY:

As we move into summer we're coming in very dry. Water levels are dropping and as ponds get more shallow, blooms will be more frequent. Lower water depth helps with algae and submerged growth. Dyes are being used throughout the community as needed to prevent or slow down growth. Dissolved oxygen levels decrease as water levels drop and temperatures go up. Our team will be carefully treating and monitoring your sites. Hopefully we get a little rain along the way as we move into summer.



Pond #15 Treated for Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #18A Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Algae and Shoreline Vegetation.



Pond #23 Treated for Algae and Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.



Pond #26 Treated for Shoreline Vegetation.



Pond #27 Treated for Algae and Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.

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

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

27: Shoreline vegetation and Algae has been treated.

28: Shoreline vegetation and Algae has been treated.

Tab 2



Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

Tab 3

WATERSET CENTRAL

COMMUNITY ASSET MANAGEMENT REPORT



May 6, 2026
Rizzetta & Company
John R. Toborg – Division Manager
Community Asset Management



Rizzetta & Company
Professionals in Community Management

Updates, Waterset Club

General Updates, Recent & Upcoming Maintenance Events:

- During the month of May, all Bahia turf shall receive an application of 1000 lbs. (20 – 50 lb. bags) of a 24-0-11 fertilizer. Also, all St. Augustine turf shall receive an application of 2000 lbs. (40 – 50 lb. bags) of a 24-0-11 fertilizer. Additionally. All Celebration Bermudagrass shall receive an application 750 lbs. (15 – 50 lb. bags) of a 24-0-11 fertilizer and all Zoysia turf shall receive an application of 750 lbs. (15 – 50 lb. bags) of a 9-0-24 fertilizer. And finally. all Palms shall receive an application of 650 lbs. (13 – 50 lb. bags) of a 8-0-12+4Mg fertilizer.
- RedTree to notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. Payment for fertilization will not be approved without prior verification.

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

1. Although last month I claimed that all non-Helen Johnson Bougainvilleas had been removed and replaced in the Waterset Club parking lot island, after more blooms have come out, it is apparent there are still 2-3 non-Helen Johnson Bougainvilleas present. (Pic 1)



2. Why are there a lot of dried-up leaves on the Confederate Jasmine in front of the Waterset Club? (Pic 2>)

3. Is irrigation working properly in the Mammy Croton bed at the Waterset Club beach? These were once a very tall, lush and full hedge. They are declining.
4. Beyond the Mammy Croton hedge mentioned above, there are two other triangular beds of failing Mammy Crotons. Please remove them. I do not feel irrigation has ever worked properly in these beds or the design is not sufficient. (Pic 4>)



Waterset Club, Milestone

- 5. Several weeks ago, RedTree Installed and Invoiced a couple Petra Crotons on the back side of the lap pool deck under a Shady Lady. At least one of these needs to be re-installed under warranty. (Pic 5)



- 6. The one bed of Copperleaf Plants on the lap pool deck still is not flourishing. Has RedTree verified this irrigation in this planter is working 100% with adequate coverage? One of the plants is nearly defoliated.
- 7. A clean, weed/turf-free edge needs to be established and maintained around the sand volleyball court.
- 8. Dead-head the Giant Birds-of-Paradise between the tennis and basketball courts.
- 9. Although this issue may have started with the



previous contractor(s), it is accelerating under the current contractor. The failing Variegated Confederate Jasmine continues to increase on the Milestone median between Paseo Al Mar & Goldcoast. What has RedTree been able to diagnose? (Pics 9a, b & c)



Milestone, Sea Air

10. In conjunction with Item 9, the median, as stated, is failing, however, the perimeter beds are thriving. I don't want to jinx anything, but what is the difference in cultural practices between the median and perimeters that might be causing this decline?

11. Clean up the beds surrounding the lift station at the Goldcoast dead end.

12. First photographed on March 5th, then again on March 30th and now on May 6th, the turf on the north side of Sea Air continues to fail. What was diagnosed here? The only thing that was provided as a response to the reports was "complete"! WHAT was completed? I've stated several times before that "complete" is not an acceptable response. Many times, a



question was asked or a diagnosis requested. "Complete" does not provide adequate information. (Pics 12a – d)

13. Not only does the turf continue to fail on the north side of Sea Air, but the individual bed on the back side of this tract continues to be very weedy. (see below)



30th Street, Paseo Al Mar, Covington Garden Drive

14. We'll probably need to remove these Bougainvillea that were killed in the winter freezes. They do not seem to be pushing out any new growth. I will work with RedTree to replace with a more suitable and easier to maintain landscape plant. These are the two beds on 30th Street. (Pics 14a & b)



15. I am still seeing clumps of grassy weeds in the south ROW of Paseo Al Mar (PAM) between 30th Street and Waterset Blvd. (WS Blvd.) Not only are there weeds in the south ROW turf, but the beds on the south side of the sidewalk are also very weedy.

16. There are 2-3 dead Walter's Viburnum on the south side of PAM about 100' before the right turn lane into Paradiso. Please remove.

17. There remains a lot of Dwarf Firebush and Copperleaf Plants on the south side of PAM east and west of Paradiso that were never cut back after the winter freezes. This should have been done back in March. (Pics 17a & b)



18. Remove volunteer weeds (Saltbushes) in the ornamental grass beds on the east side of Paradiso, south side of PAM.

19. I called into Irrigation Services this apparent irrigation break on the SW corner of PAM and Covington Garden Dr. (CGD) from the field. Crews were dispatched. (Pic 19>)

20. Several beds of Fakahatchee Grasses within the landscape buffer on the west side of CGD are affected with Spider Mites. Please drench thoroughly and cut to low mounds. These are chronic. (Pic 20>)

Covington Garden Drive, Betel Palm

21. Please provide a reason why there are so many brown patches of turf in the CGD ROW. Reclaimed water is exempt from the latest SWFWMD revised restrictions and the CDD can water every day of the week but NOT between the hours of 10:00 a.m. and 4:00 p.m. (Pic 21>

22. I think this tree brace on the west side of CGD near Betel Palm needs to be re-installed. One of the 2" x 4"s seems out of place. (Pic 22>

23. None of the landscape shrubs were cut back after the winter freeze approaching the pond south of Betel Palm. (Pic 23>

24. Most Blue Daze were not cut to the ground as previously requested.



25. The bed of Dwarf Asian Jasmine on the east side of CGD located where the wall angles begins to angle back toward I 75 is FULL of grassy weeds – almost to the point it looks like un-mowed turf.

Covington Garden Drive, Wayfarer, Reservoir Park

26. The Sand Cordgrass beds on the east side of CGD south of Wayfarer are getting overrun with Torpedograss.

27. In the same vicinity as above, this Wax Myrtle has a large volunteer Brazilian Pepper growing out of it. (Pic 27)



28. Please re-install the bracing on the 4th pine south of Wayfarer on the east side of CGD. (Pic 28)



29. The beds in the Wayfarer pocket park are very weedy. (Pic 29>)

30. RedTree needs to eradicate the tall weeds in the expansion joints in the parallel parking spaces on both sides of Saguaro.

31. There is still striping in the Reservoir Park turf. Please re-fertilize. (Pic 31>)

32. Also, remove the water shoots in the trees in Reservoir park.

33. Did RedTree alter their fertilization formula for application to add sulfur to the Ixora planted throughout the property?

34. Treat all active fire ant mounds. Once mound is dead, return to the mound to re-exposed any turf or mulch covered up by the displaced soil. There are many along the WS Blvd. medians.

35. Eradicate weeds and other plant debris in the Bougainvillea bed south of Waterline on WS Blvd.

36. Check the irrigation on the WS Blvd., median west of the lift station. Large turf area is dry.



Waterline, Waterline Station

37. Hand pull dead weeds in the landscape beds on the Waterline bridge. (Pic 37)



43. Is water running adequately in the planter outside the side gate to the Waterline Station pool deck on the west side of the building? Jasmine is thinning rapidly. (Pic 43)



38. Dead-head Giant Birds at the Waterline Station.

39. Too much winter kill was left behind in the Blue Daze inside the Waterline Station pool. (Pic 39)



40. Dead plants are remaining outside the Waterline Station pool deck as well. (Pic 40>)

41. There is also still dead plant material around the mail kiosk as well as water shoots on the Crape Myrtles. (Pic 41>)

42. The ornamental grasses surrounding the pool deck need to be cut to low mounds. They are all beginning to fade.



Waterline Station, Mainland and Wayfarer, Del Coronado

44. Remove dead plants outside the totlot fence on the west side of the Waterline Station.
45. Treat grassy weeds in the ROW turf along Madrigal outside the Waterline Station.
46. The Fakahatchee Grasses and Muhly Grasses on the Mainland & Wayfarer cul-de-sacs are mostly brown. Inspect for Spider Mites, drench thoroughly if present and then cut to low mounds.
47. Hand pull and eradicate the Sand Vetch in the ornamental grasses at the Wayfarer, Limelight, Del Coronado mail kiosk lawn.
48. Del Coronado turf is still failed (previous irrigation contractor) and the grasses are mostly brown. (Pic 48)



Proposals

1. RedTree to provide a proposal to completely remove three (3) dead/dying Red Maples that have never thrived on the Reservoir bridge and replace with a 3" caliper Sweetgum, *Liquidambar styraciflua "rotundiloba"*. Proposal must include the construction of an 8" -10" earthen saucer to hold water over the root ball, a 30 Gal. Gator Bag with a working flood bubbler attached to the top of the bag to fill the bag during every irrigation cycle. (Pics 1a – c)



Tab 4

WATERSET CENTRAL

COMMUNITY ASSET MANAGEMENT REPORT



March 30, 2026
Rizzetta & Company
John R. Toborg – Division Manager
Community Asset Management



Rizzetta & Company
Professionals in Community Management

Updates, Waterset Club

General Updates, Recent & Upcoming Maintenance Events:

- 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 750 lbs. (15 – 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. Please remove these hanging palm fronds from the Waterset Club cocos on the pool deck. (Pic 1) - **Complete.**



2. Eradicate all weeds in the shell bed surrounding the pool slide. - **Complete.**
3. Can RedTree use a Sawzall and remove the metal lodge poles used to stabilize the Shady Lady Olive trees surrounding the Waterset Club pool deck? (Pic 3>) - **Complete.**

4. Take The Copperleaf Plants down to the same height as the Pringle's Podocarpus in the four beds on the lap pool deck. This way they can all flush out simultaneously. Let them grow to approximately 1 foot above the Podos. - **Complete.**

5. Crews did not fertilize the palms properly. The full amount of fertilizer per palm (app. 1 ½ lbs. per 100 SF of palm canopy) should be sprinkled evenly underneath the drip line of the palm canopy. (Pic 5>) - **Complete.**



Waterset Club, Milestone

6. We need to prune these Japanese Blueberries (and all other plants adjacent to sidewalks) so there is no encroachment onto the concrete. Clearly this encroaching Japanese Blueberry is forcing pedestrians to walk off the sidewalk into the turf on the other side. (Pic 6) - **Complete.**



9. A holdover from the previous two vendors, there is still a lot of failing Variegated Confederate Jasmine as well as Confederate Jasmine on the trellises and the Milestone median south of Paseo Al Mar (PAM). (Pics 9a – b) - **Complete.**



7. Hand remove all fallen palm fronds and trim down all non-dwarf Bougainvillea in the Waterset Club parking lot island. - **Complete.**

8. Inspect the Gold Mound on the south side of the tennis courts for aphids or any other insects that may attack this plant (thrips are also known to feast on this plant). Treat accordingly. (Pic 8>) - **Complete.**



Milestone/Goldcoast Roundabout, 30th Street

10. Hand pull and eradicate the fine textured weeds in the outer perimeter beds of Variegated Confederate Jasmine surrounding the Milestone/Goldcoast roundabout.
- Complete.

11. The Dwarf Firebush along Seair never got cut to the ground after the winter. These need to be so they flush out simultaneously and fully. And the turf is also still suffering ... as previously reported, this pattern is not the pattern of cold-damaged turf. Diagnose and treat accordingly. (Pic 11) - Complete.



12. This fenceline on the south side of the Pond south of Goldcoast is the CDD's to maintain. It is currently quite tall. (Pic 12 & exhibit)



- 12. Complete
-15. Complete.

13. Have these Bougainvillea on the 30th Street median been inspected for Bougainvillea Looper (and treated, if present)? Or is this the winter freeze damage? This may need to be cut to the ground as this will come back from the roots, NOT the dead growth above ground. (Pic 13) - Complete.



14. There are many areas along the south ROW of PAM between 30th Street and Wasset Blvd. (WS Blvd.) that are getting down to the dirt ... many of these areas were not like this with the previous contractor(s). There are still a lot of weeds in this turf as well.

- Complete.
15. A lot of the Variegated Confederate Jasmine on the south side of the sidewalk on the south side of PAM approaching WS Blvd. from the west is beginning to fail like those on most of our medians. What is occurring here?

<12

REDTREE: ZONE 64 HAD NO START TIME IN PROGRAM C AND NOW STARTS AT 10 P.M.
REPAIRED BROKEN WIRE PATH IN VALVE BOX AND 10 DRIP LINE LEAKS.



Paseo Al Mar West to East, Covington Garden Drive, Madrigal

16. Approaching Paradiso from the west as well as east of Paradiso, there is also a lot of Dwarf Firebush along these hedge lines that need to be cut to the ground from the winter freezes. This should have been at least started by now. - Complete.

17. Eradicate expansion joint weeds in the sidewalk on the west side of Covington Garden Drive (CGD) south of PAM. - Complete.

18. Make sure we are keeping the turf in the CGD ROWs in our radar as several areas are thinning. - Complete.

19. There is quite a bit of cutting back that will be required in many of the plants south of Betel Palm near the pond on the west side of CGD. - Complete.

20. Make sure all Blue Daze beds get cut to the ground. Can RedTree safely treat the large amount of Torpedograss taking over many of these beds? Fusilade? (Pic 20) - Complete.



21. The Sweet Viburnum hedge along the fence on the west side of CGD shall be maintained at one foot above the top of the fence behind it. - Complete.

22. Make sure the thinning spots of turf in the Wayfarer east pocket park are not being caused by chinch bugs. - Complete.

23. The sideyard buffers on the east and west sides of Paradiso between Silver Sun and PAM are still not being maintained consistently. Weeds remain. - Complete.

24. Turf is yellowing in the pocket park at Madrigal and Paradiso. Treat accordingly as this is often the first stages of fungal infections. (Pic 24) - Complete.



25. I would not mind if the Jatropha on the WSBlvd, medians were cut back a little more than they already have been ... perhaps by another 1/3. - Complete.

26. Inspect the turf behind the curb lines along Waterline ... usually where chinch bugs begin their destruction. - Complete.

27. Hand pull dead sprayed Torpedograss in the beds on Waterline. - Complete.

28. Most, if not all, of the Blue Daze inside the Waterline Station needs to be cut to the ground. This should have at least been started by now. There is also a lot of dead growth in the Xanadu around the pool deck. (Pic 28>) - Complete.

29. Dead head the Birds-of-Paradise at the Waterline Station. - Complete.

Waterline Station, Mainland, Wayfarer

30. Why have several Walter's Viburnum along the outside of the Waterline Station fence failed? Are they covered by irrigation? Is there a fungal issue? Diagnose and treat accordingly. (Pic 30)



Irrigation drip working;
PC treated

31. Inspect the browning Fakahatchee Grasses at the Waterline Station mail kiosk. Treat any insect or fungal issues before cutting them to low mounds. Remove the water shoots from the Crape Myrtles. (Pic 31>)

32. The irrigation has been re-designed to eliminate this area inside the Waterline Station totlot from becoming soggy. Why is it still soggy all the time? There are also exposed drip lines in the totlot area by the gate. (Pic 32>)

Zone 44: Drip line leaks were repaired and 1 pop-up.



33. Trim out all dead growth in the Areca Palms at the Waterline Station. - Complete.

34. On both the Mainland and the Wayfarer cul-de-sacs, Fakahatchee Grasses are all browning. Before cutting them to low mounds, make sure there are no insect issues (spider mites). - Complete.



35. I still feel the Wayfarer cul-de-sac turf is sub-par and much should be replaced around the 10 o'clock mark. (Pic 35>)

36. The turf at Del Coronado, I feel, still needs to be replaced by the previous contractor(s). There was extended irrigation issues here. (Pics 36a & b>)

Wayfarer Mail Kiosk

37. Inspect the yellowing turf in the Wayfarer mail kiosk lawn and top the Pringle's Podocarpus. Yellowing is usually a precursor to fungus. Remove water shoots from the Crape Myrtles. - Complete.



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



Covington Garden Drive Gap Fill-ins Southbound Toward Betel Palm



Tab 5



powered by SmartLink Network ®

Inspection #1

Date: Mar 19, 2026 10:26 am
 Inspector: Vincent Neal

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	13. SAQUARO WAY 5 N HYBRD
Location	
Model	
Modules	2
Controller ID	226701

Water Days as of Mar 19, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1. SPRAY	Pass										
2	2. SPRAY	Pass										
3	3. SPRAY	Pass										
4	4. SPRAY	Pass										
Raise six heads too low for better coverage												
5	5. BUBBLER/ DRIP	Pass										

Zone #1 - 03-19-26 10:26 am CDT



Zone #2 - 03-19-26 10:27 am CDT



Zone #3 - 03-19-26 10:27 am CDT



Zone #4 - 03-19-26 10:28 am CDT



Zone #5 - 03-19-26 10:29 am CDT





powered by SmartLink Network ®

Audit

Date: Mar 19, 2026 10:18 am
 Inspector: Mike Bernett

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	5. 5B-1/ AMENTIY
Location	
Model	
Modules	25
Controller ID	226692

Water Days as of Mar 19, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1.□S - TREE WATERLINE COURT	Pass										
2	2.□S - WATERLINE COURT	Pass										
3	3.□S - BEDS WATERLINE COURT	Pass	1									
4	4.□S - WATERLINE COURT	Pass										
5	5.□S - WSD EAST	Pass										
6	6.□S - BED CENTER ISLAND	Pass										
7	7.□D - CENTER ISLAND	Pass										
8	8.□S - CENTER ISLAND	Pass										
9	9.□S - WSD WEST	Pass										
10	10.□S - CENTER ISLAND	Pass										
11	11.□S - WSD EAST	Pass				1						

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
12	12.□S - CENTER ISLAND	Pass										
13	13.□S - TREE WSD	Pass										
14	14.□R - CENTER ISLAND	Pass										
15	15.□S - WSD WEST	Pass										
16	16.□R - CENTER ISLAND	Pass										
17	17.□D - CENTER ISLAND	Pass										
18	18.□S - WSD WEST	Pass				4						
19	19.□S - CENTER ISLAND	Pass										
20	20.□S - WSD EAST	Pass										
21	21.□S - LIFT STATION	Pass										
22	22.□S - CENTER ISLAND	Pass										
23	23.□S - CENTER ISLAND	Pass				5						
24	24.□D - CENTER ISLAND ACROSS	Pass										
25	25.□S - WSD WEST	Pass										
26	26.□S - WATERLINE COURT	Pass										
27	27.□S - WATERLINE COURT	Pass										
28	28.□D - BEDS WATERLINE COURT	Pass										
29	29.□MPR END OF WATERLINE COURT	Pass										
30	30.□S - WSD AND WATERLINE COURT	Pass				1						
31	AMENITY CENTER WATERLINE COURT?	Pass										
32	32 B - PARKING LOT	Pass										
33	33.□D - PARKING LOT NORTH	Pass										
34	34.□S - PARKING LOT WEST	Pass	1									
35	35.□S - PARKING LOT NORTH	Fail										
36	36.□D - PARKING LOT, CENTER	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
37	37.□D - POOL BED EAST	Pass										
38	38.□MPR EAST OF POOL	Pass										
39	39.□R - WEST OF PLAYGROUND	Pass										
40	40.□S - WEST OF MADRIGAL ROAD	Pass	5									
41	41.□D - FRONT OF BLD WEST OF POOL	Pass										
42	42.□B - WEST OF POOL. SOUTH OF	Pass										
43	43.□R - SOUTH OF PLAYGROUND	Pass										
44	44.□D - MAILBOX. SOUTH OF	Pass										
45	45.□MPR BEHIND MAILBOX	Pass										
46	46.□S - SOUTH OF MAILBOX	Pass	1			1						
47		Pass										
48		Pass										
49		Pass										
50		Pass										

Zone #2 - 03-19-26 9:33 am CDT



Zone #2 - 03-19-26 9:34 am CDT



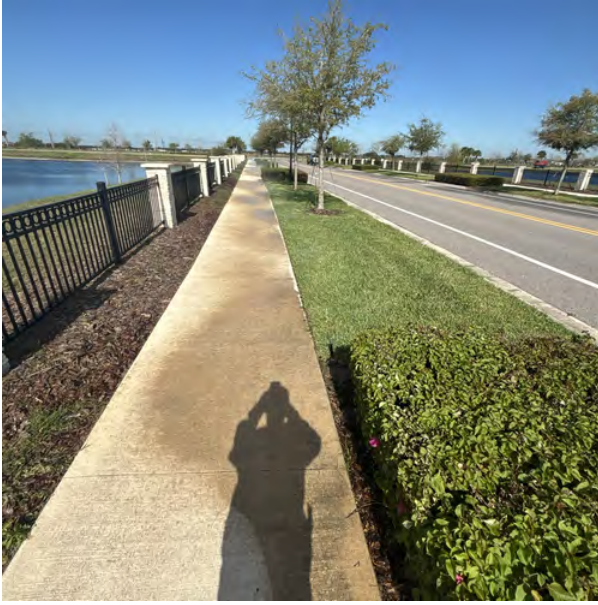
Zone #3 - 03-19-26 9:36 am CDT



Zone #3 - 03-19-26 9:36 am CDT



Zone #4 - 03-19-26 9:39 am CDT



Zone #4 - 03-19-26 9:40 am CDT



Zone #5 - 03-19-26 9:42 am CDT



Zone #5 - 03-19-26 9:42 am CDT



Zone #6 - 03-19-26 9:46 am CDT



Zone #6 - 03-19-26 9:46 am CDT



Zone #8 - 03-19-26 9:52 am CDT



Zone #8 - 03-19-26 9:52 am CDT



Zone #9 - 03-19-26 9:54 am CDT



Zone #9 - 03-19-26 9:54 am CDT



Zone #9 - 03-19-26 9:56 am CDT



Zone #10 - 03-19-26 9:57 am CDT



Zone #10 - 03-19-26 9:58 am CDT



Zone #11 - 03-19-26 10:02 am CDT



Zone #11 - 03-19-26 10:02 am CDT



Zone #12 - 03-19-26 10:04 am CDT



Zone #12 - 03-19-26 10:04 am CDT



Zone #14 - 03-19-26 10:07 am CDT



Zone #15 - 03-19-26 10:10 am CDT



Zone #16 - 03-19-26 10:13 am CDT



Zone #16 - 03-19-26 10:13 am CDT



Zone #18 - 03-19-26 10:19 am CDT



Zone #19 - 03-19-26 10:22 am CDT



Zone #21 - 03-19-26 10:28 am CDT



Zone #22 - 03-19-26 10:32 am CDT



Zone #22 - 03-19-26 10:32 am CDT



Zone #23 - 03-19-26 10:34 am CDT



Zone #25 - 03-19-26 10:40 am CDT



Zone #26 - 03-19-26 11:39 am CDT



Zone #27 - 03-19-26 11:40 am CDT



Zone #29 - 03-19-26 11:44 am CDT



Zone #30 - 03-19-26 11:49 am CDT



Zone #33 - 03-19-26 11:59 am CDT



Bury and staple down drip

Zone #34 - 03-19-26 12:02 pm CDT



Zone #35 - 03-19-26 1:38 pm CDT



Zone #35 - 03-19-26 1:38 pm CDT



Zone #37 - 03-19-26 1:43 pm CDT



Zone #38 - 03-19-26 1:44 pm CDT



Zone #39 - 03-19-26 1:46 pm CDT



Zone #40 - 03-19-26 1:47 pm CDT



Zone #43 - 03-19-26 1:50 pm CDT



Zone #44 - 03-19-26 1:52 pm CDT



Zone #45 - 03-19-26 1:54 pm CDT



Zone #46 - 03-19-26 1:55 pm CDT





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Inspection #1

Date: Mar 19, 2026 9:58 am
 Inspector: Vincent Neal

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	11. BETEL PALM CT 3IN HYBRD
Location	
Model	
Modules	1
Controller ID	226699

Water Days as of Mar 19, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1. BUBBLERS/DRIP	Pass										
2	2. SPRAY	Pass										
3	2. SPRAY	Pass										

Zone #1 - 03-19-26 10:00 am CDT



Zone #2 - 03-19-26 9:59 am CDT



Zone #3 - 03-19-26 9:59 am CDT





powered by SmartLink Network ®

Inspection #1

Date: Mar 19, 2026 9:43 am
Inspector: Vincent Neal

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	10. SILVER SUN4N4NODE
Location	
Model	
Modules	2
Controller ID	226697

Water Days as of Mar 19, 2026	
Program A	
Program B	
Program C	
Program D	

Notes
Had to search for node once I found it it's dead and it's Bluetooth need to change it to a four station node

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1. BUBBLER	Pass										
Need to cap bubblers												
2	2. ROTOR	Pass										
3	3. SPRAY	Pass										
4	3. SPRAY	Pass										

Zone #1 - 03-19-26 9:46 am CDT



Zone #2 - 03-19-26 9:46 am CDT



Zone #3 - 03-19-26 9:47 am CDT



Zone #4 - 03-19-26 9:48 am CDT





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Inspection #1

Date: Mar 19, 2026 9:17 am
Inspector: Vincent Neal

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	12. PARADISO4NHYBRID
Location	
Model	
Modules	2
Controller ID	226700

Water Days as of Mar 19, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	2. SPRAY	Pass										
2	2. SPRAY	Pass										
Raise up six heads too low for better coverage												
3	3. SPRAY	Pass										
4	4. BUBBLER/DRIP	Pass										

Zone #1 - 03-19-26 9:18 am CDT



Zone #2 - 03-19-26 9:19 am CDT



Zone #3 - 03-19-26 9:20 am CDT



Zone #4 - 03-19-26 9:21 am CDT





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Inspection #1

Date: Mar 19, 2026 8:32 am
 Inspector: Vincent Neal

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	8. RESVOIR COURT
Location	
Model	
Modules	7
Controller ID	226695

Water Days as of Mar 19, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1.□S - OUTSIDE PINE TREES	Pass										
2	2.□S - INSIDE SIDEWALK AND ROAD	Pass										
3	3.□R - SOUTHOF CLOCK	Pass										
4		Pass										
5	5.□D - MAILBOX	Pass										
6	6.□S - SOUTHWEST SIDEWALK	Pass										
7	7.□S - ALONG ROAD NORTH	Pass										
8	8.□BUBBLER	Pass										
9	9.□S - SOUTHWEST. ROAD &	Pass										
10	10.□R - CENTER OF PARK	Pass										
11		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
12	12.□D - PLAYGROUND	Pass										
13		Pass										
14		Pass										
15		Pass										

Zone #1 - 03-19-26 8:33 am CDT



Zone #2 - 03-19-26 8:38 am CDT



Zone #3 - 03-19-26 8:40 am CDT



Zone #5 - 03-19-26 8:42 am CDT



Zone #6 - 03-19-26 8:43 am CDT



Zone #7 - 03-19-26 8:45 am CDT



Zone #8 - 03-19-26 8:48 am CDT



Zone #9 - 03-19-26 8:51 am CDT



Zone #10 - 03-19-26 8:52 am CDT



Zone #12 - 03-19-26 8:54 am CDT





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Inspection #1

Date: Mar 18, 2026 1:18 pm
 Inspector: Armando Segarra

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	TOWN CENTER
Location	
Model	
Modules	17
Controller ID	226914

Water Days as of Mar 18, 2026	
Program A	
Program B	
Program C	
Program D	

Notes
This controller needs zone 2-4 repair has lateral leaks and theres missing valves 25-29 35-75 it was investigated and need more time to repair no breaks on existing zones

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Drip line 30th	Pass										
Not hock up to controller												
2	Broken next to one	Pass										
Leaking at the other end broken												
3	Spray on the center island 30th	Pass										
Spray on turf												
4	Broken on 30th st entrance	Pass										
5	Bublre	Pass										
6	S on the next of 7	Pass										
7	S on the sidewalk next to ridley mnt	Pass										
8		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
9	S on the 30th end side on seawind	Pass										
10		Pass										
11		Pass										
12		Pass										
13	Drip line in the center island	Pass										
14	Bublre	Pass										
15		Pass										
16	S on the side of the sidewalk	Pass										
17	S on the center island on milestone	Pass										
18	S on the exit sode milestone	Pass										
19	S next to pound exit side	Pass										
20		Pass										
21	B on the center island	Pass										
22	S on the apartment side on milestone	Pass										
23	S domn milestone next to pond and	Pass										
24	S on side walk next tonpound on	Pass										
25		Pass										
26		Pass										
27		Pass										
28		Pass										
29		Pass										
30	S on exit side on milestone next to	Pass										
31	S on the sod exit side oc milestone	Pass										
32		Pass										
33		Pass										
34		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
35		Pass										

Zone #1 - 03-18-26 1:19 pm CDT



Zone #2 - 03-18-26 1:19 pm CDT



Zone #3 - 03-18-26 1:23 pm CDT



Zone #4 - 03-18-26 1:26 pm CDT



Zone #5 - 03-18-26 1:55 pm CDT



Zone #6 - 03-18-26 1:56 pm CDT



Zone #7 - 03-18-26 1:49 pm CDT



Zone #13 - 03-19-26 9:04 am CDT



Zone #16 - 03-19-26 9:22 am CDT



Zone #17 - 03-19-26 9:28 am CDT



Zone #18 - 03-19-26 9:29 am CDT



Zone #19 - 03-19-26 9:45 am CDT



Zone #21 - 03-19-26 10:36 am CDT



Zone #22 - 03-19-26 10:44 am CDT



Zone #23 - 03-19-26 10:45 am CDT



Zone #24 - 03-19-26 10:59 am CDT



Zone #25 - 03-19-26 10:59 am CDT



Zone #30 - 03-19-26 11:03 am CDT



Zone #31 - 03-19-26 11:03 am CDT



Zone #34 - 03-19-26 11:07 am CDT





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Audit

Date: Mar 18, 2026 9:49 am
 Inspector: Mike Bernett

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	4. SA-1B
Location	
Model	
Modules	30
Controller ID	226691

Water Days as of Mar 18, 2026	
Program A	Sun , Tue , Thur
Program B	Tue , Sat
Program C	Mon , Wed , Fri
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass	2									
2	2.□S - EAST COVINGTON WALL	Pass	2									
3	3.□DRIP, SOUTH/ EAST BEGINNING OF	Pass										
4	4.□D - WALL	Pass										
5	5.□D - WEST	Pass										
6	6.□S - WEST	Pass	2									
7	7.□S - WEST	Pass				2						
8	7.□S - WEST	Pass										
9		Pass	2									
10	10.□D - SOUTHWEST OF GOLDEN SKY	Pass										
11	11.□S - WEST	Pass	3									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
12	11.□S - WEST	Pass										
13	11.□S - WEST	Pass										
14	14.□D - ACROSS FROM SECOND	Pass										
15	15.□S - WEST	Pass			1							
16	15.□S - WEST	Pass										
17	17.□B - TREE BEDS	Pass										
18	OFF	Pass										
19	19.□B - SOUTH OF GOLDEN SKY CT,	Pass										
20	OFF	Pass										
21	OFF	Pass										
22	OFF	Pass										
23	23.□S - WEST CONTOLLER	Pass										
24	24.□S - WEST NORTH OF GOLDEN SKY	Pass	1			2						
25	25.□D - CONTROLLER	Pass										
26	26.□S - WEST	Pass			1							
27	27.□B - WEST NORTH OF GOLDEN SKY	Pass										
28	28.□S - WEST POND	Pass										
29	29.□S - WEST POND SOUTH PAM	Pass				7						
30	OFF	Pass										
31	31.□D - EAST ACROSS FROM BETEL	Pass						1				
32	32.□B - EAST ACROSS FROM BETEL	Pass										
33	33.□S - EAST ACROSS FROM BETEL	Pass										
34	34.□B - SOUTHWEST OF BETEL PALM	Pass										
35	35.□D - SOUTHWEST OF BETEL PALM	Pass										
36	36.□MPR, SOUTHWEST OF BETEL	Pass										
37	37.□S - SOUTHWEST OF BETEL PALM,	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
38	38.□S - COVINGTON DR, WEST	Pass	2			10						
39	39.□D - BOTH SIDES OF COVINGTON	Pass						1				
40	40.□S - EAST & WEST SIDE	Pass										
41	41.□S - WEST OF POND, SIDEWALK/RD	Pass				2						
42	42.□S - WEST SIDEWALK/RD	Pass	2			9						
43	43.□S - WEST SIDEWALK/BED	Pass				8						
44	44.□D - EAST COVINGTON DR	Pass										
45	45.□S - WEST SIDEWALK/RD	Pass				20						
46	46.□S - TREES, WEST	Pass										
47	47.□S - WEST SIDEWALK/BED	Pass				22						
48	48.□D - WEST COVINGTON DR.	Pass										
49	49.□S - WEST	Pass				6						
50	49.□S - WEST	Pass	3			10						
51	51.□D - WEST	Pass										
52	52 S - WEST	Pass										
53	53.□D - EAST WALL	Pass										
54	54.□D - EAST WALL	Pass										
55	55.□S - EAST	Pass										
56	56. S - EAST	Pass	5		1	5						
57	57.□D - EAST	Pass										
58	58.□S - TREES, EAST COVINGTON DR.	Pass										
59		Pass										
60		Pass										

Zone #1 - 03-18-26 9:05 am CDT



Zone #1 - 03-18-26 9:06 am CDT



Zone #2 - 03-18-26 9:08 am CDT



Zone #6 - 03-18-26 9:15 am CDT



Zone #6 - 03-18-26 9:15 am CDT



Zone #7 - 03-18-26 9:18 am CDT



Zone #7 - 03-18-26 9:18 am CDT



Zone #8 - 03-18-26 9:21 am CDT



Zone #8 - 03-18-26 9:21 am CDT



Zone #9 - 03-18-26 9:24 am CDT



Zone #9 - 03-18-26 9:24 am CDT



Zone #11 - 03-18-26 9:30 am CDT



Zone #11 - 03-18-26 9:31 am CDT



Zone #12 - 03-18-26 9:34 am CDT



Zone #12 - 03-18-26 9:35 am CDT



Zone #13 - 03-18-26 9:37 am CDT



Zone #13 - 03-18-26 9:38 am CDT



Zone #15 - 03-18-26 9:44 am CDT



Zone #15 - 03-18-26 10:17 am CDT



Zone #16 - 03-18-26 10:19 am CDT



Zone #16 - 03-18-26 10:21 am CDT



Zone #23 - 03-18-26 10:22 am CDT



Zone #23 - 03-18-26 10:23 am CDT



Zone #24 - 03-18-26 10:25 am CDT



Zone #24 - 03-18-26 10:28 am CDT



Zone #26 - 03-18-26 10:32 am CDT



Zone #26 - 03-18-26 10:32 am CDT



Zone #28 - 03-18-26 10:37 am CDT



Zone #28 - 03-18-26 10:40 am CDT



Zone #29 - 03-18-26 12:26 pm CDT



Zone #29 - 03-18-26 12:27 pm CDT



Zone #33 - 03-18-26 1:21 pm CDT



Zone #33 - 03-18-26 1:22 pm CDT



Zone #36 - 03-18-26 1:28 pm CDT



Zone #36 - 03-18-26 1:29 pm CDT



Zone #37 - 03-18-26 1:29 pm CDT



Zone #37 - 03-18-26 1:30 pm CDT



Zone #38 - 03-18-26 1:32 pm CDT



Zone #38 - 03-18-26 1:33 pm CDT



Zone #39 - 03-18-26 1:36 pm CDT



Zone #39 - 03-18-26 1:37 pm CDT



Zone #40 - 03-18-26 1:39 pm CDT



Zone #40 - 03-18-26 1:40 pm CDT



Zone #41 - 03-18-26 1:43 pm CDT



Zone #41 - 03-18-26 1:43 pm CDT



Zone #42 - 03-18-26 1:44 pm CDT



Zone #42 - 03-18-26 1:46 pm CDT



Zone #43 - 03-18-26 1:48 pm CDT



Zone #43 - 03-18-26 1:49 pm CDT



Zone #45 - 03-18-26 1:54 pm CDT



Zone #45 - 03-18-26 1:54 pm CDT



Zone #47 - 03-18-26 1:57 pm CDT



Zone #47 - 03-18-26 1:59 pm CDT



Zone #49 - 03-18-26 2:03 pm CDT



Zone #49 - 03-18-26 2:03 pm CDT



Zone #50 - 03-18-26 2:06 pm CDT



Zone #50 - 03-18-26 2:07 pm CDT



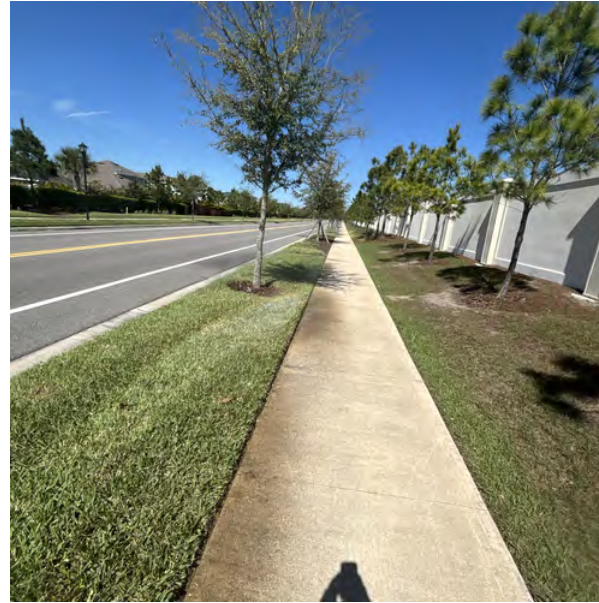
Zone #50 - 03-18-26 2:08 pm CDT



Zone #52 - 03-18-26 2:13 pm CDT



Zone #55 - 03-18-26 2:21 pm CDT



Zone #55 - 03-18-26 2:22 pm CDT



Zone #56 - 03-18-26 2:24 pm CDT



Zone #56 - 03-18-26 2:25 pm CDT





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Inspection #1

Date: Mar 18, 2026 8:39 am
 Inspector: Matthew Olson

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	7. 5A-2A
Location	
Model	
Modules	27
Controller ID	226694

Water Days as of Mar 18, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1.□S - 4WAYSTOP,NEWTRAFFICLIGHT	Pass										
Repair half inch leak at crosswalk												
2	2.□S - EAST OF POND	Pass										
Replace one broken, pop-up, and one clogged nozzle												
3	3.□S - EAST OF BLACK FENCE	Pass										
4	4.□S - CENTER ISLAND	Pass										
5	5.□R - CENTER ISLAND	Pass										
6	6.□S - CENTER ISLAND	Pass										
7	7.□D - CENTER ISLAND	Pass										
8	8.□S - WEST OF BLACK FENCE	Pass										
9	9.□R - CENTER ISLAND	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
10	10.□S - EAST	Pass										
11	11.□S - CENTER ISLAND	Pass										
12	12.□R - CENTER ISLAND	Pass										
13	13.□S - WEST TURN LN SPORTS	Pass										
14	14.□D - CENTER ISLAND NORTH	Pass										
15	15.□B - WATERSET NORTH OF	Pass										
16	16.□S - RESERVOIR CT	Pass										
17	17.□D - RESERVOIR CT	Pass										
18	18.□B - POND	Pass										
19	19.□S - RESERVOIR CT	Pass										
20	20.□S - CENTER ISLAND	Pass										
21	21.□S - BOUGVILLA	Pass										
22	22.□S - CENTER ISLAND	Pass										
23	23.□R - CENTER ISLAND	Pass										
24	13.□S - WEST TURN LN SPORTS	Pass										
25	25.□SPRAY/BUBBLER TREE, EAST	Pass										
Can't find												
26	26.□S - EAST	Pass										
27	27.□S - EAST	Pass										
28	28.□S - EAST	Pass										
29	29.□SPRAY/ BUBBLER TREE, CENTER	Pass										
30	30.□S - EAST	Pass										
31	31.□S - CENTER ISLAND	Pass										
32	32.□R - CENTER ISLAND	Pass										
33	33.□SPRAY	Pass										
34	34.□R - CENTER ISLAND	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
35	35.□D - CENTER ISLAND SOUTH OF	Pass										
36	36.□S - CENTER ISLAND	Pass										
37	37.□S - CENTER ISLAND	Pass										
38	38.□S - WEST	Pass										
39	39.□S - WEST	Pass										
40	40.□S - WEST	Pass										
41	41.□S - WEST	Pass										
42	42.□SPRAY /BUBBLER TREE, WEST	Pass										
43	43.□S - EAST	Pass										
44	44.□S - EAST	Pass										
45	45.□R - CENTER ISLAND	Pass										
46	46.□S - CENTER ISLAND	Pass										
47	47.□R - CENTER ISLAND	Pass										
48	48.□S - CENTER ISLAND	Pass										
49	49.□D - CENTER ISLAND SOUTH	Pass										
50	50.□S - CENTER ISLAND	Pass										
51	51.□S - CENTER ISLAND	Pass										
52	52.□S - EAST	Pass										
53	53.□S - CENTER ISLAND	Pass										
54	54.□S - CENTER ISLAND BOUGNVILLA	Pass										
Change our two heads from 6 inch to 12 inch for better coverage and straighten out one head												
55		Pass										

Zone #1 - 03-18-26 8:40 am CDT



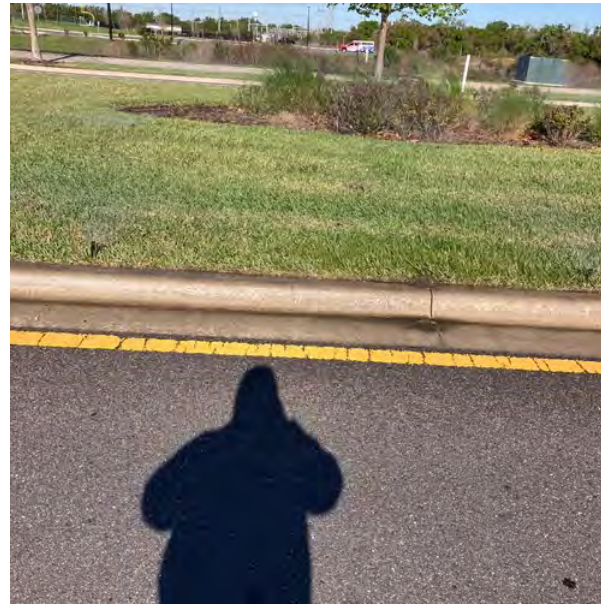
Zone #2 - 03-18-26 8:44 am CDT



Zone #3 - 03-18-26 8:48 am CDT



Zone #4 - 03-18-26 8:53 am CDT



Zone #5 - 03-18-26 8:57 am CDT



Zone #6 - 03-18-26 9:00 am CDT



Zone #7 - 03-18-26 9:03 am CDT



Zone #8 - 03-18-26 9:06 am CDT



Zone #9 - 03-18-26 9:17 am CDT



Zone #10 - 03-18-26 9:21 am CDT



Zone #11 - 03-18-26 9:24 am CDT



Zone #12 - 03-18-26 9:28 am CDT



Zone #13 - 03-18-26 9:31 am CDT



Zone #14 - 03-18-26 9:34 am CDT



Zone #15 - 03-18-26 9:39 am CDT



Zone #16 - 03-18-26 9:45 am CDT



Zone #17 - 03-18-26 9:50 am CDT



Zone #18 - 03-18-26 9:51 am CDT



Zone #19 - 03-18-26 9:58 am CDT



Zone #20 - 03-18-26 10:03 am CDT



Zone #21 - 03-18-26 10:06 am CDT



Zone #22 - 03-18-26 10:08 am CDT



Zone #23 - 03-18-26 10:11 am CDT



Zone #24 - 03-18-26 10:16 am CDT



Zone #26 - 03-18-26 10:28 am CDT



Zone #27 - 03-18-26 10:31 am CDT



Zone #28 - 03-18-26 10:35 am CDT



Zone #29 - 03-18-26 10:41 am CDT



Zone #30 - 03-18-26 10:46 am CDT



Zone #31 - 03-18-26 10:52 am CDT



Zone #32 - 03-18-26 11:47 am CDT



Zone #33 - 03-18-26 11:51 am CDT



Zone #34 - 03-18-26 11:55 am CDT



Zone #35 - 03-18-26 12:00 pm CDT



Zone #36 - 03-18-26 12:05 pm CDT



Zone #37 - 03-18-26 12:09 pm CDT



Zone #38 - 03-18-26 12:13 pm CDT



Zone #39 - 03-18-26 12:17 pm CDT



Zone #40 - 03-18-26 12:21 pm CDT



Zone #42 - 03-18-26 12:31 pm CDT



Zone #43 - 03-18-26 12:37 pm CDT



Zone #44 - 03-18-26 12:41 pm CDT



Zone #45 - 03-18-26 12:44 pm CDT



Zone #46 - 03-18-26 12:49 pm CDT



Zone #47 - 03-18-26 12:53 pm CDT



Zone #48 - 03-18-26 12:59 pm CDT



Zone #49 - 03-18-26 1:03 pm CDT



Zone #50 - 03-18-26 1:06 pm CDT



Zone #51 - 03-18-26 1:11 pm CDT



Zone #52 - 03-18-26 1:16 pm CDT



Zone #53 - 03-18-26 1:20 pm CDT



Zone #54 - 03-18-26 1:23 pm CDT





powered by SmartLink Network ®

Audit

Date: Mar 18, 2026 7:40 am
Inspector: Shaun Seymour

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	3K
Location	
Model	
Modules	30
Controller ID	226913

Water Days as of Mar 18, 2026	
Program A	
Program B	
Program C	
Program D	

Notes
Zone 52 drip in median

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	D Pam south	Pass						2				
2	S Pam south	Pass										
3	S Pam south	Pass										
4	S Pam north	Pass										
Low pressure. Bubblers added on spray zone causing low pressure												
5	D Pam middle	Pass						6				
6	S Pam north	Pass										
Zone has low pressure need to be investigated												
7	S Pam north median	Pass										
8	D median	Pass						4				
9	S Pam south median	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
10	S Pam south	Pass										
11	D Pam south	Pass										
12	S Pam south	Pass			1							
13	S Pam south	Pass										
14	Drip and bubbler Pam south	Pass										
15	S Pam south	Pass										
16	S Pam south median	Pass										
17	D median	Pass										
18	S Pam north median	Pass			1							
19	S Pam north	Pass										
20	D Pam north	Pass						3				
21	S Pam north	Pass										
22	D Pam north	Pass						1				
23	S median	Pass										
24	S Pam north	Pass	1									
25	S Pam south	Pass										
26	D Pam north	Pass			1							
27	S Pam south	Pass										
28	S Pam south	Pass										
29	S Pam median	Pass			1							
30	S Pam median	Pass	1									
31	S Pam north	Pass										
32	S Pam north	Pass			2							
33	S Pam north	Pass										
34	D median	Pass										
35	S median	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
36	S Pam south	Pass										
37	S Pam south	Pass										
38	S Pam south	Pass			1							
39	S Pam north	Pass							1			
40	Bubblers w 30th	Pass							2			
41	S Pam mill	Fail										
Valve needs to be located and investigated further												
42	S Pam north	Pass	6		1							
43	D median	Pass										
44	S Pam south	Pass										
45	S Pam south	Pass										
46	S median	Pass										
47	S Pam north	Pass										
48	Zone 50 S Pam north south and	Pass	2		1							
49	Zone 51 S Pam median	Pass										
50		Pass										

Zone #1 - 03-18-26 8:34 am CDT



Zone #2 - 03-18-26 8:35 am CDT



Zone #3 - 03-18-26 8:39 am CDT



Zone #4 - 03-18-26 8:49 am CDT



Zone #5 - 03-18-26 8:51 am CDT



Zone #6 - 03-18-26 9:11 am CDT



Zone #7 - 03-18-26 9:12 am CDT



Zone #8 - 03-18-26 9:14 am CDT



Zone #9 - 03-18-26 9:16 am CDT



Zone #10 - 03-18-26 9:18 am CDT



Zone #11 - 03-18-26 9:19 am CDT



Zone #12 - 03-18-26 9:21 am CDT



Zone #13 - 03-18-26 9:22 am CDT



Zone #14 - 03-18-26 9:25 am CDT



Zone #15 - 03-18-26 9:30 am CDT



Zone #16 - 03-18-26 9:32 am CDT



Zone #17 - 03-18-26 9:33 am CDT



Zone #18 - 03-18-26 9:35 am CDT



Zone #19 - 03-18-26 9:38 am CDT



Zone #20 - 03-18-26 10:11 am CDT



Zone #21 - 03-18-26 10:15 am CDT



Zone #22 - 03-18-26 10:18 am CDT



Zone #23 - 03-18-26 10:19 am CDT



Zone #24 - 03-18-26 10:22 am CDT



Zone #25 - 03-18-26 10:25 am CDT



Zone #27 - 03-18-26 10:32 am CDT



Zone #27 - 03-18-26 10:33 am CDT



Zone #28 - 03-18-26 10:34 am CDT



Zone #29 - 03-18-26 10:37 am CDT



Zone #30 - 03-18-26 10:42 am CDT



Zone #31 - 03-18-26 10:42 am CDT



Zone #32 - 03-18-26 10:44 am CDT



Zone #33 - 03-18-26 10:48 am CDT



Zone #34 - 03-18-26 12:17 pm CDT



Zone #35 - 03-18-26 12:18 pm CDT



Zone #36 - 03-18-26 12:19 pm CDT



Zone #37 - 03-18-26 12:20 pm CDT



Zone #38 - 03-18-26 12:22 pm CDT



Zone #39 - 03-18-26 12:25 pm CDT



Zone #39 - 03-18-26 12:26 pm CDT



Zone #40 - 03-18-26 12:30 pm CDT



Zone #42 - 03-18-26 1:03 pm CDT



Zone #43 - 03-18-26 1:07 pm CDT



Zone #44 - 03-18-26 1:09 pm CDT



Zone #45 - 03-18-26 1:10 pm CDT



Zone #46 - 03-18-26 1:14 pm CDT



Zone #47 - 03-18-26 1:16 pm CDT



Zone #48 - 03-18-26 1:28 pm CDT



Zone #48 - 03-18-26 1:30 pm CDT



Zone #49 - 03-18-26 1:35 pm CDT





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Audit

Date: Mar 17, 2026 3:05 pm
 Inspector: Mike Bernett

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	14. MAINLAND NODE
Location	
Model	
Modules	1
Controller ID	226702

Water Days as of Mar 17, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1. BUBBLER	Pass										
2	2. DRIP	Pass										
3	3. SPRAY	Pass										

Zone #1 - 03-17-26 2:07 pm CDT



Zone #1 - 03-17-26 2:07 pm CDT



Zone #2 - 03-17-26 2:11 pm CDT



Zone #2 - 03-17-26 2:11 pm CDT





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Audit

Date: Mar 17, 2026 2:13 pm
 Inspector: Mike Bernett

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	18. WAYFARER EAST 7 IN HYBRD
Location	
Model	
Modules	3
Controller ID	226706

Water Days as of Mar 17, 2026	
Program A	Every day of the week
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1. SPRAY	Pass										
2	2. DRIP	Pass										
3	3. SPRAY	Pass										
4	4. SPRAY	Pass				4						
5	5. SPRAY	Pass										
6	6. BUBBLER	Pass										
7	7. SPRAY	Pass										

Zone #1 - 03-17-26 1:14 pm CDT



Zone #3 - 03-17-26 1:18 pm CDT



Zone #4 - 03-17-26 1:20 pm CDT



Zone #5 - 03-17-26 1:22 pm CDT



Zone #7 - 03-17-26 1:26 pm CDT





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Inspection #1

Date: Mar 17, 2026 2:11 pm
 Inspector: Shaun Seymour

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	16. DEL COROWA00 DR□3□N NODE
Location	
Model	
Modules	1
Controller ID	226704

Water Days as of Mar 17, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Drip	Pass										
2	Bubblers	Pass										
3	3.□MPR	Pass										

Entire zone needs to be renozzled. None are rotating total 27 heads

Zone #1 - 03-17-26 2:11 pm CDT



Zone #2 - 03-17-26 2:12 pm CDT



Zone #3 - 03-17-26 2:13 pm CDT





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Inspection #1

Date: Mar 17, 2026 1:58 pm
 Inspector: Matthew Olson

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	5A-1A
Location	
Model	
Modules	7
Controller ID	226690

Water Days as of Mar 17, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1. SPARE	Pass										
2	2. D - WEST	Pass										
3	3. S - WEST	Pass										
4	4. S - PASEO AL MAR BLVD	Pass										
5	5. D - WEST PARADSIO	Pass										
6	6. SPRAY WEST PARADSIO	Pass										
7	7. S - WEST PARADSIO	Pass										
8	8. B - TREE	Pass										
9	9. SPRAY EAST PARADSIO	Pass										
10	10. DSIO SPRAY EAST PARADSIO	Pass										
11	11. D - EAST PARADSIO	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
12	12.□S - PASEO AL MAR BLVD	Pass										
13	13.□S - PASEO AL MAR BLVD	Pass										
14	14.□D - EAST PASEO AI MAR BLVD	Pass										
15		Pass										

Zone #2 - 03-17-26 2:05 pm CDT



Zone #3 - 03-17-26 2:06 pm CDT



Zone #4 - 03-17-26 2:07 pm CDT



Zone #5 - 03-17-26 2:08 pm CDT



Zone #6 - 03-17-26 2:09 pm CDT



Zone #7 - 03-17-26 2:11 pm CDT



Zone #8 - 03-17-26 2:16 pm CDT



Zone #9 - 03-17-26 2:17 pm CDT



Zone #10 - 03-17-26 2:18 pm CDT



Zone #11 - 03-17-26 2:21 pm CDT



Zone #12 - 03-17-26 2:21 pm CDT



Zone #13 - 03-17-26 2:22 pm CDT



Zone #14 - 03-17-26 2:23 pm CDT





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Inspection #1

Date: Mar 17, 2026 2:11 pm
 Inspector: Shaun Seymour

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	16. DEL COROWA00 DR□3□N NODE
Location	
Model	
Modules	1
Controller ID	226704

Water Days as of Mar 17, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Drip	Pass										
2	Bubblers	Pass										
3	3.□MPR	Pass										

Entire zone needs to be renozzled. None are rotating total 27 heads

Zone #1 - 03-17-26 2:11 pm CDT



Zone #2 - 03-17-26 2:12 pm CDT



Zone #3 - 03-17-26 2:13 pm CDT





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Inspection #1

Date: Mar 17, 2026 1:58 pm
 Inspector: Matthew Olson

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	5A-1A
Location	
Model	
Modules	7
Controller ID	226690

Water Days as of Mar 17, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1. SPARE	Pass										
2	2. D - WEST	Pass										
3	3. S - WEST	Pass										
4	4. S - PASEO AL MAR BLVD	Pass										
5	5. D - WEST PARADSIO	Pass										
6	6. SPRAY WEST PARADSIO	Pass										
7	7. S - WEST PARADSIO	Pass										
8	8. B -TREE	Pass										
9	9. SPRAY EAST PARADSIO	Pass										
10	10. DSIO SPRAY EAST PARADSIO	Pass										
11	11. D - EAST PARADSIO	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
12	12.□S - PASEO AL MAR BLVD	Pass										
13	13.□S - PASEO AL MAR BLVD	Pass										
14	14.□D - EAST PASEO AI MAR BLVD	Pass										
15		Pass										

Zone #2 - 03-17-26 2:05 pm CDT



Zone #3 - 03-17-26 2:06 pm CDT



Zone #4 - 03-17-26 2:07 pm CDT



Zone #5 - 03-17-26 2:08 pm CDT



Zone #6 - 03-17-26 2:09 pm CDT



Zone #7 - 03-17-26 2:11 pm CDT



Zone #8 - 03-17-26 2:16 pm CDT



Zone #9 - 03-17-26 2:17 pm CDT



Zone #10 - 03-17-26 2:18 pm CDT



Zone #11 - 03-17-26 2:21 pm CDT



Zone #12 - 03-17-26 2:21 pm CDT



Zone #13 - 03-17-26 2:22 pm CDT



Zone #14 - 03-17-26 2:23 pm CDT





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Audit

Date: Mar 17, 2026 1:38 pm
 Inspector: Shaun Seymour

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	15. WAYFARER WEST HYBRID
Location	
Model	
Modules	4
Controller ID	226703

Water Days as of Mar 17, 2026	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1. DRIP	Pass										
2	2. SPRAY	Fail										
3	3. SPRAY	Pass										

Zone #1 - 03-17-26 1:39 pm CDT



Zone #3 - 03-17-26 1:41 pm CDT





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Audit

Date: Mar 17, 2026 1:08 pm
Inspector: Shaun Seymour

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	17. WAYFARER WEST 8IN HYBRD
Location	
Model	
Modules	4
Controller ID	226705

Water Days as of Mar 17, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Drip by timer	Pass										
2	S corner of Wayfarer and Del Coronado	Pass										
3	S corner of Wayfarer and Del Coronado	Pass										
4	S in front of timer by road	Pass										
5	S east of timer	Pass										
6	Bubblers trees south side	Pass										
7	S west of mailboxes	Pass										
8	S. Orner of Wayfarer and Limelight	Pass				1						

Zone #1 - 03-17-26 1:11 pm CDT



Zone #2 - 03-17-26 1:12 pm CDT



Zone #3 - 03-17-26 1:14 pm CDT



Zone #4 - 03-17-26 1:16 pm CDT



Zone #5 - 03-17-26 1:17 pm CDT



Zone #6 - 03-17-26 1:19 pm CDT



Zone #7 - 03-17-26 1:20 pm CDT



Zone #8 - 03-17-26 1:22 pm CDT





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Audit

Date: Mar 17, 2026 12:39 pm
 Inspector: Shaun Seymour

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	20. SEA AIR NORTH HYBRID
Location	
Model	
Modules	2
Controller ID	226708

Water Days as of Mar 17, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S outer circle	Pass										
2	S inner circle	Pass			1							
3	Bubblers	Pass						1				
4	4. DRIP	Pass										

Zone #1 - 03-17-26 12:41 pm CDT



Zone #2 - 03-17-26 12:42 pm CDT



Zone #2 - 03-17-26 12:43 pm CDT



Zone #3 - 03-17-26 12:45 pm CDT





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Audit

Date: Mar 17, 2026 11:01 am
 Inspector: Shaun Seymour

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	21. SEA AIR NORTH HYBRID
Location	
Model	
Modules	3
Controller ID	226709

Water Days as of Mar 17, 2026	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S Sea Air and Milestone	Pass										
2	S north side of Sea Air	Pass										
3	Bubbler trees north side Sea Air	Pass										
4	Mp rotors north side field	Pass										
5	Mp rotors north side Sea Air	Pass										
Low pressure												
6	6. DRIP	Pass										

Zone #1 - 03-17-26 11:03 am CDT



Zone #2 - 03-17-26 11:06 am CDT



Zone #3 - 03-17-26 11:08 am CDT



Zone #4 - 03-17-26 11:10 am CDT



Zone #5 - 03-17-26 12:25 pm CDT





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Inspection #1

Date: Mar 17, 2026 2:29 pm
 Inspector: Shaun Seymour

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	9. GOLDEN SKY
Location	
Model	
Modules	5
Controller ID	226696

Water Days as of Mar 17, 2026	
Program A	Mon , Wed , Sat
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S east of mailboxes by road	Pass										
2	S west of mailboxes by road	Pass										
3	S west of mailboxes	Pass										
4	Drip by mailboxes	Pass						1				
5	S both sides of mailboxes	Pass										
6	S east of timer	Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										

Zone #1 - 03-17-26 2:30 pm CDT



Zone #2 - 03-17-26 2:30 pm CDT



Zone #3 - 03-17-26 2:32 pm CDT



Zone #5 - 03-17-26 2:36 pm CDT



Zone #6 - 03-17-26 2:38 pm CDT





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Audit

Date: Mar 17, 2026 2:34 pm
 Inspector: Mike Bernett

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	19. WAYFARER EAST 4 N NODE
Location	
Model	
Modules	2
Controller ID	226707

Water Days as of Mar 17, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	1. SPRAY	Pass										
2	2. DRIP	Pass										
3	3. MPR	Pass										
4	4. MPR	Pass										

Zone #3 - 03-17-26 1:39 pm CDT



Zone #4 - 03-17-26 1:40 pm CDT





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AUDIT

Date: Mar 17, 2026 9:41 am
Inspector: Matthew Olson

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	Amentiy
Location	
Model	
Modules	15
Controller ID	226689

Water Days as of Mar 17, 2026	
Program A	Tue , Thur , Sat
Program B	Mon , Wed , Fri
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S-PARADISO	Pass										
2	S-PARADISO	Pass										
3	S-PARADISO	Pass										
4	B-TREE PARK	Pass										
5	R-PARK	Pass										
6	R-PARK	Pass										
7	R-PARK	Pass										
8	S-PARKING LOT	Pass	2									
Replace one broken, pop-up by maintenance garage other broken pop-up end of island before going into clubhouse												
9	D-CLOCK & PARKING LOT	Pass										
10	R-PARK	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
11	S-PLAYGROUND	Pass	2									
Replace two broken sprinkler heads												
12	D-PLAYGROUND	Pass										
13	S-PLAYGROUND	Pass										
14	D-POOL/SLIDE	Pass										
15	D-LAP POOL	Pass										
16	B-POOL	Pass										
17	S- VOLLEYBALL COURT	Pass	7									
Seven clogged nozzles												
18	D-FRONT OF BUILDING	Pass										
19	S-PICNIC/ VOLLEYBALL COURT	Pass										
20	MPR PASEO AL MAR BLVD	Pass										
21	D-VOLLEYBALL COURTS	Pass										
22	B-TENNIS COURTS	Pass										
23	D-TENNIS COURTS	Pass										
24	R-PASEO AL MAR BLVD	Pass	4									
Replace four clogged nozzles												
25	S-TENNIS COURTS	Pass	1									
26	D-PARKING LOT CENTER ISLAND	Pass										
Replace one broken pop-up in front of tennis court end of zone has weak pressure												
27		Pass										
28		Pass										
29		Pass										
30		Pass										

Zone #1 - 03-17-26 9:41 am CDT



Zone #2 - 03-17-26 9:44 am CDT



Zone #3 - 03-17-26 9:47 am CDT



Zone #4 - 03-17-26 9:51 am CDT



Zone #5 - 03-17-26 11:58 am CDT



Zone #6 - 03-17-26 12:00 pm CDT



Zone #7 - 03-17-26 12:03 pm CDT



Zone #8 - 03-17-26 12:06 pm CDT



Zone #9 - 03-17-26 12:07 pm CDT



Zone #9 - 03-17-26 12:12 pm CDT



Zone #10 - 03-17-26 12:16 pm CDT



Zone #11 - 03-17-26 12:19 pm CDT



Zone #12 - 03-17-26 12:22 pm CDT



Zone #13 - 03-17-26 12:26 pm CDT



Zone #14 - 03-17-26 12:28 pm CDT



Zone #15 - 03-17-26 12:31 pm CDT



Zone #16 - 03-17-26 12:34 pm CDT



Zone #17 - 03-17-26 12:40 pm CDT



Zone #18 - 03-17-26 12:46 pm CDT



Zone #19 - 03-17-26 12:49 pm CDT



Zone #20 - 03-17-26 12:51 pm CDT



Zone #21 - 03-17-26 12:55 pm CDT



Zone #22 - 03-17-26 12:58 pm CDT



Zone #23 - 03-17-26 1:00 pm CDT



Zone #24 - 03-17-26 1:04 pm CDT



Zone #25 - 03-17-26 1:06 pm CDT



Zone #26 - 03-17-26 1:11 pm CDT





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Audit

Date: Mar 17, 2026 9:10 am
 Inspector: Mike Bennett

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	Was Compliant RF Functional
Pressure	60PSI

Controller	
Name	6. 5B-2
Location	
Model	
Modules	20
Controller ID	226693

Water Days as of Mar 17, 2026	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass	4									
2	2.□S - NORTHWEST OF WAYFARER	Pass				3						
3	3.□D - NORTHWEST OF WAYFARER	Pass						2				
4	4.□D - NORTHWEST WAYFARER	Pass						1				
5	5. B - NORTHWEST OF WAYFARER	Pass										
6	6.□S - NORTHWEST OF WAYFARER,	Pass	2									
7	7.□S - NORTHWEST OF WAYFARER,	Pass										
8	8.□D - SOUTHWEST OF MAINLAND	Pass						2				
9	9.□S - SOUTHWEST OF MAINLAND,	Pass	1			2						
10	10.□S - SOUTHWEST OF MAINLAND,	Pass	3			1						
11	11.□D - EAST OF MAINLAND	Pass										

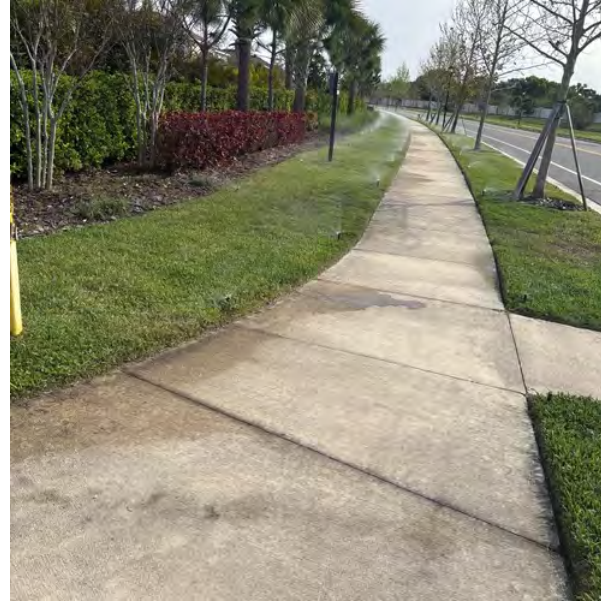
	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
12	12.□S - EAST OF MAINLAND	Pass	1									
13	13.□S - EAST OF POND	Pass	1			2						
14	14.□B - TREE EAST OF POND	Pass										
15	15.□B - TREE NORTHEAST OF	Pass										
16	6.□S - NORTHEAST OF WAYFARER ON	Pass				4						
17	17.□S - SOUTHWEST OF WAYFARER,	Pass	2			4						
18	18.□D - SOUTHWEST OF WAYFARER	Pass	1			2						
19	19.□S - SOUTHWEST OF WAYFARER,	Pass										
20	20.□S - SOUTHWEST OF WAYFARER,	Pass				18						
21	21.□B - SOUTHWEST	Pass	3			6						
22	22.□D - SOUTHWEST MIDDLE BED	Pass										
23	23.□S - SOUTHWEST, SIDEWALK/	Pass										
24	24.□S - SOUTHWEST, SIDEWALK/ BED	Pass										
25	25.□D - SOUTHWEST TO POWER LINES	Pass				10						
26	26.□S - SOUTHEAST POND, POWER	Pass										
27	27.□S - SOUTHEAST, MIDDLE,	Pass										
28	28.□S - SOUTHEAST, MIDDLE,	Pass			1	20						
29	29.□B - TREE SOUTHEAST POND	Pass				30						
30	30.□B - TREE SOUTHEAST ALONG	Pass										
31	31.□D - SOUTHEAST	Pass										
32	32.□D - SOUTHEAST OF WAYFARER	Pass										
33	33.□S - SOUTHEAST OF WAYFARER,	Pass						2				
34	34.□MPR CONTROLLER	Pass				37						
35	35.□S - SOUTHEAST OF WAYFARER,	Pass										
36	36.□D - ISLAND AT CONTROLLER &	Pass				13						
37	37.□S - WAYFARER AT CONTROLLER	Pass				18						

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
38		Pass										
39		Pass										
40		Pass										

Zone #1 - 03-17-26 9:41 am CDT



Zone #2 - 03-17-26 9:41 am CDT



Zone #3 - 03-17-26 9:44 am CDT



Zone #6 - 03-17-26 9:45 am CDT



Zone #7 - 03-17-26 9:46 am CDT



Zone #9 - 03-17-26 9:48 am CDT



Zone #10 - 03-17-26 9:49 am CDT



Zone #12 - 03-17-26 9:51 am CDT



Zone #13 - 03-17-26 9:52 am CDT



Zone #16 - 03-17-26 10:11 am CDT



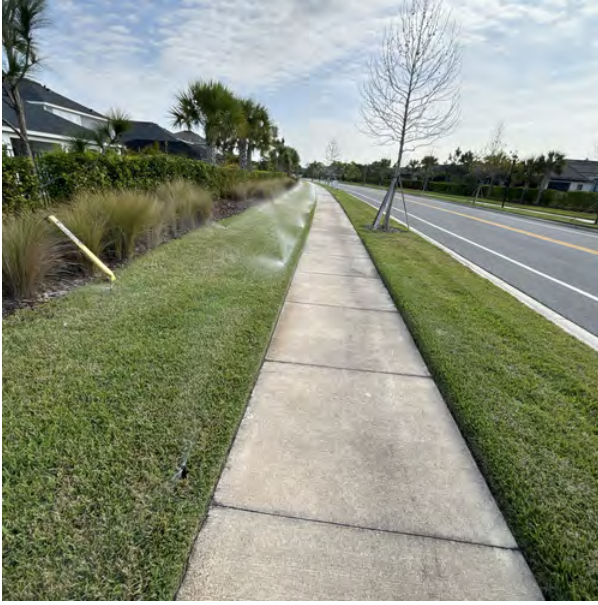
Zone #17 - 03-17-26 10:17 am CDT



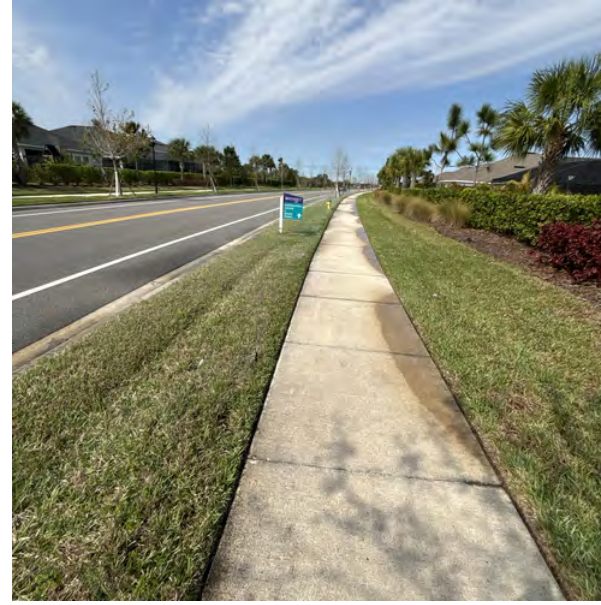
Zone #18 - 03-17-26 10:20 am CDT



Zone #20 - 03-17-26 10:26 am CDT



Zone #21 - 03-17-26 10:29 am CDT



Zone #25 - 03-17-26 10:38 am CDT



Zone #27 - 03-17-26 12:36 pm CDT



Zone #28 - 03-17-26 12:39 pm CDT



Zone #29 - 03-17-26 12:43 pm CDT



Zone #33 - 03-17-26 12:48 pm CDT



Zone #34 - 03-17-26 12:51 pm CDT



Zone #35 - 03-17-26 12:55 pm CDT



Zone #36 - 03-17-26 12:57 pm CDT



Zone #37 - 03-17-26 1:03 pm CDT





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Audit

Date: Mar 17, 2026 8:59 am
 Inspector: Shaun Seymour

Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572
Prior Equip	

Controller	
Name	Phase 4
Location	
Model	
Modules	25
Controller ID	226688

Water Days as of Mar 17, 2026	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1		Pass										
2	2. R-30™ CENTER ISLAND	Pass										
3	3. D-301H CENTER ISLAND	Pass										
4	4. B-TREE 301H	Pass										
Bubbler zone not active												
5	5. R-30™ CENTER ISLAND	Pass										
6	6. S-301H NORTHEAST.	Pass										
7	7. S-301H NORTH.	Pass										
8	8. S-301H WEST & GOLDCOAST AVE	Pass										
9	9. B-TREE 301H NORTH	Pass										
Bubbler zone not active												

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
10	10. S-301H SOUTHWEST	Pass										
11	S-301H SOUTHWEST	Pass										
12	R-301H SOUTHWEST.	Pass										
13	R-301H CENTER ISLAND	Pass										
14	S-301H SOUTHEAST	Pass										
15	S-301H SOUTHEAST.	Pass										
16	S-GOLDCOAST AVE	Pass										
17	D-301H SOUTH & GOLDCOAST AVE	Pass										
18	S-GOLDCOAST AVE	Pass										
19	B-TREE GOLDCOAST AVE	Pass										
Bubbler zone not active												
20	S-GOLDCOAST SOUTHWEST	Pass										
21	S-GOLDCOAST SOUTHWEST	Pass										
22	S-GOLDCOAST POND	Pass										
23	R-PARK/ MAILBOX	Pass										
24	R-PARK/ MAILBOX	Pass										
25	D-PARK/ MAILBOX	Pass						1				
26	S-PARK/ PREMIETER	Pass										
27	D-WESf/ LIFT STATION	Pass						2				
28	D-ROUND ABOUT	Pass						1				
29	S-ROUND ABOUT	Pass										
30	B-PARK/ ROUND ABOUT	Pass										
31	S-GOLDCOAST SOUTH	Pass										
32	S-GOLDCOAST SOUTH	Pass										
33	D-NORTH OF ROUND ABOUT	Pass										
34	S-MILESTONE WEST	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
35	D-MILESTONE ENTRANCE	Pass						2				
36	S-MILESTONE EAST	Pass										
37	B-TREE PASEO AL MAR BLVD	Pass										
Bubbler zone not active												
38	D-PASEO AL MAR, HEDGE LINE	Pass										
39	D-SIGN	Pass										
40		Pass										
41		Pass										
42		Pass										
43		Pass										
44		Pass										
45		Pass										
46		Pass										
47		Pass										
48		Pass										
49		Pass										
50		Pass										

Zone #1 - 03-17-26 9:01 am CDT



Zone #2 - 03-17-26 9:02 am CDT



Zone #3 - 03-17-26 9:03 am CDT



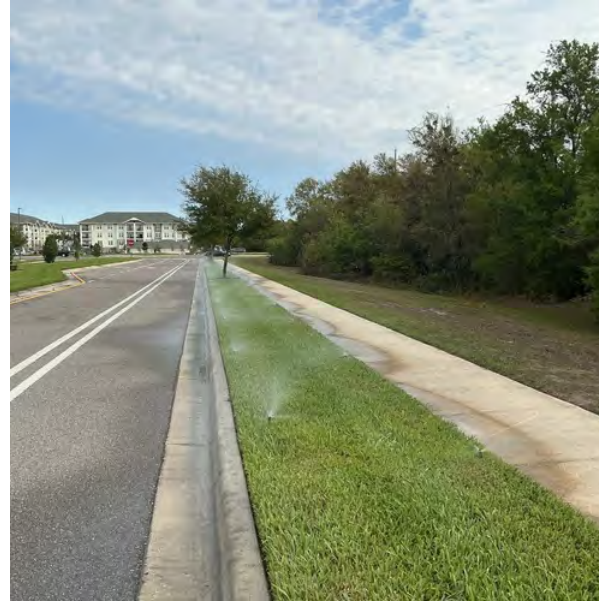
Zone #3 - 03-17-26 9:03 am CDT



Zone #5 - 03-17-26 9:04 am CDT



Zone #6 - 03-17-26 9:07 am CDT



Zone #7 - 03-17-26 9:08 am CDT



Zone #8 - 03-17-26 9:12 am CDT



Zone #8 - 03-17-26 9:12 am CDT



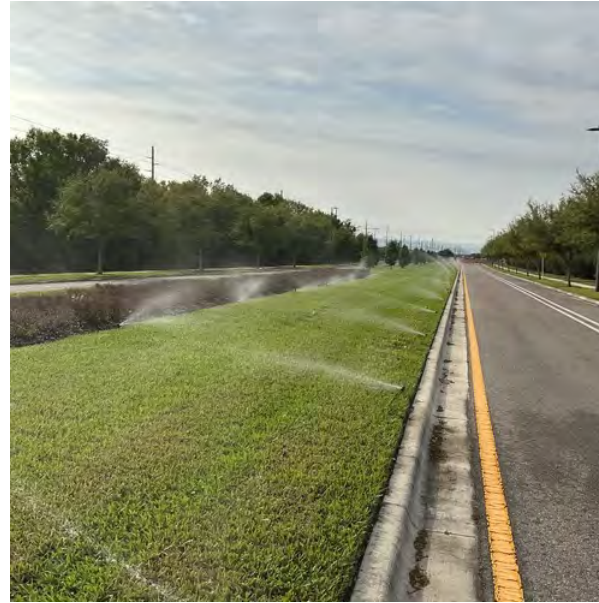
Zone #10 - 03-17-26 9:16 am CDT



Zone #11 - 03-17-26 9:18 am CDT



Zone #12 - 03-17-26 9:20 am CDT



Zone #13 - 03-17-26 9:24 am CDT



Zone #14 - 03-17-26 9:27 am CDT



Zone #15 - 03-17-26 9:29 am CDT



Zone #16 - 03-17-26 9:33 am CDT



Zone #17 - 03-17-26 9:37 am CDT



Zone #18 - 03-17-26 9:38 am CDT



Zone #20 - 03-17-26 9:43 am CDT



Zone #21 - 03-17-26 9:44 am CDT



Zone #22 - 03-17-26 9:49 am CDT



Zone #23 - 03-17-26 9:51 am CDT



Zone #24 - 03-17-26 9:53 am CDT



Zone #25 - 03-17-26 9:56 am CDT



Zone #25 - 03-17-26 9:57 am CDT



Zone #26 - 03-17-26 9:59 am CDT



Zone #27 - 03-17-26 10:04 am CDT



Zone #28 - 03-17-26 10:08 am CDT



Zone #29 - 03-17-26 10:09 am CDT



Zone #31 - 03-17-26 10:12 am CDT



Zone #32 - 03-17-26 10:15 am CDT



Zone #33 - 03-17-26 10:18 am CDT



Zone #34 - 03-17-26 10:21 am CDT



Zone #35 - 03-17-26 10:25 am CDT



Zone #36 - 03-17-26 10:27 am CDT



Tab 6



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

IRRIGATION AUDIT – Proposal #20

for
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

April 7, 2026

Scope of Work:

An irrigation audit was performed to evaluate and test the system. The audit report identified the following areas as requiring the most detailed investigation.

- Controller Town Center
 - Zones 2-4 have lateral leaks
 - Missing valves 25-29 & 35-75
- Controller 4. SA-1B
- Controller 3K
- Controller 18 – Wayfarer East 7 N Hybrid
- Controller 20 – Sea Air North
- Controller - Amenity
- Controller 6. 5B-2
- Controller - Phase 4
- Controller 5. 5B-1/Amenity
- Controller 10. Silver Sun 4 N Node

DO NOT EXCEED \$20,000.00

If more repairs are needed, another “DO NOT EXCEED” proposal will be submitted.

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
olson@redtreelandscape.com / Cell phone: (727) 200-1714

Tab 7



The New Standard in Landscape Maintenance

RECAP REPORT

Client:	Waterset Central CDD
Week Of:	April 6, 2026

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

Service	Recap
Mowing	<ul style="list-style-type: none"> Mowing proceeded according to schedule.
Detailing	<ul style="list-style-type: none"> Detailing proceeded according to schedule.
Pest Control & Fertilization	<ul style="list-style-type: none"> IPM and fertilizer applications were completed on 4.7.26.
Irrigation	<ul style="list-style-type: none"> Irrigation audit completed. Proposal submitted for repairs from Audit.
Arbor Care	<ul style="list-style-type: none"> No arbor care was completed at this time.
Landscape	<ul style="list-style-type: none"> Removed metal pole in pool area #3 - from the March monthly report. Straightened and staked a leaning tree south of Waterline on 4.8.26.
Enhancements	<ul style="list-style-type: none"> No enhancement projects have been completed at this time.



The New Standard in Landscape Maintenance

RECAP REPORT

Client:	Waterset Central CDD
Week Of:	April 13, 2026

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

Service	Recap
Mowing	<ul style="list-style-type: none"> Mowing proceeded according to schedule.
Detailing	<ul style="list-style-type: none"> Detailing proceeded according to schedule.
Pest Control & Fertilization	<ul style="list-style-type: none"> IPM and fertilizer applications as needed.
Irrigation	<ul style="list-style-type: none"> Irrigation inspections are in progress. Items from landscape inspection report are in progress. All work orders are completed. Proposal submitted for repairs from audit - waiting to be signed.
Arbor Care	<ul style="list-style-type: none"> Palms at the main clubhouse were trimmed away from the building.
Landscape	<ul style="list-style-type: none"> No landscape performed at this time.
Enhancements	<ul style="list-style-type: none"> No enhancement projects have been completed at this time.

Tab 8

**NON-EXCLUSIVE LICENSE AGREEMENT
[TENNIS LESSONS]**

THIS LICENSE AGREEMENT (“**Agreement**”) is made and entered into on _____, 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, and with a mailing address of 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”), and

LEW KINER, an individual, with a mailing address of _____ (the “**Licensee**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates, and/or maintains various recreation facilities within the boundaries of the District, including tennis courts and associated improvements (“**Tennis Facilities**”); and

WHEREAS, Licensee currently provides tennis lessons and has asked the Board of Supervisors of the District for permission to provide tennis lessons at the Tennis Facilities (“**Services**”); and

WHEREAS, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to utilize the Tennis Facilities for the purposes of providing the Services, provided that such use does not impede the District’s operation of the Tennis Facilities as a public improvement; and

WHEREAS, in order for the District to recover certain additional costs it will incur in the provision of the License, hereinafter defined (*e.g. electricity and court maintenance*), the Licensee shall pay the District ten percent (10%) of gross revenues derived from the provision of the Services.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. LICENSE. The District hereby grants and conveys to the Licensee a non-exclusive license to utilize the Tennis Facilities for the purposes of providing the Services (“**License**”). Licensee agrees it shall provide Services to the District’s Patrons only. “Patrons” for purposes of this Agreement shall have that meaning as defined in the District’s *Policies for All Amenity Facilities*, as amended and revised from time to time and as adopted on June 5, 2018 (“**Amenity Policy**”). At the District’s request, Licensee shall provide a list of the persons who utilize Licensee’s Services to the District Manager, as such list may change from time to time. This list must contain names and addresses for verification of Patron status.

3. HOURS AND AREA. Licensee shall coordinate Services, including use of the Tennis Facilities, directly with the Amenity Manager or his/her on-site management designee. Licensee shall schedule all Services in advance pursuant to the means and methods set forth by the Amenity Manager and his/her on-site management designee, who shall have final and absolute discretion with respect to matters related to scheduling and designation of area of Tennis Facilities where such Services may be provided.

4. USE OF AREA. Licensee shall not have exclusive use of the Tennis Facilities, but shall have exclusive use of the designated portion or area of the Tennis Facilities for operation of the Services during the hours approved by Amenity Manager. However, Licensee’s use shall not interfere with the operation of the Tennis Facilities as a public improvement and the Licensee hereby agrees that in the event District-owned real property is assessed real property taxes by virtue of this License, Licensee hereby agrees to pay any all such taxes. The Licensee agrees that all use of the Tennis Facilities shall be subject to the rules and policies of the District, including but not limited to the Amenity Policies, and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

5. FEES. In consideration of the provision of the License, Licensee hereby agrees to pay the District ten percent (10%) of gross revenues derived from the Services to reimburse the District for certain additional costs it will incur in connection with the License (*e.g. electricity and court maintenance*).

6. TERM. This Agreement shall commence upon the date and time first written above, and shall continue in effect until terminated by either party hereto.

7. PROFESSIONAL JUDGMENT. Licensee represents that it is qualified to provide the Services and to provide certified, trained and qualified instructors. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in provision of the Services, including taking precautions for the safety of its students and employees. All minors taking part in the Services offered shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any student while taking part in the Services. Any and all waivers signed by Licensee’s users shall acknowledge the fact that the District is not responsible. Licensee shall remain an active Florida business in good standing

during the term of this License. Failure to do so shall allow the District to immediately terminate the License.

8. CARE OF PROPERTY. The Licensee agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in the Services to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's Tennis Facilities or other property as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Licensee or its agent. In the event that any damage to the District's Tennis Facilities or other property occurs, the District shall notify the Licensee of such damage. The Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph.

9. REVOCATION. The District shall have the right to revoke the License at any time upon notice to the Licensee due to the Licensee's failure to perform in accordance with the terms of this Agreement or for any other reason.

10. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

11. INSURANCE AND INDEMNITY. Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, students, guests or invitees. The District shall be a named insured on such policy. Licensee shall provide continuous proof of such insurance coverage to the District.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Licensee will indemnify, save, and hold the District harmless and shall defend the District from all loss, damage, or injury, including all judgments, liens, liabilities, debts, and obligations resulting directly from the negligent or intentional acts or omissions of Licensee's officers, directors, agents, assigns, or employees, which cause harm to persons or property, specifically including but not limited to all acts or omissions of Licensee's officers, directors, agents, assigns, or employees. Licensee agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

12. RECOVERY OF COSTS AND FEES. In the event either party to this Agreement is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

13. 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.

14. 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 to the Agreement.

15. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

16. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

17. 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 the District: Waterset Central Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Licensee: Lew Kiner

Phone: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

18. SEVERABILITY. Should any provision of this Agreement be held invalid or unenforceable for any reason, the remaining provisions shall remain valid and enforceable.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair, Board of Supervisors

LEW KINER

By: _____

Tab 9

KENNA PITTS

NATIONAL FACILITIES MANAGER

913-963-1212 | kennapitts@gmail.com | Apollo Beach, FL

CAREER OBJECTIVE

Project Management and Problem Solving – that’s where I excel. For over 10 years I was responsible for maintenance & facilities in more than 2,000 corporate retail stores from Hawaii to Florida. Responsible for oversight of more than seven mergers & acquisitions by leading the program to complete retail store remodels throughout the U.S.

WORK EXPERIENCE

National Facilities Manager, T-Mobile, Tampa, FL **2005 - 2015**

- Partnered with third-party Facilities company to maintain retail stores for optimum productivity. This required building strong relationships with Sr. Management and store level staff as well.
- Worked with several construction & vendor teams which was a critical factor in meeting our goals.
- Our collective team was on call 24/7, including responding to break-ins, storm damage & weather-related outages. The key factor in working with Retail Sales teams was communication.
- Set the right expectations, sometimes sharing negative news is a challenge – but it’s critical they know what to expect.

Sr. Project Manager, Retail Store Construction & Signage

Voicestream Wireless, Tampa, FL **2001 – 2005**

- Managed exterior signage program three consecutive years, including obtaining Landlord approvals for sign design & meeting Landlord lease requirements.
- Worked with several construction & vendor teams to remodel stores to new design while keeping stores open during the 7-day construction process.

Executive Assistant, Vice President of Sales

Aerial Communications, Inc., Kansas City, MO **1996 - 2001**

- Support the Vice President of Sales to achieve company performance objectives requiring a high commitment level.
- Created the initial local market weekly newsletter identified as “**The Aerialite.**” The newsletter was replicated by all seven markets sharing local sales news.
- Partnered with Sales Training Department to prepare and roll out a sales training program for all distribution channels prior to launch.

Assistant Business Manager, North American Salt Company

Overland Park, KS

1992 - 1996

- Managed Trade Show events which resulted in increased brand name recognition in core markets. Effectively reduced event costs by consistently meeting exhibitor deadlines.
- Created a "trade show booth schedule" so sales staff weren't required to spend long hours working in the show booth becoming ineffective. This change allowed team members to manage their business during the show without getting behind in their work.

EDUCATION

Longview Community College, Lee's Summit, MO

1992 -1996

Business Courses

AIC School of Business, Davenport, IA

1979 - 1981

Executive Management Degree

SKILLS

Communication

Initiative to learn

Problem solving

Leadership

Critical thinking

Adaptability

Tab 10



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Waterset Central CDD	1970

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services

Tab 11

RESOLUTION NO. 2026-02

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this ____ day of _____ 2026.

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

ATTEST:

Secretary/Assistant Secretary

EXHIBIT A

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

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

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

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

Publish on or before May 25, 2026.

Tab 12

RESOLUTION 2026-03

A RESOLUTION OF THE WATERSSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT’S BOARD OF SUPERVISORS (“BOARD”); SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Section 190.011(5) of the Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, Rule 1.1(2)(g) of the District’s Rules of Procedure contemplates that the Board may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to establish a policy governing the disbursement of funds without prior approval by the Board, as set forth below.

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

Section 1. Payment of Expenses.

A. Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- 1.** The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
- 2.** The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.
- 3.** The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

B. Non-Continuing Expenses. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$25,000 with approval of the District Manager; and

2. Non-Continuing Expenses Not Exceeding \$50,000 with approval of the District Manager and Chairperson or Vice Chairperson of the Board of Supervisors, if in the judgment of the District Manager and Chairperson or Vice Chairperson such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

C. Emergency Expenses. For emergency expenses exceeding the authorization in section 1.B. above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds in any amount necessary to address any emergency condition affecting the District, but only with the prior written approval of (i) the District Manager and (ii) the Chairperson of the Board of Supervisors, or in his or her absence, the Vice Chairperson, or in his or her absence, the Secretary or any Assistant Secretary of the District. For purposes of this Resolution, the term "emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 2. Board Consideration. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the

meeting. Any expenditures under this Section 2 must be within the District's current fiscal year budget.

Section 3. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 4. Effective Date; Conflicts. This Resolution shall take effect upon the passage and adoption by the Board and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Introduced, considered favorably, and adopted this 13th day of May 2026.

ATTEST:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Tab 13

Waterset Central Community Development District

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

Operations and Maintenance Expenditures March 2026 For Board Approval

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

The total items being presented: **\$134,710.04**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	101217	139819	Maglock Replacement 02/26	\$ 763.04
Accurate Electronics, Inc.	101232	140164	Quarterly Maintenance - Monthly Billing 03/26	\$ 196.00
Accurate Electronics, Inc.	101249	140183	Service Call - Restroom Lock Repairs 03/26	\$ 171.00
Allied Universal Security Services	101218	18158068	Security Professional Service - 02/13/26-02/19/26	\$ 1,034.24
Allied Universal Security Services	101233	18188882	Security Professional Service - 02/20/26-02/26/26	\$ 1,214.20
Allied Universal Security Services	101233	18226656	Security Professional Service - 02/27/26-03/05/26	\$ 1,015.20
Allied Universal Security Services	101250	18245277	Security Professional Service - 03/06/26-03/12/26	\$ 1,015.20
Ballenger Landcare, LLC	101219	685	Main Line Repair 02/26	\$ 1,803.11
Ballenger Landcare, LLC	101234	703	Irrigation Maintenance 03/26	\$ 5,831.00
Ballenger Landcare, LLC	101234	730	Irrigation Repairs 03/26	\$ 187.32
Brandon Industries, Inc.	101220	2021372-IN	Street Signs 02/26	\$ 5,553.00
Brletic Dvorak, Inc.	101235	2353	Engineering Services 02/26	\$ 1,980.00
Castle Management, LLC	101241	INS-0226-323	Insurance Reimbursement 02/26	\$ 510.49
Castle Management, LLC	101236	PREIM02-20-26-298	Payroll Period 01/31/26-02/13/26	\$ 5,792.79

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Castle Management, LLC	101251	PREIM03-06-26-152	Payroll Period 02/14/26-02/27/26	\$ 5,706.48
Castle Management, LLC	101236	PREIM12-26-25-137	Payroll Period 12/06/25-12/19/25	\$ 4,765.28
City Wide Facility Solutions	101237	32019038864	Janitorial Services 03/26	\$ 2,120.09
Cooper Pools Inc.	101238	2026-1170	Monthly Commercial Maintenance 03/26	\$ 5,417.63
Cooper Pools Inc.	101252	567	Pool Repairs 03/26	\$ 1,066.96
Cooper Pools Inc.	101252	578	50% Deposit - Heater 1 & Heater 2 Replacement 03/26	\$ 5,389.80
Cooper Pools Inc.	101252	600	50% Deposit - Pool Installation/Repairs 03/26	\$ 2,625.30
Cooper Pools Inc.	101252	604	50% Pool Repairs 03/26	\$ 5,389.80
Curtis Albert Thornton	101226	CT020426	Board of Supervisor Meeting 02/04/26	\$ 200.00
Curtis Albert Thornton	101243	CT031126	Board of Supervisors Meeting 03/11/26	\$ 200.00
DCSI, Inc.	101221	34824	Alarm Monitoring System 02/26	\$ 201.00
DCSI, Inc.	101221	34834	Alarm Monitoring System 02/26	\$ 199.00
DCSI, Inc.	101242	34897	Cloud Cover Music Server Subscription 03/26	\$ 49.98
DCSI, Inc.	101253	34951	Alarm Monitoring System 03/26	\$ 205.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Erin McCormick Law, P.A.	101239	10878	General Legal Services 02/26	\$ 7,990.00
Finn Outdoor, LLC	101244	3001	Control Structure Maintenance 03/26	\$ 32,500.00
Florida Department of Revenue	20260310-2	3980178233549-013126	Sales & Use Tax 01/26	\$ 335.69
Frontier Communications of FL	20260316-1	81364902630417235-021726	Internet 02/26	\$ 129.99
Frontier Communications of FL	20260311-1	81374106030611185-021426	Internet 02/26	\$ 557.76
Hillsborough County Board of County Commissiones	101222	DHCFR475217-011426	Annual Fire Inspection 01/26	\$ 75.00
Hillsborough County Board of County Commissiones	101222	DHCFR475219-011426	Annual/Periodic Fire Inspection 01/26	\$ 55.00
Hillsborough County BOCC	20260317-1	7687161865-022726	Water Utility Services 02/26	\$ 3,007.23
Hillsborough County BOCC - Code Enforcement	101223	HC-WE-25-003225	Wasteful/Inefficient Use of Water 12/25	\$ 100.00
House of Floors of Tampa, Inc.	101216	5361274	Flooring 02/26	\$ 1,712.50
Kelly Setta	101227	KS020426	Board of Supervisor Meeting 02/04/26	\$ 200.00
Kelly Setta	101245	KS031126	Board of Supervisors Meeting 03/11/26	\$ 200.00
Nvirotect Pest Control Service, Inc.	101224	387039	Pest Control 02/26	\$ 217.00
Nvirotect Pest Control Service, Inc.	101224	387408	Pest Control 02/26	\$ 135.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
PC Consultants	101228	108908	Computer Support 02/26	\$ 337.50
PC Consultants	101229	108912	Computer Support 02/26	\$ 165.00
Republic Services	20260310-1	0696-001332772	Waste & Recycle Container Service 03/26	\$ 1,091.93
Rizzetta & Company, Inc.	101231	INV0000107430	Accounting Services 03/26	\$ 6,304.49
Sasha Neil	101246	031726-168 Refund	Gathering Deposit Refund 03/26	\$ 200.00
Shari Debolt	101247	031726-168	Gathering Deposit Refund 03/26	\$ 200.00
Sitex Aquatics, LLC	101240	10828-b	Monthly Lake Maintenance 03/26	\$ 3,600.00
TECO	20260327-1	221008697536-030526	Electric Charges 02/26	\$ 350.99
TECO	20260327-3	221008884712-030526	5701 Madrigal Way (Amenity) 02/26	\$ 878.00
TECO	20260325-1	321000017137-030626	TECO Summary 321000017137 01/26	\$ 6,290.79
TECO Peoples Gas	20260327-2	221008930457-030526	Natural Gas Utility 02/26	\$ 5,952.76

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Terrapin Lawn Care, LLC	101225	6889	Palm Root Injections 01/26	\$ 150.00
Thomas Paul McNutt	101248	TM031126	Board of Supervisors Meeting 03/11/26	\$ 200.00
Thomas Paul McNutt	101230	TN020426	Board of Supervisor Meeting 02/04/26	\$ 200.00
Waterset Central DC	032626	DC032626	Debit Card Replenishment 03/26	<u>\$ 970.50</u>
Total				<u>\$ 134,710.04</u>

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
2/16/2026	139819

Bill To
WATERSET CENTRAL CDD C/O RIZZETTA & CO PO BOX 32414 CHARLOTTE, NC 28232

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

P.O. No.	Terms
HEIDI TORRES	Net 30

Quantity	Description	Rate	Amount
	ORIGINAL PROBLEM REPORTED: 1/21/2026 AT 2:05PM BY HEIDI TORRES @ (813) 677-2114 (WO-25721) RETURN TO SITE PER WO# 25400 - TO INSTALL CUSTOMER APPROVED PART - MAGLOCK FOR FITNESS CENTER DOOR. PROBLEM FOUND: 02.16.26 AT 2:49PM 1] NONE AT THIS TIME. ACTION TAKEN: 1] THE TECHNICIAN, AL ARRIVED ON SITE AND REMOVED THE OLD MAGLOCK, AND INSTALL THE NEW DEVICE AT THE FITNESS CENTER DOOR. 2] AL TESTED AND ADJUSTED OPERATION. WORKING PROPERLY AND CONSISTENTLY. 3] AL UPDATED HEIDY TORRES. 4] THE SERVICE CALL IS COMPLETED.		
1.75	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	121.50	212.63
1	TRIP CHARGE	49.50	49.50
	This invoice reflects a 10% discount per the maintenance contract	0.00	0.00
1	SN-V2M600DB MAGLOCK 600LB	500.91	500.91
	Exempt Sales	0.00%	0.00
		Total	\$763.04

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$763.04

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
3/1/2026	140164

Bill To
WATERSET CENTRAL CDD C/O RIZZETTA & CO PO BOX 32414 CHARLOTTE, NC 28232

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

P.O. No.	Terms
JERRY WHITED	Net 30

Quantity	Description	Rate	Amount
	** QUARTERLY MAINTENANCE CONTRACT 101822-WSC-CLUB WITH MONTHLY BILLING **		
	QUARTERLY MAINTENANCE FOR CARD ACCESS SYSTEM ON (6) BUILDING DOORS, (5) PEDESTRIAN GATES FOR POOL, TENNIS COURT, BASKETBALL COURT AND PICKLEBALL COURT, (2) BUILDING DOORS WITH TIME SCHEDULE LOCK ONLY.		
1	BILLING MONTHLY MAINTENANCE FOR MARCH 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
		Total	\$196.00

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$196.00

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
3/1/2026	140183

Bill To
WATERSET CENTRAL CDD C/O RIZZETTA & CO PO BOX 32414 CHARLOTTE, NC 28232

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

P.O. No.	Terms
HEIDI TORRES	Net 30

Quantity	Description	Rate	Amount
	<p>PROBLEM REPORTED: 2/26/2026 AT 4:08PM BY HEIDI TORRES @ 813-677-2114 (WO-0025896) HEIDI REPORTS: THE MEN'S RESTROOM IS NOT LOCKING AND THE WOMEN'S RESTROOM DOOR IS NOT OPENING.</p> <p>PROBLEM FOUND: 02/27/26 AT 9:25 AM The latch on the men's bathroom door latch connection is loose. There is a break in one of the wires for the maglock at the women's bathroom.</p> <p>ACTION TAKEN: 1) The technician, Josh, arrived on site and spoke to Heidi to let her know that he was on site. 2) Josh troubleshot the women's restroom door and found that there was a break in one of the wires to the maglock. Josh reterminated all of the wires at the card reader, maglock, and strike. Josh tested and found that the women's restroom door worked correctly. 3) Josh inspected the men's restroom door and found that the connection was loose. Josh secured the latch plate with a bigger screw to keep it from working loose. Josh tested and found that the men's restroom door was working correctly. 4) Josh took pictures and a video. 5) The service call is complete.</p>		
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
Total			\$171.00

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$171.00



Invoice Date
02/19/2026

Invoice Number
18158068

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) \$1,034.24

Terms:
Net 30 Days

Service Location: **280530** Customer: **280530** Billing Period: **02/13/2026 - 02/19/2026**
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	32.50	HR	25.38	824.85
Security Professional-Holiday - 00:00-01:30	1.50	HR	38.07	57.11
Total Hours	40.00			0.00
Subtotal				1,034.24
Sales Tax Subtotal				0.00
Total for - WaterSet				1,034.24

Subtotal	
	\$1,034.24
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$1,034.24



Invoice Date
02/19/2026

Invoice Number
18158068

Invoice NO. 18158068

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	
02/13/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
02/14/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
02/15/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
02/19/26	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	
02/13/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/14/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/15/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/18/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/19/26	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	
02/16/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Hol Worked 1.5		
Total Hours						40.00		\$0.00	

Revenue Total \$1,034.24
Tax Total \$0.00
Grand Total \$1,034.24



Invoice Date
02/26/2026

Invoice Number
18188882

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: **02/20/2026 - 02/26/2026**
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) - February, 2026	1.00	Each	199.00	199.00
Total Hours	40.00			0.00
Subtotal				1,214.20
Sales Tax Subtotal				0.00
Total for - WaterSet				1,214.20

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



Invoice Date
02/26/2026

Invoice Number
18188882

Invoice NO. 18188882

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
02/20/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
02/21/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
02/22/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
02/23/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
02/26/26	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
02/20/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
02/21/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
02/22/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
02/25/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
02/26/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
HELIAUS Mobile (IMEI=354216240041800) - February, 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
03/05/2026

Invoice Number
18226656

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: 02/27/2026 - 03/05/2026		
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
Subtotal				1,015.20
Sales Tax Subtotal				0.00
Total for - WaterSet				1,015.20

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



Invoice Date
03/05/2026

Invoice Number
18226656

Invoice NO. 18226656

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	
02/27/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
02/28/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
03/01/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
03/02/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
03/05/26	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	
02/27/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
02/28/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
03/01/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
03/04/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
03/05/26	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
03/12/2026

Invoice Number
18245277

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: **03/06/2026 - 03/12/2026**
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
Subtotal				1,015.20
Sales Tax Subtotal				0.00
Total for - WaterSet				1,015.20

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



Invoice Date
03/12/2026

Invoice Number
18245277

Invoice NO. 18245277

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	
03/06/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
03/07/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
03/08/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
03/09/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular		
03/12/26	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	
03/06/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
03/07/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
03/08/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
03/11/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular		
03/12/26	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



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 685

Date	PO#
02/25/26	
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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5A1B Controller emergency main line repair

Emergency main line repair at 5A1B Controller along CGD is a 3" & 2"











Irrigation Repair - 02/06/2026

\$1,803.11

Subtotal	\$1,803.11
Sales Tax	\$0.00
Total	\$1,803.11
Credits/Payments	(\$0.00)
Balance Due	\$1,803.11

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,803.11	\$0.00	\$0.00	\$0.00	\$0.00



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

Invoice 703

Date	PO#
03/01/26	
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 March 2026				\$5,831.00

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,831.00	\$1,803.11	\$0.00	\$0.00	\$0.00



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

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

Invoice 730

Date	PO#
03/09/26	
Sales Rep	Terms
Jonah Ballenger	Due on Receipt

Property Address
Wataset Central CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
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Broken Sprinkler at WSC Club

This proposal is regarding a broken sprinkler near Wataset Central's club, that was addressed by the customer.





Irrigation Repair - 03/09/2026

\$187.32

Subtotal	\$187.32
Sales Tax	\$0.00
Total	\$187.32
Credits/Payments	(\$0.00)
Balance Due	\$187.32

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$187.32	\$5,831.00	\$0.00	\$0.00	\$0.00



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: 2021372-IN
Invoice Date: 2/24/2026
Order Number : 1034123
Order Date: 2/11/2026
Salesperson: Tristin Kosco
Customer Number: 20-FLCASTLE

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

Ship To:
 Brandon Industries
 1201 Tech Blvd
 STE 108
 TAMPA, FL 33619

Confirm To:

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

Quantity			Item Number	Description	Unit Price	Amount
Ordered	Shipped	B/O				
4.00	4.00		SPF3X15 BK	FLUTED Aluminum Pole 6005-T6 3"OD x 15' 0" Black Post replacement for Waterset Blvd/Reservoir Ct ; Paradiso/Silver Sun ; Sea air dr/Milestone ; silver sun dr/reservoir ct	240.00	960.00
5.00	5.00		TDSQ0942 BK	Square Trim for Double Sided 9" x 42" Street Sign Black	160.00	800.00
5.00	5.00		HI 0942DS-L	Two-Sided Street Sign 9"x42" w/ LOGO HIP vinyl Golden Sky Ct 7300 / Hillsborough county logo ; Estro Ct 7100 ; Limelight Dr 5600 ; Paseo Al Mar Blvd ; 30th ST	137.00	685.00
1.00	1.00		TSTOP30 BK	Decorative Sign Trim for 30" Stop Sign Black Stop Sign Trim for Covington Garden/mainland ave	137.00	137.00
1.00	1.00		TS3030 BK	Decorative Sign Trim for 30" x 30" Traffic Sign Black Missing Pedestrian Sign Trim on Goldcoast/Milestone Roundabout	171.00	171.00
			/INSTALL FL	Installation Labor Florida Straightening of Signs in pavers at roudabout of Goldcoast/milestone		300.00
			/INSTALL FL	Installation Labor Florida Straightening of leaning posts (16 ea.) and replacement of broken posts (4)		2,000.00

THANK YOU!

Net Invoice: 5,053.00
 Less Discount: 0.00
 Freight: 500.00
 Sales Tax: 0.00
Invoice Total: 5,553.00

Brletic Dvorak Inc

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



INVOICE

BILL TO

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

INVOICE 2353
DATE 02/27/2026
TERMS Net 30
DUE DATE 03/29/2026

PROJECT NAME

Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[February 02 - February 27]	11:00	180.00	1,980.00

BALANCE DUE

\$1,980.00



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
Feb-26

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	4.00	\$180	J. Whited	\$720.00
Stormwater Repairs Project Including Site Visit,	7.00	\$180	J. Whited	\$1,260.00
Vendor RFI's and Planning. Resident Communication.	0.00	\$120	K. Wagner	\$0.00
INVOICE TOTAL	11.00			\$1,980.00



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

Document No:INS-0226-323
Document Date:02/28/2026

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$510.49

Date	Description	Amount
02/28/2026	Insurance Reimbursement Gomez, Victoria FRNTDS	\$122.40
02/28/2026	Insurance Reimbursement Torres, Heidy ASTPM	\$103.28
02/28/2026	Insurance Reimbursement Vucelj, Aladin GRKEEP	\$160.65
02/28/2026	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$124.16

Report Totals

Billing: \$510.49
Total Sales Tax: \$0.00
Balance Due: **\$510.49**



INVOICE

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

Total Due: \$2,120.09

Invoice Number: 32019038864
 Our Order No. 31019101331
 Invoice Date: 3/1/2026
 Due Date: 3/31/2026

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	03/01/26 to 03/31/26		
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

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.: 2026-1170
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/02/2026	Scum Gutter Grate	Scum Gutter Grate Lap Pool Waterset Central	2	\$15.00	\$30.00
2.	02/04/2026	24"X 36" Sign Florida Pool Rules	24"X 36" Sign Florida Pool Rules	1	\$67.63	\$67.63
3.		Monthly Commercial Maintenance	Monthly Commercial Maintenance March 2026	1	\$5,320.00	\$5,320.00

Total **\$5,417.63**

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
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/12/2026	\$1,066.96	03/13/2026

INVOICE NO. 567

Order No.:
Quote No.: 431
Job No.: 1039
Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Gas Shocks Lap Pool, Safety Concern for the equipment enclosure

Commercial Installation / Repairs

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

Sub-Total ex Tax	\$1,066.96
Tax	\$0.00
Total inc Tax	\$1,066.96
Amount Applied	\$0.00
Balance Due	\$1,066.96

How To Pay

INVOICE NO. 567



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

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



DUE DATE: 04/12/2026 **AMOUNT DUE:** \$1,066.96



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/15/2026	\$5,389.80	03/16/2026

INVOICE NO. 578 - DEPOSIT

Order No.:
Quote No.: 709
Job No.: 1086
Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Option #2 Replace Heater 1 and Repair Heater 2

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Jandy JXIQ400NS JXiQ™ ASME® Compliant Pool and Spa Heater Natural Gas 400K BTU	1.00	\$7,743.60	\$7,743.60
Jandy R0593400 JXI Anchor Bracket - Set Of 4	1.00	\$72.00	\$72.00
Flow Switch	1.00	\$276.00	\$276.00
Pentair MasterTemp & Sta-Rite Max-E-Therm Heater Insulation Kit	1.00	\$302.40	\$302.40
Electrical Materials	1.00	\$126.00	\$126.00
2" Flowmeter	2.00	\$274.80	\$549.60
PVC & Fittings	1.00	\$90.00	\$90.00
Labor	1.00	\$1,620.00	\$1,620.00
Sub-Total ex Tax			\$10,779.60
Tax			\$0.00
Total			\$10,779.60
Deposit Amount (50.00%)			\$5,389.80
Amount Remaining (50.00%)			\$5,389.80

Sub-Total ex Tax	\$5,389.80
Tax	\$0.00
Total inc Tax	\$5,389.80
Amount Applied	\$0.00
Balance Due	\$5,389.80



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/15/2026	\$5,389.80	03/16/2026

INVOICE NO. 578 - DEPOSIT

How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

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



INVOICE NO. 578

DUE DATE: 04/15/2026 AMOUNT DUE: \$5,389.80



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/15/2026	\$5,389.80	03/16/2026

INVOICE NO. 578 - DEPOSIT

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Installation / Repairs	\$10,779.60	50.00	\$5,389.80	50.00	\$5,389.80
Total	\$10,779.60	50.00	\$5,389.80	50.00	\$5,389.80

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
03/16/2026	578	\$5,389.80	\$0.00	\$5,389.80
Total		\$5,389.80	\$0.00	\$5,389.80

Contract Summary	
Claim to Date	\$5,389.80
Remaining Claim Balance	\$5,389.80



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools
844-766-5256

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/18/2026	\$2,625.30	03/19/2026

INVOICE NO. 600 - DEPOSIT

Order No.:
Quote No.: 656
Job No.: 1105
Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Install New Grids and Slide Valve

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Resort Pool - 17.5"x24" ANTHONY RECTANGULAR DE FILTER GRID	71.00	\$56.05	\$3,979.55
Resort Pool - 8" SLIDE VALVE REPAIR KIT	2.00	\$185.52	\$371.04
Commercial installation / Labor			\$900.00
Sub-Total ex Tax			\$5,250.59
Tax			\$0.00
Total			\$5,250.59
Deposit Amount (50.00%)			\$2,625.30
Amount Remaining (50.00%)			\$2,625.29

Sub-Total ex Tax	\$2,625.30
Tax	\$0.00
Total inc Tax	\$2,625.30
Amount Applied	\$0.00
Balance Due	\$2,625.30

How To Pay

INVOICE NO. 600

Credit Card (MasterCard or Visa)
Pay Online cooperpoolsinc.simprosuite.com/payment/
Please call 844-766-5256 to pay over the phone.

DUE DATE: 04/18/2026 **AMOUNT DUE:** \$2,625.30



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/18/2026	\$2,625.30	03/19/2026

INVOICE NO. 600 - DEPOSIT

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Installation / Repairs	\$5,250.59	50.00	\$2,625.30	50.00	\$2,625.30
Total	\$5,250.59	50.00	\$2,625.30	50.00	\$2,625.30

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
03/19/2026	600	\$2,625.30	\$0.00	\$2,625.30
Total		\$2,625.30	\$0.00	\$2,625.30

Contract Summary	
Claim to Date	\$2,625.30
Remaining Claim Balance	\$2,625.29



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/22/2026	\$5,389.80	03/23/2026

INVOICE NO. 604 - FINAL INVOICE

Order No.:
Quote No.: 709
Job No.: 1086
Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Option #2 Replace Heater 1 and Repair Heater 2

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Jandy JXIQ400NS JXiQ™ ASME® Compliant Pool and Spa Heater Natural Gas 400K BTU	1.00	\$7,743.60	\$7,743.60
Jandy R0593400 JXI Anchor Bracket - Set Of 4	1.00	\$72.00	\$72.00
Flow Switch	1.00	\$276.00	\$276.00
Pentair MasterTemp & Sta-Rite Max-E-Therm Heater Insulation Kit	1.00	\$302.40	\$302.40
Electrical Materials	1.00	\$126.00	\$126.00
2" Flowmeter	2.00	\$274.80	\$549.60
PVC & Fittings	1.00	\$90.00	\$90.00
Labor	1.00	\$1,620.00	\$1,620.00
Sub-Total ex Tax			\$10,779.60
Tax			\$0.00
Total			\$10,779.60
Claim Amount (50.00%)			\$5,389.80
Claim Remaining (0.00%)			\$0.00

Sub-Total ex Tax	\$5,389.80
Tax	\$0.00
Total inc Tax	\$5,389.80
Amount Applied	\$0.00
Balance Due	\$5,389.80



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/22/2026	\$5,389.80	03/23/2026

INVOICE NO. 604 - FINAL INVOICE

How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

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



INVOICE NO. 604

DUE DATE: 04/22/2026 **AMOUNT DUE:** \$5,389.80



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/22/2026	\$5,389.80	03/23/2026

INVOICE NO. 604 - FINAL INVOICE

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Installation / Repairs	\$10,779.60	50.00	\$5,389.80	100.00	\$10,779.60
Total	\$10,779.60	50.00	\$5,389.80	100.00	\$10,779.60

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
03/16/2026	578	\$5,389.80	\$0.00	\$5,389.80
03/23/2026	604	\$5,389.80	\$0.00	\$5,389.80
Total		\$10,779.60	\$0.00	\$10,779.60

Contract Summary	
Claim to Date	\$10,779.60
Remaining Claim Balance	\$0.00

Waterset Central CDD
Meeting Date: February 4, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>5:37 PM</i>
Meeting End Time:	<i>8:17 PM</i>
Total Meeting Time:	

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: *R. Wilson*

Waterset Central CDD

Meeting Date: March 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:	5:37 PM
Meeting End Time:	9:29 PM
Total Meeting Time:	3 HR 53 MINS

Time Over _____ (3) Hours:	1
------------------------------	---

Total at \$175 per Hour:	\$175.00
--------------------------	----------

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: Rachel Welborn



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
34824	02/23/2026	\$201.00	03/10/2026	Net 15	

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

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

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	201.00
TAX (6.5%)	0.00
TOTAL	201.00
BALANCE DUE	\$201.00



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
34834	02/25/2026	\$199.00	03/12/2026	Net 15	

SALES REP
 NB

ACCT#/LOT/BLK
 Clubhouse CCTV

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

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

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



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
34897	03/11/2026	\$49.98	03/26/2026	Net 15	

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

SALES REP
 DC

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

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

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



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 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
34951	03/23/2026	\$205.00	04/07/2026	Net 15	

P.O. NUMBER New NVR Installed: 12/22/25	SALES REP DC	ACCT#/LOT/BLK Waterline Station Pool MTDS
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DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring \$199 Month no contract (30 OHE/month)	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	3	2.00	6.00

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	205.00
TAX (6.5%)	0.00
TOTAL	205.00
BALANCE DUE	\$205.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

Waterset Central Community Development District

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
Email: rizzettacddinvoices@avidbill.com;
vsmith@rizzetta.com

Invoice Date	Invoice Number
03/02/2026	10878
Terms	Service Through
	03/02/2026

In Reference To: General Representation (Work)				
Date	By	Services	Hours	Amount
02/09/2026	Erin R McCormick	Receipt of email from Deneen Klenke; review of Participant Waiver (Exhibit B) to attach to Independent Contractor Agreement; email to Deneen Klenke, Stephanie DeLuna and Katiria Parodi regarding above; review of Agenda for Board of Supervisors meeting; email to Stephanie DeLuna and Katiria Parodi regarding public hearings;	1.00	\$ 470.00
02/10/2026	Erin R McCormick	Review of Agenda, Minutes and backup materials for Board of Supervisors meeting; telephone conference with Deneen Klenke regarding issues for Board of Supervisors meeting; review of insurance certificates for Mommy and Me program; add Participant Waivers to Independent Contractor Agreement; email to Stephanie DeLuna, Katiria Parodi and Deneen Klenke; review of email from Katiria Parodi; review of email from Stephanie DeLuna regarding Agreement with H&Y Towing and review of Agreement; prepare for Board of Supervisors meeting	2.50	\$ 1,175.00
02/11/2026	Erin R McCormick	Travel to and attend Board of Supervisors meeting; review of email from attorney for Rizzetta regarding lawsuit	5.10	\$ 2,397.00
02/17/2026	Erin R McCormick	Review of email from Ashleigh Taylor regarding tender letter concerning lawsuit by Eduardo Pena; email to Ashleigh Taylor regarding above; forward to Rachel Welborn regarding above;	0.30	\$ 141.00
02/17/2026	Erin R McCormick	Review of emails from Mark Ballenger regarding cancelling of irrigation agreement and review of responses from Stephanie DeLuna and Mark Ballenger; review of Certificate of Insurance and information from Katiria Parodi; telephone conference with Katiria Parodi; email to Katiria Parodi;	0.80	\$ 376.00
02/20/2026	Erin R McCormick	Review of emails from Katiria Parodi and Stephanie DeLuna regarding individual utilizing tennis courts without authorization and steps to take, and respond; review of email from Stephanie DeLuna regarding Mommy and Me Agreement and respond to same and attach earlier email to Katiria Parodi;	0.70	\$ 329.00

3314 Henderson Boulevard | Suite 100 D | Tampa, FL 33609

o:813.579.2653 | erin@emccormicklaw.com

**Waterset Central Community Development
District**

3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Email: rizzettacddinvoices@avidbill.com;
vsmith@rizzetta.com

Invoice Date	Invoice Number
03/02/2026	10878
Terms	Service Through
	03/02/2026

02/24/2026	Erin R McCormick	Review of notes from February Board meeting and "to-do" items; Review of email from Stephanie DeLuna; prepare revisions to Tow Agreement to add roving patrol, and prepare redline; review of Division of Corporations information for H&Y Towing; email to Stephanie DeLuna and Tom McNutt regarding above; prepare Drama Kids Agreement; email to Stephanie and Katiria regarding above; review of revised Lease documentation for golf cart; email to Stephanie DeLuna and Katiria Parodi regarding above; review of updated Florida Div of Corporations info from Stephanie DeLuna; revise Towing Policies; revise Agreement with H&Y Towing and include exhibits; email to Stephanie DeLuna, Katiria Parodi and Thomas McNutt regarding above;	2.80	\$ 1,316.00
02/25/2026	Erin R McCormick	Review of email from Katiria Parodi regarding confirmation of cart being street legal; email to Katiria Parodi, Stephanie DeLuna and Thomas McNutt regarding golf cart and legal requirements; review of email from Katiria Parodi regarding dates for FL Drama Kids; revise Independent Contractor Agreement, and include Non-governmental Entity Human Trafficking Affidavit; prepare email to Katiria Parodi, Steffanie DeLuna and Thomas McNutt regarding Independent Contractor Agreement for FL Drama Kids; review of email from Mike Jersey regarding golf cart battery and respond; receipt of Financial Statements through Jan 31, 2026; review of email from Christine Gargaro and tentative agenda; email to Stephanie DeLuna, Tom McNutt and Katiria Parodi regarding above; review of email from Katiria Parodi regarding Authorized Representatives under Towing Agreement; revise Towing Agreement; review of email from Stephanie DeLuna regarding consideration of Amenity Policies;	2.60	\$ 1,222.00
02/27/2026	Erin R McCormick	Revise Independent Contractor Agreement to include requirement for participants to be residents, non-resident members and renters and email to Katiria Parodi, Stephanie DeLuna and Tom McNutt regarding above;	0.40	\$ 188.00

**Waterset Central Community Development
District**

3434 Colwell Avenue
Suite 200

Tampa, FL 33614

Email: rizzettacddinvoices@avidbill.com;

vsmith@rizzetta.com

Invoice Date	Invoice Number
03/02/2026	10878
Terms	Service Through
	03/02/2026

02/27/2026	Erin R McCormick	Review of emails from John Toborg and Mark Ballenger regarding irrigation Maintenance Agreement; left message for John Toborg regarding above; email to John Toborg and Stephanie DeLuna regarding above;	0.30	\$ 141.00
03/02/2026	Erin R McCormick	Telephone conference with Tom McNutt regarding Towing Agreement and comments concerning same as well as additional issues for CDD Board;	0.50	\$ 235.00

Total Hours	17.00 hrs
Total Work	\$ 7,990.00
Total Invoice Amount	\$ 7,990.00
Previous Balance	\$ 4,622.22
2/19/2026 Payment - Check Split Payment	(\$3,619.00)
2/19/2026 Payment - Check Split Payment	(\$4,622.22)
Balance (Amount Due)	\$ 7,990.00

INVOICE

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

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



Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Invoice details

Invoice no.: 3001
Terms: Due on receipt
Invoice date: 03/10/2026
Due date: 03/10/2026

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

Total **\$32,500.00**

Note to customer

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



Sales and Use Tax Return

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

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

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

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

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Certificate Number: 39-8017823354-9

Reporting Period

January 2026

T

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HD/PM DATE:

□□/□□/□□

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□.□□

Due: 03/05/26

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Certificate Number: 39-8017823354-9

Reporting Period

□□□□□□

T

┌

HD/PM DATE:

□□/□□/□□

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□.□□

Due:

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

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

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

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

	DOLLARS				CENTS		
1. Gross Sales (Do not include tax)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
					4,451	73	
2. Exempt Sales (Include these in Gross Sales, Line 1)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Signature of Taxpayer _____ Date _____ Telephone # _____
					4,451	73	Karla Pena _____ 03/05/2026 _____ 813-933-5571
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Signature of Preparer _____
					333	88	
5. Less Lawful Deductions	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Discretionary Sales Surtax Information
6. Less DOR Credit Memo	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
7. Net Tax Due	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	B. Total Discretionary Sales Surtax Due <input type="text"/>
					333	88	<input type="text"/>
8. Less Collection Allowance or Plus Penalty and Interest	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
					1	81	E-file / E-pay to Receive Collection Allowance
9. Amount Due With Return (Enter this amount on front)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
					335	69	Please do not fold or staple.

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



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

Billing Date:
Feb 17, 2026
Billing Period:
Feb 17 - Mar 16, 2026

Hi WATERSET CENTRAL,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

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

Service summary

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

Total balance
\$129.99
Auto Pay is scheduled
Mar 13



Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

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



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

6790 0107 DY RP 17 02182026 NNNNNNNN 01 999792

WATERSET CENTRAL
PO BOX 32414
CHARLOTTE NC 28232-2414

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

950009&136490263041723000000000000000129995



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

Billing Date:
Feb 17, 2026

Billing Period:
Feb 17 - Mar 16, 2026



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



Download the MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

Billing Date:
Feb 17, 2026

Billing Period:
Feb 17 - Mar 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



Internet

Monthly Charges

02.17-03.16	Business Fiber Internet 1 Gig	\$104.99
	Valued Customer Fiber 2 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
Internet Total		\$129.99

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



Total current month charges

\$129.99

**BUSINESS
FIBER 5 GIG
INTERNET**

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197
business.frontier.com/fiber-internet



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

Billing Date:
Feb 14, 2026
Billing Period:
Feb 14 - Mar 13, 2026

Hi WATERSET CENTRAL CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$557.76
Auto Pay is scheduled
Mar 10

Bill history

Previous balance	\$489.81
Payment received by Feb 14, thank you	-\$489.81

Service summary	Previous month	Current month
Bundle	\$415.51	↑\$475.51
Taxes and Fees	\$74.30	↑\$82.25
Total services	\$489.81	\$557.76
Total balance		\$557.76

Frontier has joined Verizon.

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

6790 0107 DY RP 14 02172026 NNNNNNNN 01 999874

WATERSET CENTRAL CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

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

41100981374106030611180000000000000000557765



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

Billing Date:
Feb 14, 2026

Billing Period:
Feb 14 - Mar 13, 2026



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Download the MyFrontier® app



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

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



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Bundle

Monthly Charges

02.14-03.13	FiberOptic Internet 300 Dynamic IP w/ OneVoice Business FiberOptic 300/300M Dynamic IP	\$225.97
	OneVoice Access Line	
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
(2)	OneVoice Nationwide	\$149.98
	OneVoice Access Line	
(3)	Federal Primary Carrier Multi Line Charge	\$44.97
	Carrier Cost Recovery Surcharge	\$13.99
	Frontier Roadwork Recovery Surcharge	\$4.00
(3)	Multi-Line Federal Subscriber Line Charge	\$27.60
(3)	Access Recovery Charge Multi-Line Business	\$9.00
Bundle Total		\$475.51

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$406.78 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 this bill, your OneVoice Nationwide Bundle increased 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	\$3.49
	Federal Taxes	\$39.44
	FL State Communications Services Tax	\$17.71
	County Communications Services Tax	\$17.31
	FL State Gross Receipts Tax	\$5.89
(3)	Hillsborough County 911 Surcharge	\$1.20
	FL State Gross Receipts Tax	\$0.46
(3)	FL Telecommunications Relay Service	\$0.24
	State Taxes	\$42.81

Taxes and Fees Total **\$82.25**

Total current month charges **\$557.76**





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

Billing Date:
Feb 14, 2026

Billing Period:
Feb 14 - Mar 13, 2026

LOCAL MEASURED SVC-FREE

8137410603	# of calls	Minutes	Charge
Dial Day	0	101	\$0.00
Dial Evening	42	0	\$0.00
Dial Night	0	15	\$0.00
Dial Day	0	0	\$0.00
Dial Evening	7	0	\$0.00
Dial Night	0	0	\$0.00
Allowance			\$0.00
Billed			\$0.00
Total			\$0.00



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



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

Invoice Date: 01/14/2026
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

Inspection Number: 2025003795 Location: Waterset Amenity Center
Account Number: DHCFR475217 Amt Due: \$75.00
Inspection Date: 01/14/2026 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
OFFICE OF THE FIRE MARSHALL
P.O. BOX 310398
Tampa, FL 33680



Invoice Date: 01/14/2026

Location: Waterset Amenity Center

Address: 7281 Paradiso Dr Apollo Beach, FL 33572

Account #: DHCFR475219

Inspection #: 2025003797

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

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.

^ 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

Inspection Number: 2025003797

Location: Waterset Amenity Center

Account Number: DHCFR475219

Amt Due: \$55.00

Inspection Date: 01/14/2026

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

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CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

Summary of Account Charges

Previous Balance	\$3,325.80
Net Payments - Thank You	\$-3,325.80
Total Account Charges	\$3,007.23

AMOUNT DUE	\$3,007.23
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Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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**



<p>ELECTRONIC PAYMENTS BY CHECK OR</p> <p>Automated Payment Line: (813) 307-1000</p> <p>Internet Payments: HCFL.gov/WaterBill</p> <p>Additional Information: HCFL.gov/Water</p>	
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THANK YOU!



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

974 8

DUE DATE	03/20/2026
AMOUNT DUE	\$3,007.23
AMOUNT PAID	



0076871618658 00003007234



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

Service Address: 6116 SEA AIR DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	01/28/2026	20051	02/27/2026	20435	38400 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$14.72
Total Service Address Charges	\$14.72

An estimated read was used to calculate your bill



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

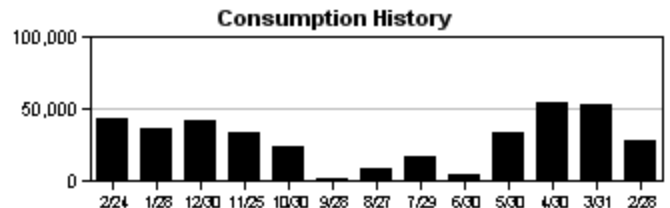
Service Address: 5701 MADRIGAL WAY

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	01/28/2026	899128	02/24/2026	942236	43108 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$130.19
Water Base Charge	\$33.95
Water Usage Charge	\$120.36
Sewer Base Charge	\$82.31
Sewer Usage Charge	\$304.77
Total Service Address Charges	\$678.12





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

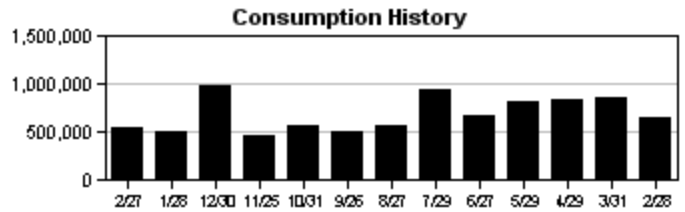
Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	01/28/2026	290908	02/27/2026	296317	540900 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$205.01
Total Service Address Charges \$205.01

An estimated read was used to calculate your bill



Hillsborough County Florida

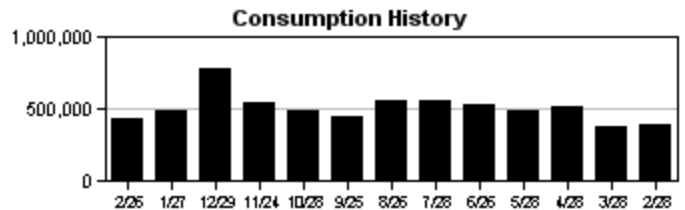
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

Service Address: 5910 COVINGTON GARDEN DR
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	01/27/2026	368419	02/26/2026	372759	434000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$242.97
Total Service Address Charges \$242.97





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

Service Address: 7533 PARADISO DR-RECLAIM

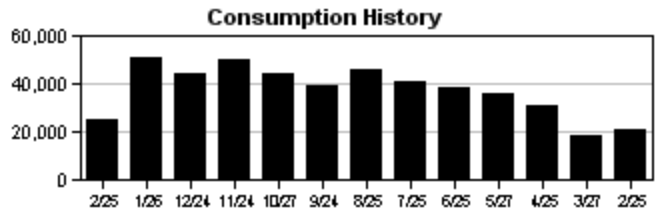
M-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	01/26/2026	15868	02/25/2026	16122	25400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.08

Total Service Address Charges \$12.08



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

Service Address: 7301 PARADISO DR

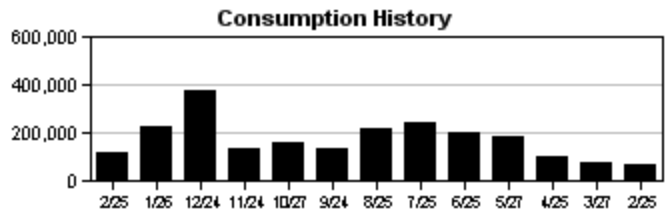
M-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	01/26/2026	101414	02/25/2026	102601	118700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$27.81

Total Service Address Charges \$27.81





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

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	01/27/2026	58290	02/26/2026	59369	107900 GAL	ACTUAL	WATER
54230101	01/27/2026	30857	02/26/2026	30897	4000 GAL	ACTUAL	WATER
60998080	01/27/2026	279532	02/26/2026	282015	248300 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$337.94
Water Base Charge	\$86.37
Water Usage Charge	\$317.78
Sewer Base Charge	\$142.68
Sewer Usage Charge	\$28.28
Reclaimed Water Charge	\$51.13
Total Service Address Charges	\$970.72



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

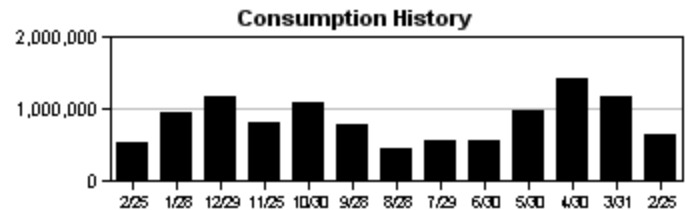
Service Address: 7030 RESERVOIR CT-RECLAIM

M-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	01/28/2026	13207967	02/25/2026	13739371	531404 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$193.16
Total Service Address Charges	\$193.16





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

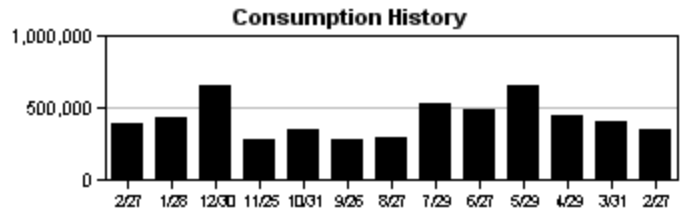
Service Address: 5490 WAYFARER AVE - COMM RCLM MTR
M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	01/28/2026	211056	02/27/2026	214999	394300 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$101.97
Total Service Address Charges \$101.97

An estimated read was used to calculate your bill



Hillsborough County Florida

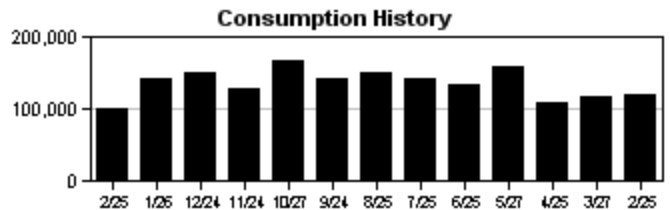
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

Service Address: 7054 RESERVOIR CT-RECLAIM
M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	01/26/2026	68552	02/25/2026	69553	100100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$27.93
Total Service Address Charges \$27.93





Hillsborough County Florida

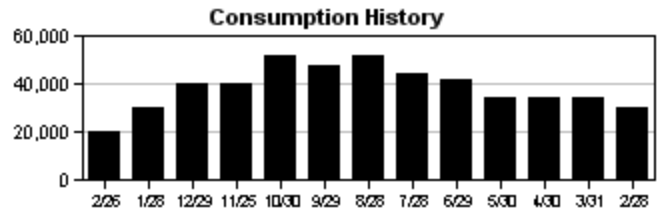
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

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	01/28/2026	682227	02/26/2026	702636	20409 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$10.11
Total Service Address Charges \$10.11



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

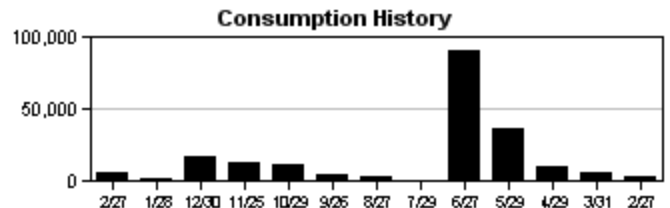
Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG
M-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	01/28/2026	7349	02/27/2026	7399	5000 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.34
Total Service Address Charges \$7.34

An estimated read was used to calculate your bill





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

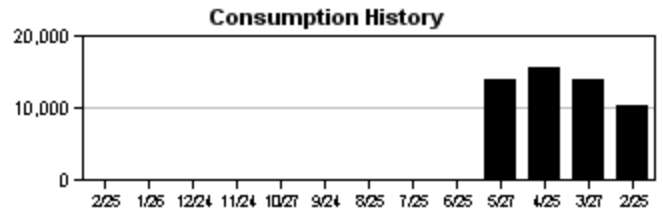
Service Address: 5521 SILVER SUN DR

M-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	01/26/2026	9052	02/25/2026	9052	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.44
Total Service Address Charges	\$6.44



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

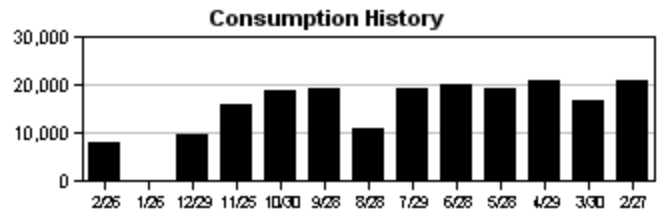
Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	01/26/2026	242982	02/26/2026	250981	7999 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.88
Total Service Address Charges	\$7.88





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

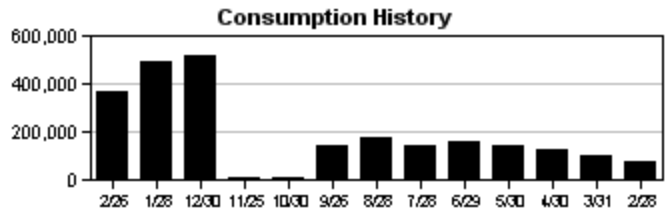
M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703562000	01/28/2026	2771011	02/26/2026	3140405	369394 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$305.67

Total Service Address Charges \$305.67



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

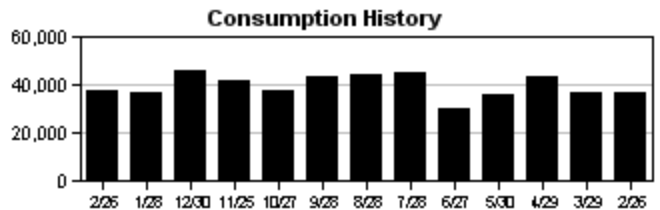
M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705884634	01/28/2026	481681	02/26/2026	518945	37264 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$14.02

Total Service Address Charges \$14.02





Hillsborough County Florida

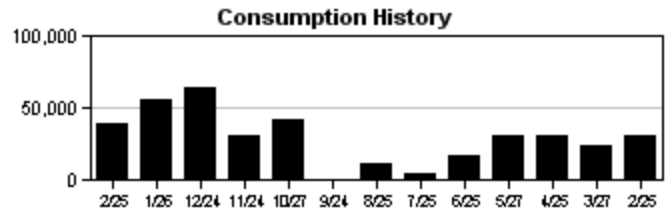
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

Service Address: 7306 GOLDEN SKY CT
M-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	01/26/2026	18890	02/25/2026	19276	38600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$19.16
Total Service Address Charges \$19.16



Hillsborough County Florida

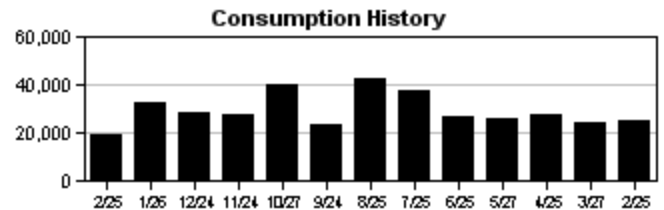
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

Service Address: 7020 SAGUARO WAY-RECLAIM
M-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	01/26/2026	18613	02/25/2026	18807	19400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$9.93
Total Service Address Charges \$9.93





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

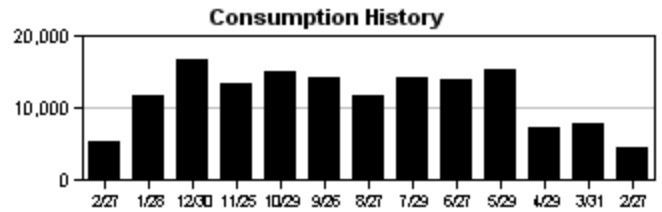
Service Address: 6112 SEA AIR DR
M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	01/28/2026	8117	02/27/2026	8170	5300 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.39
Total Service Address Charges	\$7.39

An estimated read was used to calculate your bill



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

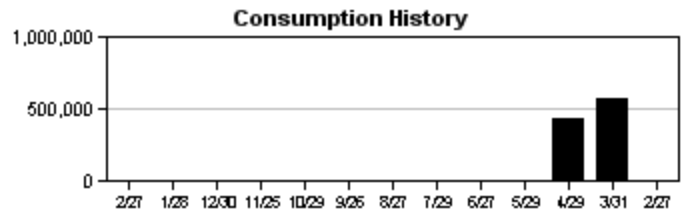
Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG
M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	01/28/2026	6727	02/27/2026	6797	70 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.45
Total Service Address Charges	\$6.45

An estimated read was used to calculate your bill





Hillsborough County Florida

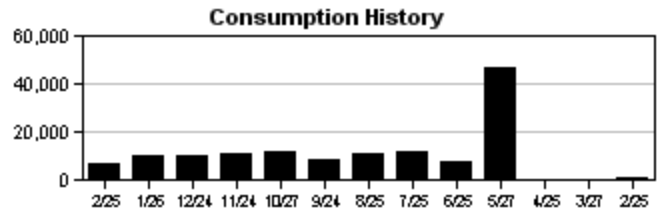
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

Service Address: 7310 BETEL PALM CT I
M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	01/26/2026	8794	02/25/2026	8857	6300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$19.03
Water Base Charge	\$16.98
Water Usage Charge	\$7.15
Total Service Address Charges	\$49.70



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	02/27/2026	03/20/2026

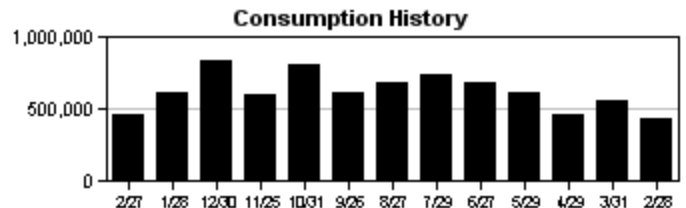
Service Address: 6060 MILESTONE DR
M-Page 12 of 12

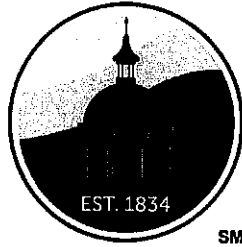
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	01/28/2026	346298	02/27/2026	350865	456700 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$88.65
Total Service Address Charges	\$88.65

An estimated read was used to calculate your bill





Hillsborough County Florida



Post Office Box 1110
Tampa, FL 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, Florida 33619-1309

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

NOTICE OF DEFAULT - WATER USE RESTRICTION

2/3/2026

Dear Property Owner(s);

NOTICE OF DEFAULT, NON PAYMENT, VIOLATION OF SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES

The listed location has been assessed penalties for a Water Use Restriction Violation as required by SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES. This is to notify you that Hillsborough County has not received payment for the past due balance for the Water Use Violation. Enclosed, for your review and resolution, is a dast due invoice detailing the amount due for the listed Water Use Violation date. Failure to pay or appeal within ten (10) business days from receipt of this notice will cause this case to be referred to the Hillsborough County Code Enforcement Special Magistrate for a hearing on the violation of non-payment.

Water Use Violation Details:

CASE NUMBER: HC-WE-25-003225
LOCATION Waterset Blvd & Paseo El Mar
PARCEL NUMBER: 054157.2802
VIOLATION DATED: 12/24/2025 - 06:35 AM
AMOUNT PAST DUE: \$100.00
VIOLATION: WASTEFUL/INEFFICIENT USE OF WATER

In accordance with Chapter 162, Florida Statutes and Hillsborough County Ordinance 10-27, the Special Magistrate has the authority to require immediate payment of penalties, as well as payment of County costs incurred. If payment is not made by the date specified at this hearing, additional fines up to \$5,000 per day may be imposed. In addition, a lien will be placed on all properties owned by the property owner(s) in question and will continue to accrue until all penalties and County costs have been paid.

Payments may also be made online at www.HCFLGOV.net/CodeFines

Questions may be directed to Jeffrey (Jeff) Norris, (813) 309-9488



Hillsborough County Florida

SM

NOTICE OF DEFAULT

Invoice - Statement of Charges

Case Number: HC-WE-25-003225

Invoice Date: 2/3/2026

Parcel Number: 054157.2802

Charge Details:

All violations are personally witnessed and photographed by the Code Enforcement Officer assigned to the case.

Description of Violation:	Violation Dated:	Time:	Penalty:
WASTEFUL/INEFFICIENT USE OF WATER	12/24/2025	06:35 AM	\$100.00

TOTAL AMOUNT DUE: \$100.00

Payment may be made online at www.hcfl.gov/departments/code or by US Mail. Checks and money orders shall be made payable to the BOARD OF COUNTY COMMISSIONERS, to:

Code Enforcement Department
3629 Queen Palm Dr
Tampa, FL 33619

Failure to pay these fines, or file written appeal, within ten (10) business days of receipt of this notice may result in your case being forwarded to the Hillsborough County Code Enforcement Special Magistrate where additional fines of up to \$5,000 per day may be assessed.

[Learn More Here](#)





AM



ORDER: 5361274
 DATE: 2/16/2027
 TERMS: Due Upon Receipt
 TAMPA

Printed on 2/16/2026 12:12:31 PM

8521 SUNSTATE STREET TAMPA FL 33634-3039
 PHONE: (813) 249-7600

Orlando * Tampa * Jacksonville * Palm Beach * Miami * Sarasota * Ft. Myers * Melbourne

B HOUSE OF FLOORS EDUARDO
 I CUSTOMER SALES
 L 8521 SUNSTATE STREET
 L TAMPA FL 33634
 T P:813-249-7600 F:813-886-8845
 O

S 5361274
 H Bldg:WATERSET Apt: CENTRAL CD Move: N/A
 I HOUSE
 P WATERSET CENTRAL CDD
 O 7281 PARADISO DR
 APOLLO BEACH FL 33572

PLEASE PAY FROM THIS INVOICE. Payment is due by using the date of this invoice and the TERMS as stated above. All past due invoices will be assessed 1 1/2% as stated on sales order.

CUSTOMER	CUST SALES REP	ORD SALES REP	CUSTOMER P.O.	ORDER TYPE	INSTALL DATE	ORDER BY
HOUSEEDUAR	Eduardo Saldivia	Eduardo Saldivia		VINYL PLANK	2/16/2027	KATIRIA

QTY	ITEM NUMBER AND DESCRIPTION	PRICE	TOTAL
-----	-----------------------------	-------	-------

OFFICES | VINYL PLANK | BLD: WATERSET | APT: CENTRAL CDD

VINYL PLANK

350.00 SF **375MF-05225**
 LIMITLESS II 12-PEBBLE GREY

350.00 SF **LABOR-VGDP**
 VINYL PLANKING GD-LABOR

350.00 EA **IN-05**
 FLOOR PREP-FLOOR PREP

350.00 SF **IN-10**
 RIP UP GD SF-RIP UP GD SF

150.00 LF **SM-WHITE**
 SHOE MOLDING-PRIME WHITE

** CUST RMKS: INSTALL VINYL PLANK IN MANAGER & ASSISTANTS OFFICES - REMOV EXISTING GLUEDOWN CARPET **

OCCUPIED UNIT / RESIDENT(*)

** QUOTED INVOICE -- MUST HAVE APPROVAL FOR ANY CHANGES **

****INSTALLERS MUST WEAR THEIR HOUSE OF FLOORS SHIRTS WHILE ON PROPERTY

LLEVE SIEMPRE SU CAMISA DE H.O.F. PUESTA EU LA PROPIEDAD

[HTTPS://HOUSEOFFLRSTAMPA.SECUREPAYMENTS.CARDPOINTE.COM](https://houseofflrstampa.securepayments.cardpointe.com)

Total **\$1,712.50**
 Amount Paid **\$0.00**
 Balance Due **\$1,712.50**

I AGREE TO THE ADDITIONAL CHARGES LISTED BELOW FOR THIS INVOICE

X PRINT: _____ SIGN: _____

CARPET
 _____ SY Over Existing Pad
 _____ SY Pet Seal
 Misc Additional Charges: _____

VINYL
 _____ SY Rip-Up of Existing material
 _____ LF Cove Base
 _____ EA Appliances
 Misc Additional Charges: _____

PLEASE NOTE YOUR
 NEW INVOICE TOTAL

\$

TERMS OF SALE: IF THIS ACCOUNT IS PLACED FOR COLLECTION BECAUSE OF DELINQUENCY OR OTHERWISE, ALL FEES AND COST, INCLUDING A REASONABLE ATTORNEY'S FEE, SHALL BE PAID AND DISCHARGED BY THE PURCHASER IN ADDITION TO THE FULL AMOUNT DUE HEREIN TOGETHER WITH INTEREST AT THE HIGHEST LEGAL RATE (INCLUDING POST JUDGMENT). ALL DEFECTS AS TO MERCHANDISE FURNISHED SHALL BE REPORTED IN WRITING TO HOUSE OF FLOORS OF TAMPA NOT LATER THAN SEVEN (7) DAYS FROM THE DATE OF DELIVERY. NO TRANSFERS, RENEWALS, EXTENSIONS, OR ASSIGNMENTS, NOR ANY LOSS IF INJURY OF DESTRUCTION OF MERCHANDISE DELIVERED SHALL RELEASE PURCHASER FROM THE OBLIGATION HEREOF, AND NO ORAL REPRESENTATIONS, WARRANTIES OR AGREEMENTS, UNLESS IN WRITING AND SET FORTH IN THIS SALES ORDER SHALL BE BINDING UPON THE SELLER HEREIN. THIS ACCOUNT IS DUE AND PAYABLE IN FULL THIRTY (30) DAYS OF THE RECEIPT OF THIS BILLING OR OTHERWISE IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH HEREIN. HOUSE OF FLOORS OF TAMPA IS TO BE HELD HARMLESS AND NOT RESPONSIBLE FOR ANY DAMAGE TO APPLIANCES AND/OR FURNITURE WHILE INSTALLING ANY MATERIAL OR CARPET. OUTSTANDING BALANCES NOT PAID WITHIN (30) DAYS WILL BE ASSESSED 1 1/2% PER MONTH UNTIL PAID.

Purchaser agrees to terms & conditions as stated.

BY: _____ DATE _____ BY: _____ DATE _____
 INSTALLATION BY: PRINT NAME SIGNATURE PURCHASER: PRINT NAME SIGNATURE



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: 2-25-26

Account Number: 12545

Invoice Number: 387039

Previous Balance: \$0.00

Commercial General Pests \$217.00

Sales Tax: \$0.00

Service Amount: \$217.00

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

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

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

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

Date: 2-25-26

Account Number: 12545

Invoice Number: 387408

Previous Balance: \$0.00

Commercial General Pests \$135.00

Sales Tax: \$0.00

Service Amount: \$135.00

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

General Pest

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

Treatment

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

Rodent Control

- Mice
- Rats
- _____
- CM Rat Snap Traps
- 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: _____

PC Consultants

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

Invoice 108908

INVOICE

Customer		Date	
Name	Waterset Central CDD	Date	2/2/2026
Address	3434 Colwell Ave. Suite 200	Order No.	Approved: Klenke
City	Tampa State FL ZIP 33614	Rep	Ken Johnson
Phone	(813)677-2114; Attn:Katiria Parodi	FOB	PCC Shop Prep

Qty		Unit Price	TOTAL
1.1	Labor: 01/14/26 - Unbox M70q #1 to begin prep waiting for (2) image backups to arrive from Waterset of both Front & Property Manager PC's; Boot M70q #1; Complete setup of Windows 11 as Front Desk; Backup full image to 2TB PCC external drive for recovery if needed; Unbox M70q #2; Repeat same process except name PC: Property Manager; Backup full image to 2TB PCC external drive for recovery if needed; Waiting for UPS to deliver (2) thumbdrives so migration to both PC's can begin. Actual PCC Bench Time: 4.0 Hrs Billed Time: 1.1 Hrs @ \$75 Per Hr	\$75.00	\$82.50
3.4	Labor: 01/21/26 - Received (2) 128GB thumbdrives via UPS; Start on M70q #2 (Property Manager); Restore image backup of PM PC w/ Acronis 2021 boot DVD; Boot on imaged M70q #2; Begin migration process to new hardware; There are (2) drives on this restore: C: & D:; Restart after partial migration; Need Windows 10 signon password for Gabrielle Davis; Pin: 7281 alone will not work due to transition to new hardware; Email Katiria for password; While waiting, start on M70q#1 (Front); Image backup of Front PC w/ Acronis 2021 boot DVD; Begin migration process to new hardware; Restart after partial migration; PW: wclubhouse; Perform (2) Win10 updates; Reboot; Do (6), then (3) more W10 updates; Reboot; Perform (8) Lenovo specific hw updates; Flash Bios to latest firmware version (12/19/25 to 01/22/26); Begin Win11 upgrade to M90q #1; Success; Reboot; Do (1) Win11 updates; Reboot; Run CC; Purge 2.06GB, fix 175 registry issues; Delete prior W10 installation files to free up 25.3GB; Merge (3) partitions to make one large C: partition; Backup finished M70q to 128GB USB drive for safekeeping; Finished 1PM 1/22/25; Got password for PM M70q PC; #Waterset234 on 1/23 11AM; Continue work on M70q #2 (Property Manager); Run CC; Purge 833MB, fix 59 registry issues; Repeat migration process as performed on M70q #2; DL, run Malwarebytes (suspect spyware); Found/Quarantined/Purged 61 malwares; Run Diskclean; Free up 24.6GB; DL, install Lenovo Vantage; Update FW Bios to latest firmware version (12/19/25 to 01/22/26); Merge (3) partitions into on large C: partition; Remove HP programs associated w/ old PC; Run Acronis backup to 2nd 128GB USB drive for safekeeping; Front Admin PC M70q #1 finished 1:15PM 01/24/26. Actual PCC Bench Time: 8.0 Hrs Billed Time: 3.4 Hrs @ \$75 Per Hr	\$75.00	\$255.00
Florida Consumer Certificate of Exemption Waterset Central Community Development District Certificate Number: 85-8017374216C-0 Effective: 11/30/2022; Expires: 11/30/2027			
		SubTotal	\$337.50
		Taxes State	
		TOTAL	\$337.50

Payment Details

Cash
 Check
 Net 15 #VALUE!

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

PC Consultants

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

Invoice **108912**

INVOICE

Customer

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

Date 2/2/2026
 Order No. Approved: Klenke
 Rep Ken Johnson
 FOB PCC Shop Prep

Qty		Unit Price	TOTAL
0.6	Labor: 01/25/26 - Unbox M70q #3 to begin prep for Asst. Manager; Finish initial Windows11 install; Perform all W11 updates until OS current; Create local account: Assistant Manager; No PW; Add Google Chrome, Speccy, CCleaner, Open Shell, Lenovo Vantage, AVG Free Antivirus; Download latest Bios; Flash Bios to latest version: 11/28/25; Add Anydesk; ID: 1401820019; Run CC; Purge 1.13GB, fix 71 registry issues; Rename PC Name: Assistant Manager; Reboot; Perform all Lenovo Vantage H/W updates. Actual PCC Bench Time: 1.5 Hrs Billed Time: .6 Hrs @ \$75 Per Hr	\$75.00	\$45.00
0.4	Labor: 01/09/26 - Remote into Front Admin desktop to cleanup/prep/analyze for migration transfer to new M70q; AD:1456649364; PC: Intel i5 7th Gen, 8GB, 2GB graphics card, 450 GB C: (328GB Free, 116GB Used); PC Name: Admin-Desktop; Delete CC 7.0; Install CC V6.39; Run CC; Purge 13.4GB, fix 420 registry issues; User Victoria Gomez. Actual PCC Remote Time: 1:00PM -1:24PM = .4 Hrs Billed Time: .4 Hrs @ \$75 Per Hr	\$75.00	\$30.00
1.2	Labor: 01/15/26 - Remote into Property Manager PC w/ AD:1869620442; Intel i3 Gen7 CPU, 12GB Memory; Copy Acronis 2021 to desktop; Install; Activate license; Install CC V6.39; Purge 2.69GB, fix 3.046 registry issues; Update Google Chrome; Install Open Shell; Delete all restore points; Change RP disk use from 100% to 2%; Do MRP: 011526PM; Gabrielle's Desktop; 0DQAVIO; Run Diskclean; Run System File Checker (SFC); Fix corrupted boot sectors; Reboot; Begin Acronis image backup to 256GB USB thumbdrive @ 1:40PM; Backup done: 2:21PM; Check backup integrity; Restart PC with MS OneDrive turned back on @ startup; Acronis backup: 58.6GB; OneDrive User Account: khinton@castlegroup.com; Has (3) OneDrive Accounts: LLC(1), LLC(2), LLC(3); Only LLC2 is signed in as: kparodi@castlegroup.com. Safely eject the 256GB USB; Ready to be mailed to PCC. Actual PCC Remote Time: 12:42PM -2:42PM = 2.0 Hrs Billed Time: 1.2 Hrs @ \$75 Per Hr	\$75.00	\$90.00
Florida Consumer Certificate of Exemption Waterset Central Community Development District Certificate Number: 85-8017374216C-0 Effective: 11/30/2022; Expires: 11/30/2027			
		SubTotal	\$165.00
		Taxes State	
		TOTAL	\$165.00

Payment Details

- Cash
 Check
 Net 15 #VALUE!

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information
Credit for fuel recovery fee error on Jan invoice

Account Number 3-0696-0036370
Invoice Number 0696-001332772
Invoice Date February 17, 2026
Previous Balance \$1,385.98
Payments/Adjustments -\$1,385.98
Current Invoice Charges \$1,091.93

Total Amount Due \$1,091.93	Payment Due Date March 09, 2026
---------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 02/06	5555555	-\$1,385.98

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset Central Cdd 7281 Paradiso Drive PO joe roethke Apollo Beach, FL Contract: 9696002 (C1) 2 Waste Container 4 Cu Yd, 2 Lifts Per Week Disposal:SOUTHCO - CLASS 1				
Waste/Recycling Overage 02/11		1.0000	\$88.00	\$88.00
Pickup Service 03/01-03/31			\$713.86	\$713.86
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$284.12
CURRENT INVOICE CHARGES				\$1,091.93

Simple account access at your fingertips.

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due	\$1,091.93
Payment Due Date	March 09, 2026
Account Number	3-0696-0036370
Invoice Number	0696-001332772

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

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

Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

IMPORTANT INFORMATION

(Continued from Page 1)

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

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

Invoice

Date	Invoice #
3/2/2026	INV0000107430

Bill To:

Waterset Central CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

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

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

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00

Date: 03/17/26

Payable to: Sasha Neil

Address: 6530 Mayport Drive Apollo Beach FL 33572

Description: Gathering Deposit Refund – Paid through Square,
card no longer active.

Requestor: Victoria Gomez, Administrative Assistant

Special Instructions: Code to 001-20205 \$200.00

From: [Victoria Gomez](#)
To: [Karla Pena](#)
Subject: Re: [EXTERNAL]Square Refund
Date: Tuesday, March 17, 2026 11:15:34 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[codetwo-icons_favicon_23d57c27-7412-46fe-bab5-4340c395a521.png](#)
[058_line_9bae9502-1e3a-48a3-ba5e-34ed9cd44185.png](#)
[codetwo-icons_website_f73d61da-c0cf-4d19-971b-213081e6f6ee.png](#)
[codetwo-icons_facebook_c8a2b2e0-5999-4859-8842-c3a45184cfb9.png](#)
[codetwo-icons_linkedin_119a57b3-f5e7-4143-864d-b338279d88e6.png](#)
[codetwo-icons_youtube_2a2c685a-6c10-409b-b2e2-704831a0685e.png](#)
[districtsbanner_dbdb469b-3492-434c-a142-e97092d15c97.png](#)
[2025signature_2298c9c0-9578-463f-a7f3-fdcbd7b50bab.png](#)
[signaturerecommendation\(2\)_1567fa83-d687-49de-a632-308a636f23e3.png](#)

Hi Karla,
So sorry.
Address: 6530 Mayport Drive, Apollo Beach FL, 33572




Victoria Gomez
Front Desk Attendant | Castle Group
Waterset Central CDD "Proudly Managed by the Castle Group" 7281 Paradiso Dr, Apollo Beach, FL 33572
vgomez@castlegroup.com | www.castlegroup.com
P: (813)-677-2114

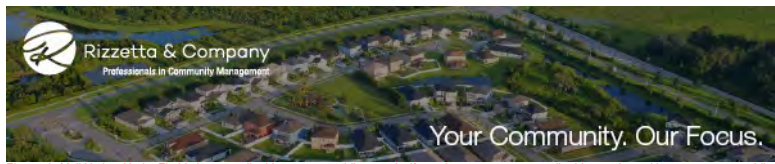
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From: Karla Pena <KPen@rizzetta.com>
Sent: Tuesday, March 17, 2026 11:11 AM
To: Victoria Gomez <vgomez@castlegroup.com>
Subject: RE: [EXTERNAL]Square Refund

This Message Is From an External Sender Report Suspicious
This message came from outside your organization.
When in doubt, please contact the IT department.

I mean the address is incomplete, it is missing the city and zip code.


Karla Pena
Staff Accountant II
Rizzetta & Company
813.933.5571
KPen@rizzetta.com



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From: Victoria Gomez <vgomez@castlegroup.com>
Sent: Tuesday, March 17, 2026 11:09 AM
To: Karla Pena <KPen@rizzetta.com>
Subject: Re: [EXTERNAL]Square Refund

Good Morning Karla,

Address: 6530 Mayport
Name: Sasha Neil
Refund Amount: \$200.00



Victoria Gomez
Front Desk Attendant | Castle Group
Waterset Central CDD "Proudly Managed by the Castle Group" 7281 Paradiso Dr, Apollo Beach, FL 33572
vgomez@castlegroup.com | www.castlegroup.com
P: (813)-677-2114

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From: Karla Pena <KPen@rizzetta.com>
Sent: Tuesday, March 17, 2026 10:58 AM
To: Victoria Gomez <vgomez@castlegroup.com>
Subject: RE: [EXTERNAL]Square Refund

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[Report Suspicious](#)

Hello Victoria,
Can you confirm the full address for this refund?

Name: Sasha Neil
Address: 6530 Mayport Drive
Refund Amount: \$200.00


Karla Pena
Staff Accountant II
Rizzetta & Company
813.933.5571
KPen@rizzetta.com



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From: Victoria Gomez <vgomez@castlegroup.com>
Sent: Monday, March 9, 2026 9:19 AM
To: Karla Pena <KPena@rizzetta.com>
Subject: Re: [EXTERNAL]Square Refund

Good Morning Karla,
Are there any updates on the refunds?

Thank you,



Victoria Gomez
Front Desk Attendant | Castle Group
Waterset Central CDD "Proudly Managed by the Castle Group" 7281 Paradiso Dr, Apollo Beach, FL 33572
vgomez@castlegroup.com | www.castlegroup.com
P: (813)-677-2114



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From: Victoria Gomez <vgomez@castlegroup.com>
Sent: Monday, February 16, 2026 9:45 AM
To: Karla Pena <KPena@rizzetta.com>
Subject: Re: [EXTERNAL]Square Refund

Good Morning Karla,
The other residents' event passed this weekend I have provided information below. They will also need a check refund from there deposit for the event. Please let me know if any additional information is needed.

Name: Sasha Neil
Address: 6530 Mayport Drive
Refund Amount: \$200.00

Thank you,

From: Karla Pena <KPena@rizzetta.com>
Sent: Tuesday, February 10, 2026 4:24 PM
To: Victoria Gomez <vgomez@castlegroup.com>
Subject: RE: [EXTERNAL]Square Refund

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 **Karla Pena** reacted to your message:

Karla Pena
Staff Accountant II
Rizzetta & Company

813.933.5571



Karla Pena
Staff Accountant II
Rizzetta & Company

813.933.5571
KPena@rizzetta.com



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From: Victoria Gomez <vgomez@castlegroup.com>
Sent: Monday, February 9, 2026 2:44 PM
To: Karla Pena <KPena@rizzetta.com>
Cc: Katiria Parodi <kparodi@castlegroup.com>; Heidy Torres <heidy.torres@castlegroup.com>
Subject: [EXTERNAL]Square Refund

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Good Afternoon Karla,

We have 2 residents come book the Gathering room here at the Waterset Clubhouse. Both residents do not have the same cards they booked the Gathering room with initially. We would usually refund the deposit to the same cards on the square system after each event since both cards are no longer valid. Please let me know how I move forward with refunding?

Thank you,



Victoria Gomez
Front Desk Attendant | Castle Group
Waterset Central CDD "Proudly Managed by the Castle Group" 7281 Paradiso Dr, Apollo Beach, FL 33572
vgomez@castlegroup.com | www.castlegroup.com
P: (813)-677-2114

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WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$200.00

Date: 03/17/26

Payable to: Shari Debolt

Address: 13148 Lincoln Road Riverview FL 33578

Description: Gathering Deposit Refund – Paid through Square,
card no longer active.

Requestor: Victoria Gomez, Administrative Assistant

Special Instructions: Code to 001-20205 \$200.00



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From: Victoria Gomez <vgomez@castlegroup.com>
Sent: Tuesday, February 10, 2026 9:15:15 PM
To: Karla Pena <KPena@rizzetta.com>
Cc: Katiria Parodi <kparodi@castlegroup.com>; Heidy Torres <heidy.torres@castlegroup.com>
Subject: Re: [EXTERNAL]Square Refund

Hi Karla,

One deposit will go to card owner Shari Debolt I have provided her information below. The other residents event has not passed yet and will email you their information after their event has passed for that refund.

Name: Shari Debolt
Address: 13148 Lincoln Road Riverview FL 33578
Refund Amount: \$200.00

Please let me know if anymore information is needed.



Victoria Gomez
Front Desk Attendant | Castle Group
Waterset Central CDD "Proudly Managed by the Castle Group" 7281 Paradiso Dr, Apollo Beach, FL 33572
vgomez@castlegroup.com | www.castlegroup.com
P: (813)-677-2114



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From: Karla Pena <KPena@rizzetta.com>
Sent: Monday, February 9, 2026 4:06 PM
To: Victoria Gomez <vgomez@castlegroup.com>
Cc: Katiria Parodi <kparodi@castlegroup.com>; Heidy Torres <heidy.torres@castlegroup.com>
Subject: RE: [EXTERNAL]Square Refund

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When in doubt, please contact the IT department.

Hello,
You will need to send me the Names and addresses and the amount of the refund so I can send them a check refund.

Thank you!



Karla Pena
Staff Accountant II
Rizzetta & Company
813.933.5571
KPena@rizzetta.com



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From: Victoria Gomez <vgomez@castlegroup.com>
Sent: Monday, February 9, 2026 2:44 PM
To: Karla Pena <KPena@rizzetta.com>
Cc: Katiria Parodi <kparodi@castlegroup.com>; Heidy Torres <heidy.torres@castlegroup.com>
Subject: [EXTERNAL]Square Refund

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Good Afternoon Karla,

We have 2 residents come book the Gathering room here at the Waterset Clubhouse. Both residents do not have the same cards they booked the Gathering room with initially. We would usually refund the deposit to the same cards on the square system after each event since both cards are no longer valid. Please let me know how I move forward with refunding?

Thank you,



Victoria Gomez
Front Desk Attendant | Castle Group
Waterset Central CDD "Proudly Managed by the Castle Group" 7281 Paradiso Dr, Apollo Beach, FL 33572
vgomez@castlegroup.com | www.castlegroup.com
P: (813)-677-2114

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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.: 10828-b
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

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



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: March 05, 2026


Amount Due:	\$350.99
Due Date:	March 26, 2026
Account #:	221008697536

DO NOT PAY. Your account will be drafted on March 26, 2026

Account Summary

Current Service Period: January 30, 2026 - February 27, 2026	
Previous Amount Due	\$350.99
Payment(s) Received Since Last Statement	-\$350.99
Current Month's Charges	\$350.99
Amount Due by March 26, 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



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

Account #: 221008697536
Due Date: March 26, 2026

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

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

Amount Due:	\$350.99
Payment Amount:	\$ _____

678544849052

Your account will be drafted on March 26, 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: March 05, 2026
Charges Due: March 26, 2026

Service Period: Jan 30, 2026 - Feb 27, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	133 kWh @ \$0.03411/kWh	\$4.54
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03452/kWh	\$4.59
Storm Protection Charge	133 kWh @ \$0.00574/kWh	\$0.76
Clean Energy Transition Mechanism	133 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	133 kWh @ \$0.01230/kWh	\$1.64
Florida Gross Receipt Tax		\$0.30
State Tax		\$24.59
Lighting Charges		\$350.99

Total Current Month's Charges \$350.99

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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



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

Statement Date: March 05, 2026

Amount Due:	\$881.61
Due Date:	March 26, 2026
Account #:	221008884712

DO NOT PAY. Your account will be drafted on March 26, 2026


Account Summary

Current Service Period: January 31, 2026 - February 27, 2026	
Previous Amount Due	\$968.26
Payment(s) Received Since Last Statement	-\$968.26
Current Month's Charges	\$881.61
Amount Due by March 26, 2026	\$881.61

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

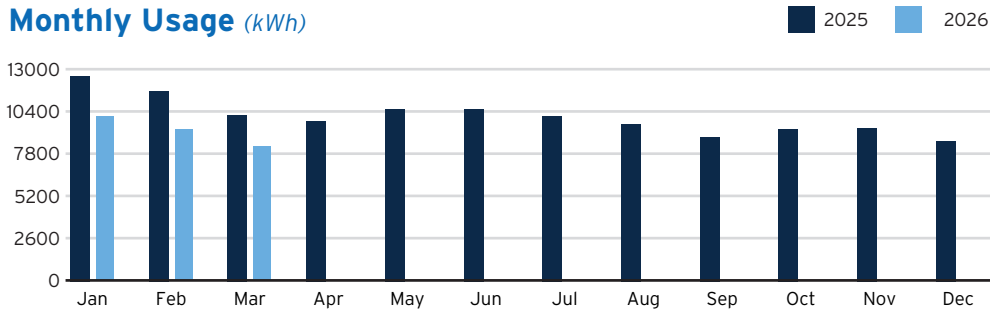
Your Energy Insight

- Your average daily kWh used was **15.52% lower** than the same period last year.
- Your peak billing demand was **5.88% lower** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008884712
Due Date: March 26, 2026

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

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

Amount Due:	\$881.61
Payment Amount:	\$ _____

678544849053

Your account will be drafted on March 26, 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: March 05, 2026
Charges Due: March 26, 2026

Meter Read

Service Period: Jan 31, 2026 - Feb 27, 2026

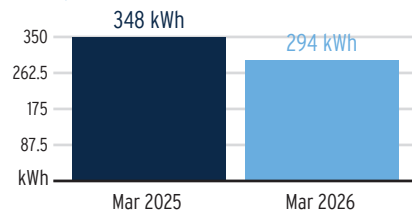
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000812338	02/27/2026	35,755	27,510	8,245 kWh	1	28 Days
1000812338	02/27/2026	16.08	0	16.08 kW	1	28 Days

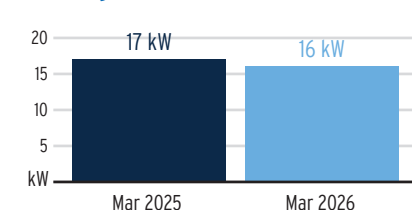
Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$1.12000	\$31.36
Billing Demand Charge	16 kW @ \$19.06000/kW	\$304.96
Energy Charge	8,245 kWh @ \$0.00815/kWh	\$67.20
Fuel Charge	8,245 kWh @ \$0.03516/kWh	\$289.89
Capacity Charge	16 kW @ \$0.72000/kW	\$11.52
Storm Protection Charge	16 kW @ \$2.02000/kW	\$32.32
Energy Conservation Charge	16 kW @ \$0.79000/kW	\$12.64
Environmental Cost Recovery	8,245 kWh @ \$0.00072/kWh	\$5.94
Clean Energy Transition Mechanism	16 kW @ \$1.15000/kW	\$18.40
Storm Surcharge	8,245 kWh @ \$0.01035/kWh	\$85.34
Florida Gross Receipt Tax		\$22.04
Electric Service Cost		\$881.61

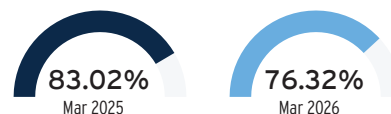
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges \$881.61

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 Find list of Payment Agents at TampaElectric.com
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Service For:
5701 MADRIGAL WAY
AMENITY, APOLLO BEACH, FL 33572

Account #: 221008884712
Statement Date: March 05, 2026
Charges Due: March 26, 2026

Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

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

Statement Date: March 06, 2026

Amount Due:	\$6,290.79
Due Date:	March 20, 2026
Account #:	321000017137

DO NOT PAY. Your account will be drafted on March 20, 2026

Account Summary


Previous Amount Due	\$5,361.15
Payment(s) Received Since Last Statement	-\$5,361.15
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$6,290.79

Amount Due by March 20, 2026 \$6,290.79

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

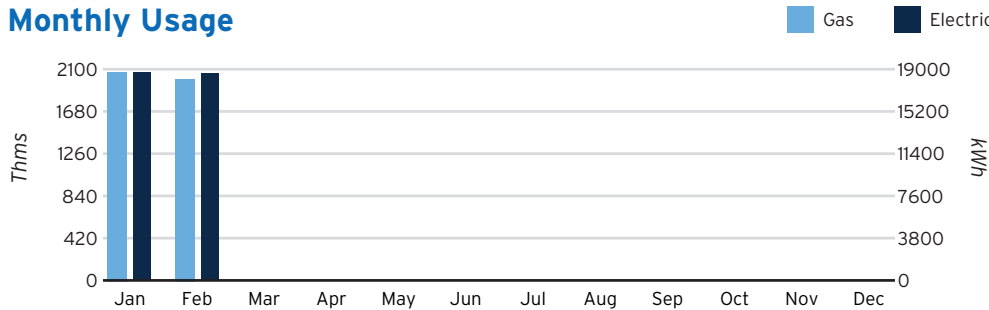
Your Locations With The Highest Usage

- 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637 **11,667 KWH**
- 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611 **208 KWH**



Scan here to interact with your bill online.

Monthly Usage



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



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

Account #: 321000017137
Due Date: March 20, 2026

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

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

Amount Due:	\$6,290.79
Payment Amount:	\$ _____

700875003477

Your account will be drafted on March 20, 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	01/30/2026	44,679		42,973		1,706 CCF		1.042		1.1168		1,985.3 Therms	30 Days	\$3,641.01
														 3.3%


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	01/30/2026	48		48		0 CCF		1.042		1.0000		0.0 Therms	30 Days	\$67.73


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	01/29/2026	7,480		7,272		208 kWh	1	30 Days	\$58.63
									 19.4%

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

Sub-Account Number: 211019514606

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000533624	01/30/2026	486		478		8 kWh	1	31 Days	\$24.17
									 0.0%

[Continued on next page →](#)

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

Ways To Pay Your Bill



Bank Draft

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Tampa, FL 33631-3318
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Credit or Debit Card

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



Phone

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

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

Contact Us

Online:

PeoplesGas.com or TampaElectric.com

Phone:

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

Hearing Impaired/TTY:
7-1-1

Natural Gas Outages:

877-832-6747

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Natural Gas Energy

Conversation Rebates:

877-832-6747

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Summary of Charges by Service Address


Account Number: 321000017137

Energy Usage From Last Month

Increased
 Same
 Decreased


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

Sub-Account Number: 211021571990

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621293	01/30/2026	770		754		16 kWh	1	31 Days	\$25.57
									 11.1%


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

Sub-Account Number: 211023029229

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835917	01/30/2026	663		649		14 kWh	1	31 Days	\$25.23
									 17.6%


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	01/30/2026	99,529		87,862		11,667 kWh	1	31 Days	\$2,347.84
1000864538	01/30/2026	16.69		0		16.69 kW	1	31 Days	 9.2%
1000864536	01/30/2026	88,366		81,703		6,663 kWh	1	31 Days	
1000864536	01/30/2026	26.95		0		26.95 kW	1	31 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	01/29/2026	723		711		12 kWh	1	30 Days	\$24.13
									 14.3%


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	01/30/2026	933		917		16 kWh	1	31 Days	\$25.57
									 11.1%

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	01/29/2026	858		844		14 kWh	1	30 Days	\$24.49
									 12.5%

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	01/29/2026	1,556		1,531		25 kWh	1	30 Days	\$26.42
									<input checked="" type="checkbox"/> 13.8%

Total Current Month's Charges

\$6,290.79



Sub-Account #: 221003734730
Statement Date: 03/03/2026

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

Meter Read

Meter Location: Pool Heaters

Service Period: 01/01/2026 - 01/30/2026

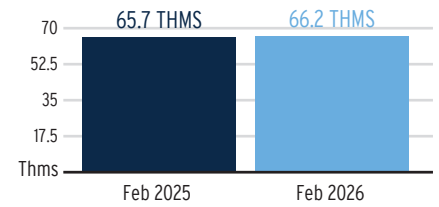
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	01/30/2026	44,679	42,973	1,706 CCF	1.042	1.1168	1,985.3 Therms	30 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$81.00
Distribution Charge	1,985.3 THMS @ \$0.47618	\$945.36
PGA	1,985.3 THMS @ \$1.16057	\$2,304.08
Florida Gross Receipts Tax		\$56.55
Natural Gas Service Cost		\$3,386.99
State Tax		\$254.02
Total Natural Gas Cost, Local Fees and Taxes		\$3,641.01

Avg THMS Used Per Day



Current Month's Natural Gas Charges \$3,641.01

Billing information continues on next page →



Sub-Account #: 221004023737
Statement Date: 03/03/2026

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

Meter Read

Meter Location: Water Heaters

Service Period: 01/01/2026 - 01/30/2026

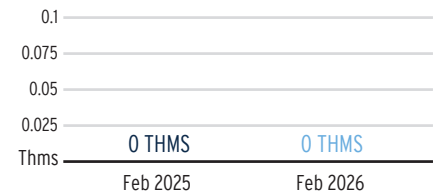
Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
SH114676	01/30/2026	48	48	0 CCF	1.042	1.0000	0.0 Therms	30 Days

Charge Details

Natural Gas Charges	
Customer Charge	\$63.00
Natural Gas Service Cost	\$63.00
State Tax	\$4.73
Total Natural Gas Cost, Local Fees and Taxes	\$67.73

Avg THMS Used Per Day



Current Month's Natural Gas Charges \$67.73

Billing information continues on next page →



Sub-Account #: 211018655814
Statement Date: 03/03/2026

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

Meter Read

Service Period: 12/31/2025 - 01/29/2026

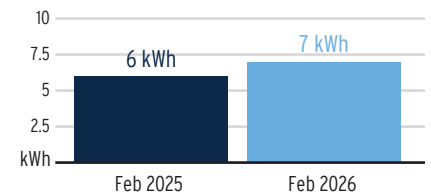
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	01/29/2026	7,480		7,272		208 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	208 kWh @ \$0.09202/kWh	\$19.14
Fuel Charge	208 kWh @ \$0.03516/kWh	\$7.31
Storm Protection Charge	208 kWh @ \$0.00568/kWh	\$1.18
Clean Energy Transition Mechanism	208 kWh @ \$0.00418/kWh	\$0.87
Storm Surcharge	208 kWh @ \$0.02121/kWh	\$4.41
Florida Gross Receipt Tax		\$1.35
Electric Service Cost		\$54.06
State Tax		\$4.57
Total Electric Cost, Local Fees and Taxes		\$58.63

Avg kWh Used Per Day



Current Month's Electric Charges \$58.63

Billing information continues on next page →



Sub-Account #: 211019514606
Statement Date: 03/03/2026

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

Meter Read

Service Period: 12/31/2025 - 01/30/2026

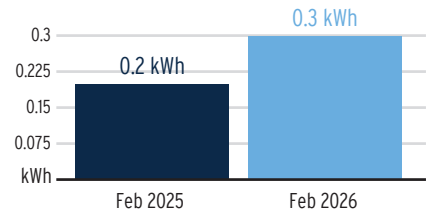
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	01/30/2026	486		478		8 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.56
Electric Service Cost		\$22.29
State Tax		\$1.88
Total Electric Cost, Local Fees and Taxes		\$24.17

Avg kWh Used Per Day



Current Month's Electric Charges \$24.17

Billing information continues on next page →



Sub-Account #: 211021571990
Statement Date: 03/03/2026

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

Meter Read

Service Period: 12/31/2025 - 01/30/2026

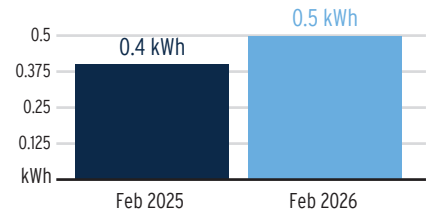
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	01/30/2026	770		754		16 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.59
Electric Service Cost		\$23.58
State Tax		\$1.99
Total Electric Cost, Local Fees and Taxes		\$25.57

Avg kWh Used Per Day



Current Month's Electric Charges \$25.57

Billing information continues on next page →



Sub-Account #: 211023029229
Statement Date: 03/03/2026

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

Meter Read


Meter Location: IRRIGATION

Service Period: 12/31/2025 - 01/30/2026

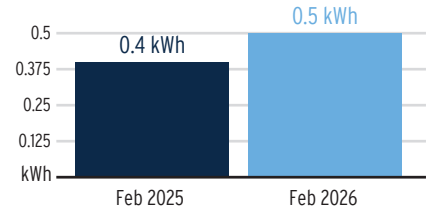
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	01/30/2026	663		649		14 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.58
Electric Service Cost		\$23.26
State Tax		\$1.97
Total Electric Cost, Local Fees and Taxes		\$25.23

Avg kWh Used Per Day



Current Month's Electric Charges \$25.23

Billing information continues on next page →



Sub-Account #: 221003491596
Statement Date: 03/03/2026

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

Meter Read

Meter Location: POOL

Service Period: 12/31/2025 - 01/30/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000864538	01/30/2026	99,529	87,862	11,667 kWh	1	31 Days
1000864538	01/30/2026	16.69	0	16.69 kW	1	31 Days

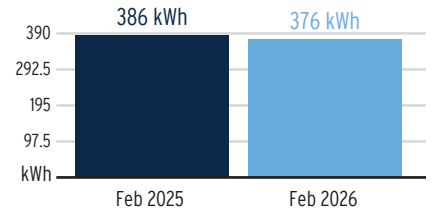
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	17 kW @ \$19.06000/kW	\$324.02
Energy Charge	11,667 kWh @ \$0.00815/kWh	\$95.09
Fuel Charge	11,667 kWh @ \$0.03516/kWh	\$410.21
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	11,667 kWh @ \$0.00072/kWh	\$8.40
Clean Energy Transition Mechanism	17 kW @ \$1.15000/kW	\$19.55
Storm Surcharge	11,667 kWh @ \$0.01035/kWh	\$120.75
Florida Gross Receipt Tax		\$27.51
Electric Service Cost		\$1,100.26
State Tax		\$92.97
Total Electric Cost, Local Fees and Taxes		\$1,193.23

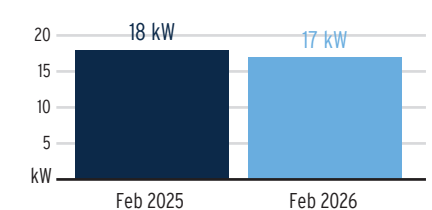
Current Month's Electric Charges \$1,193.23

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: 03/03/2026

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

Meter Read

Service Period: 12/31/2025 - 01/30/2026

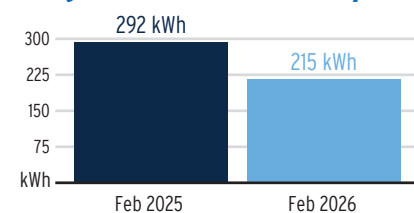
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	01/30/2026	88,366		81,703		6,663 kWh	1	31 Days
1000864536	01/30/2026	26.95		0		26.95 kW	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	27 kW @ \$19.06000/kW	\$514.62
Energy Charge	6,663 kWh @ \$0.00815/kWh	\$54.30
Fuel Charge	6,663 kWh @ \$0.03516/kWh	\$234.27
Capacity Charge	27 kW @ \$0.72000/kW	\$19.44
Storm Protection Charge	27 kW @ \$2.02000/kW	\$54.54
Energy Conservation Charge	27 kW @ \$0.79000/kW	\$21.33
Environmental Cost Recovery	6,663 kWh @ \$0.00072/kWh	\$4.80
Clean Energy Transition Mechanism	27 kW @ \$1.15000/kW	\$31.05
Storm Surcharge	6,663 kWh @ \$0.01035/kWh	\$68.96
Florida Gross Receipt Tax		\$26.62
Electric Service Cost		\$1,064.65
State Tax		\$89.96
Total Electric Cost, Local Fees and Taxes		\$1,154.61

Avg kWh Used Per Day



Current Month's Electric Charges \$1,154.61

Billing information continues on next page →



Sub-Account #: 221006521464
Statement Date: 03/03/2026

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

Meter Read

Service Period: 12/31/2025 - 01/29/2026

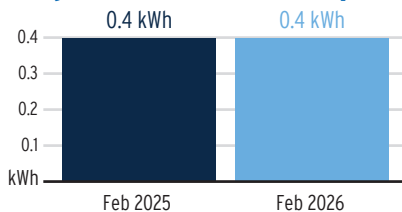
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	01/29/2026	723		711		12 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	12 kWh @ \$0.09202/kWh	\$1.10
Fuel Charge	12 kWh @ \$0.03516/kWh	\$0.42
Storm Protection Charge	12 kWh @ \$0.00568/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.25
State Tax		\$1.88
Total Electric Cost, Local Fees and Taxes		\$24.13

Avg kWh Used Per Day



Current Month's Electric Charges \$24.13

Billing information continues on next page →



Sub-Account #: 221006546453
Statement Date: 03/03/2026

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

Meter Read

Service Period: 12/31/2025 - 01/30/2026

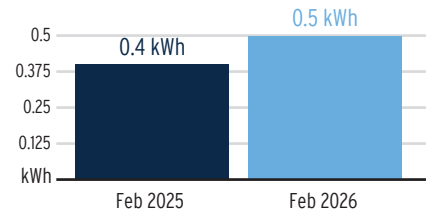
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	01/30/2026	933		917		16 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.59
Electric Service Cost		\$23.58
State Tax		\$1.99
Total Electric Cost, Local Fees and Taxes		\$25.57

Avg kWh Used Per Day



Current Month's Electric Charges \$25.57

Billing information continues on next page →



Sub-Account #: 221007184437
Statement Date: 03/03/2026

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

Meter Read

Service Period: 12/31/2025 - 01/29/2026

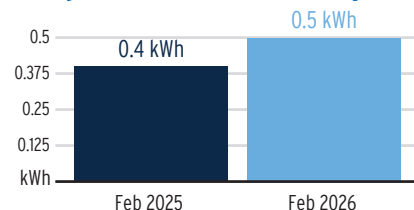
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	01/29/2026	858		844		14 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.56
Electric Service Cost		\$22.58
State Tax		\$1.91
Total Electric Cost, Local Fees and Taxes		\$24.49

Avg kWh Used Per Day



Current Month's Electric Charges \$24.49

Billing information continues on next page →



Sub-Account #: 221007764808
Statement Date: 03/03/2026

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

Meter Read


Meter Location: IRRIGATION

Service Period: 12/31/2025 - 01/29/2026

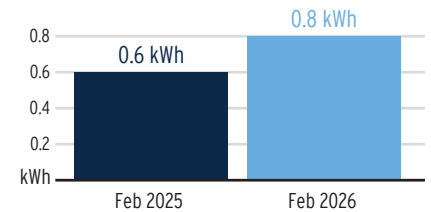
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	01/29/2026	1,556		1,531		25 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	25 kWh @ \$0.09202/kWh	\$2.30
Fuel Charge	25 kWh @ \$0.03516/kWh	\$0.88
Storm Protection Charge	25 kWh @ \$0.00568/kWh	\$0.14
Clean Energy Transition Mechanism	25 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	25 kWh @ \$0.02121/kWh	\$0.53
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.36
State Tax		\$2.06
Total Electric Cost, Local Fees and Taxes		\$26.42

Avg kWh Used Per Day



Current Month's Electric Charges **\$26.42**

Total Current Month's Charges **\$6,290.79**



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: March 05, 2026

Amount Due: \$5,952.76

Due Date: March 26, 2026

Account #: 221008930457

DO NOT PAY. Your account will be drafted on March 26, 2026

Account Summary

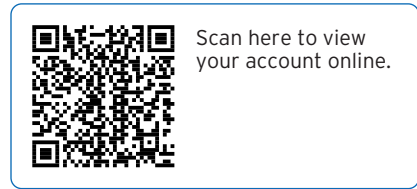
Table with account summary details: Current Service Period (Jan 31 - Mar 02, 2026), Previous Amount Due (\$8,185.95), Payment Received (-\$8,185.95), Current Month's Charges (\$5,952.76), and Amount Due by March 26, 2026 (\$5,952.76).

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

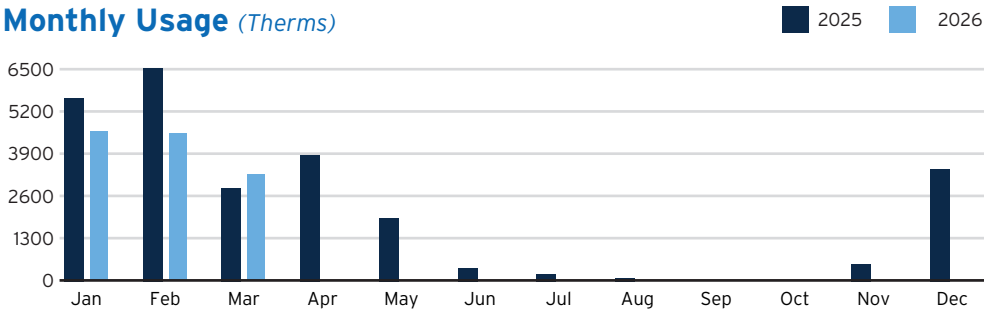
Your Energy Insight

Your average daily THMS used was 9.01% higher than the same period last year.

Your average daily THMS used was 30.4% lower than it was in your previous period.



Monthly Usage (Therms)



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

Ready to dig into spring?

Always contact 811 before you dig.



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



Account #: 221008930457

Due Date: March 26, 2026

Pay your bill online at PeoplesGas.com

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

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

Amount Due: \$5,952.76

Payment Amount: \$ _____

678544849054

Your account will be drafted on March 26, 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: March 05, 2026
Charges Due: March 26, 2026

Meter Read

Service Period: Jan 31, 2026 - Mar 02, 2026

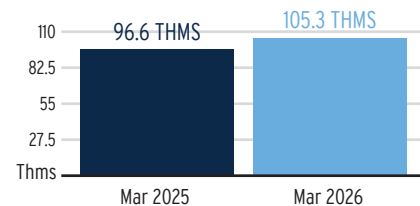
Rate Schedule: General Service 2 (GS2)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANR00230	03/02/2026	39,267	36,459	2,808 CCF	1.041	1.1168	3,264.5 Therms	31 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$151.00
Distribution Charge	3,264.5 THMS @ \$0.46326	\$1,512.31
PGA	3,264.5 THMS @ \$1.16057	\$3,788.68
Florida Gross Receipts Tax		\$93.07
Natural Gas Service Cost		\$5,545.06
State Tax		\$407.70
Total Natural Gas Cost, Local Fees and Taxes		\$5,952.76

Avg THMS Used Per Day



Important Messages

How cold weather impacts your bill
You may have noticed your natural gas bill is higher than usual. Cold weather across the nation caused natural gas prices to rise. Visit [PeoplesGas.com/AboutMyBill](https://www.peoplesgas.com/AboutMyBill) to learn more and connect with resources.

Total Current Month's Charges \$5,952.76

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

Ways To Pay Your Bill

- Bank Draft**
Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Residential Customer Care:**
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)
- Online:**
[PeoplesGas.com](https://www.PeoplesGas.com)
- Phone:**
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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

Terrapin Lawn Care, LLC.
 30929 Mirada Blvd # 529
 San Antonio, FL 33576
 +1 (352) 530-2000

INVOICE



FERTILIZATION + PEST CONTROL

office@terrapiinlawncare.com

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

Service Address
 Waterset Central CDD
 Waterset Central CDD
 7281 Paradiso Drive
 Apollo Beach, FL 33572

Waterset Central CDD

Account # 5116
 Invoice # 6889
 Invoice Date 01/30/2026

Invoice Total \$150.00

ITEM	DESCRIPTION	COST	QTY	PRICE
	Palm Root Injections			
	Palm Root Injections Root injection of systemic insecticides at bases of palms throughout. 5 Palms	\$150.00	1	\$150.00

Terms
 Payment is due on receipt.

Notes
 5 Bismarck palms in the community received root injection of systemic insecticide for control palmetto weevil

Thank you for your business.

Subtotal	\$150.00
Total	\$150.00
Amount Paid	\$0.00
Amount Due	\$150.00
Account Balance	\$0.00
Balance Due	\$150.00

Wind speed: 4mph
 Wind direction: S
 Temperature: 62 °F
 Sky Condition: Clear
 Humidity: 59%
 Service Date: 01/30/2026
 Next Service Date: 03/27/2026

MATERIALS	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Shrub-Bandit Systemic Insecticide 432-1328	9 oz	40gal	Blanket Spray	All Common Areas		1980 Linear ft	

PAYMENT STUB

Terrapin Lawn Care, LLC
30929 Mirada Blvd #529
San Antonio, Florida 33576

Customer	Waterset Central CDD
Account #	5116
Invoice #	6889
Invoice Date	01/30/2026

Balance Due	\$150.00
--------------------	----------

Amount Enclosed

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

Limit \$2,500.00
March 2026

03/26/26

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
				Facility Supplies	Maintenance & Repairs	Janitorial Supplies	Office Supplies	Misc. Contingency
				001-57200- 4619	001-57200- 4647	001-57200- 4707	001-57200- 5101	001-57900- 6409
Date	Vendor Name	Description	Amount					
01/29/26	The Home Depot	Brush, Paint & Primer, Tray, Glue	(128.21)		(128.21)			
01/30/26	The Home Depot	Utility Knife, Sponge, Patch and Repair Drywall	(60.69)		(60.69)			
02/17/26	Amazon	Prime Subscription	(14.99)					(14.99)
02/17/26	Amazon	Spray Refill, Disinfecting Wipes, Replacement Filter	(103.87)			(103.87)		
02/17/26	Amazon	Glade PlugIns Refills Air Freshener	(34.00)			(34.00)		
02/17/26	Amazon	Sprayer Bottles	(46.20)			(46.20)		
02/17/26	Amazon	Webcam with Microphone	(19.99)				(19.99)	
02/18/26	Sir Speedy	Signs Printing	(200.79)					(200.79)
02/18/26	Amazon	Outdoor Cleaners with Hose End Sprayer	(355.32)			(355.32)		
02/26/26	Autozone	Pressure Washer Supply	(6.44)	(6.44)				
	TOTAL	001-10201-168	(970.50)	(6.44)	(188.90)	(539.39)	(19.99)	(215.78)



DM Approval: _____

Date: 03/26/26



Customer Receipt

1/29/2026, 9:41 AM EST

Central

Sales Person DXT0750

Store Phone # (813) 633-3161

Store # 6951

Location 3730 SUN CITY CTR BLVD, RUSKIN, FL 33573

Customer Information

KATIRIA PARODI

(813) 677-2114

WATERSETMANAGER@CASTLEGROUP.COM

Ruskin

Ruskin, FL 33570



Order # H6951-501957

PO / Job Name Rafael

Carryout

Runner Name
KATIRIA PARODI

#	Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01	BEHR Rapid Dry 10.1 fl. oz. White Siliconized Acrylic Latex Caulk	N/A	1006453208	\$6.28 / each	1	\$6.28
02	Gorilla 4 fl. oz. Wood Glue	N/A	1003827526	\$3.98 / each	1	\$3.98
03	American Trade Products Earth Plastic Paint Trim Tray	N/A	528334	\$1.48 / each	2	\$2.96
04	3M ScotchBlue 1.88 In. x 60 Yds. Original Multi-Surface Painter's Tape	N/A	315026	\$6.78 / each	1	\$6.78
05	Unbranded 6 in. x 3/8 in. High-Density Foam Mini Paint Roller (5-Pack)	N/A	274592	\$12.34 / package	1	\$12.34
06	Husky Heavy-Duty Utility Blades (10-Pieces)	N/A	1000040984	\$3.97 / package	1	\$3.97
07	Wooster 2 in. Shortcut Hook & Hold Polyester Angle Sash Brush	N/A	1005152460	\$7.97 / each	2	\$15.94
08	BEHR PREMIUM PLUS 1 gal. Ultra Pure White Satin Enamel Low Odor Interior Paint & Primer	N/A	926929	\$37.98 / gallon	2	\$75.96

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

Payment Method

01/29/2026
9:41 AM EST

Visa 4993

Charged \$128.21

Subtotal	\$128.21
Discounts	-\$0.00
Sales Tax	\$0.00
Order Total	\$128.21
Balance Due	\$0.00



Customer Receipt

1/30/2026, 9:20 AM EST

Central

Sales Person NA93DS

Store Phone # (813) 633-3161

Store # 6951

Location 3730 SUN CITY CTR BLVD, RUSKIN, FL 33573

Customer Information

KATIRIA PARODI

(813) 677-2114

WATERSETMANAGER@CASTLEGROUP.COM

0
0, FL 00000



Order # H6951-502210

PO / Job Name

Carryout

Runner Name
KATIRIA PARODI

#	Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01	Unbranded 3.5 Qt. All Purpose Pre-Mixed Joint Compound	N/A	258717	\$10.52 / each	1	\$10.52
02	Stanley Classic 99 Retractable Utility Knife (2-Pack)	N/A	1000048560	\$11.97 / package	1	\$11.97
03	3M 2 5/8 in. x 3 3/4 in x 1 in. Dual Grit Fine/Medium Drywall Sanding Sponge (2-Pack)	N/A	748988	\$5.98 / each	1	\$5.98
04	Anvil 4 in. Steel Joint Knife with Plastic Handle and Hammer End	N/A	1006225093	\$9.48 / each	1	\$9.48
05	USG Sheetrock Brand 1/2 in. x 23-5/8 in. x 23-5/8 in. Patch and Repair Drywall	N/A	159495	\$7.58 / each	3	\$22.74

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

Payment Method

01/30/2026
9:20 AM EST

Visa 4993

Charged \$60.69

Subtotal	\$60.69
Discounts	-\$0.00
Sales Tax	\$0.00
Order Total	\$60.69
Balance Due	\$0.00

Order Summary

Order placed February 17, 2026

Order # 112-0874198-9246630

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:	\$103.87
Shipping & Handling:	\$0.00
Total before tax:	\$103.87
Estimated tax to be collected:	\$0.00
Grand Total:	\$103.87

Delivered February 18



2

Glade Automatic Spray Refill, Air Freshener for Home and Bathroom, Cashmere Woods, 6.2 Oz, 3 Count

Sold by: Amazon.com

Supplied by: Other

\$17.96

Delivered February 18

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



Amazon Basics Disinfecting Wipes, Lemon & Fresh Scent, Thick, Sanitizes/Cleans/Disinfects/Deodorizes, 340 Count (4 Packs of 85)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through March 20, 2026

\$14.02



Qoaimu 4 Pack Office Letter Opener, Stainless Steel Knife-Edge Blade Envelope Openers, Lightweight Mail Slitter with Ergonomic Grip Handle for Home and Office Use, Mixed Colors

Sold by: Triwenge

Return or replace items: Eligible through March 20, 2026

\$5.95



2

VF4000 Replacement Filter for 72947 Wet Dry Vac 5 to 20-Gallon 6-9 Gal Husky Craftsman 17816 Vacuum Compatible WD5500 WD0671 RV2400A RV2600B Washable & Reusable Replace VF4000 Filter (2 Pcs)

Sold by: PHGH

Return or replace items: Eligible through March 20, 2026

\$23.99

[Back to top](#)

Order Summary

Order placed February 17, 2026

Order # 112-4137753-8957837

Ship to

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

Payment method

Visa ending in 4993

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$34.00
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$34.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$34.00

Delivered February 17

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



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

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through March 19, 2026

\$17.00

[Back to top](#)

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Order Summary

Order placed February 17, 2026

Order # 112-2173040-7072239

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:	\$46.20
Shipping & Handling:	\$0.00
Total before tax:	\$46.20
Estimated tax to be collected:	\$0.00
Grand Total:	\$46.20

Delivered February 21



Zep Professional Sprayer Bottle – Fine Mist up to a 30-Foot Stream - (Case of 6) 32 oz.-Versatile Adjustable Nozzle Spray Bottles with a Fine Mist or Powerful Spray, Refillable for Diluted Concentrate

Sold by: [The General Depot Inc](#)

Supplied by: Other

Return or replace items: Eligible through March 21, 2026
\$23.10

[Back to top](#)

Order Summary

Order placed February 17, 2026

Order # 112-5751577-7775463

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:	\$19.99
Shipping & Handling:	\$0.00
Total before tax:	\$19.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$19.99

Delivered February 18

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



NexiGo N60 1080P Webcam with Microphone, Software Control & Privacy Cover, USB HD Computer Web Camera, Plug and Play, for Zoom/Skype/Teams, Conferencing and Video Calling

Sold by: NexiGo USA

Return or replace items: Eligible through March 20, 2026

\$19.99

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Central

Sir Speedy-Tampa Transaction Receipt - Reference Number 688285270

From Sir Speedy-Tampa <notifications@paytrace.com>

Date Wed 2/18/2026 11:53 AM

To billing@sirspeedytampa.com <billing@sirspeedytampa.com>; Katria Parodi <kparodi@castlegroup.com>

This Message Is From an External Sender

This message came from outside your organization.

When in doubt, please contact the IT department.

Report Suspicious

Thank you for your business!

Sir Speedy-Tampa

5609 E Hillsborough Ave

Tampa, FL 33610

<http://sirspeedytampa.com>

billing@sirspeedytampa.com

Your Payment was approved! Please retain this message as a receipt.

Transaction ID: 688285270

Date/Time: 2/18/2026 11:52:52 AM

Payment Details:

Payment Total: \$200.79

Payment Amount: \$194.00

Credit Card Service Fee: \$6.79

Card Brand: Visa

Card Number: xxxxxxxxxxxx4993

Approval Code: 057569

Billing Address:

Waterset Central CDD

3434 colwell avenue

suite 200

tampa

FL

33614

US ·

8136772114

kparodi@castlegroup.com

Additional Details:

Reference/Invoice: 215135



Receipt

Status Transaction Approved

Transaction # #688285270

Timestamp 2/18/2026 8:52:53 AM

Total \$200.79

Payment Type Sale

Pay On

Payment Info Visa *4993

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5609 East Hillsborough Avenue, Tampa, Florida 33610

813.623.5478

Email: orders@sirspeedytampa.com

www.sirspeedytampa.com

Invoice

No: 215135

Date: 2/5/26

Customer PO:

Katiria Parodi
Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
Phone: 813-677-2114

Quantity	Description	Amount
2	Basketball Court, 13 x 20 white PVC 3MM 0#, Substrate printed on 1 side	\$ 62.00
4	Tennis Court, 13 x 20 white PVC 3MM 0#, Substrate printed on 1 side	\$ 110.00
Please remit payment to: SS Apartment Solutions 5609 East Hillsborough Avenue Tampa, FL 33610 For your convenience, we accept ACH payments and all major credit cards. Please note that credit card payments are subject to a 3.5% processing fee.		SUBTOTAL \$ 172.00 TAX SHIPPING \$ 22.00 TOTAL \$ 194.00 AMOUNT DUE \$ 194.00

Order Summary

Order placed February 18, 2026

Order # 112-2757880-9295466

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:	\$355.32
Shipping & Handling:	\$0.00
Total before tax:	\$355.32
Estimated tax to be collected:	\$0.00
Grand Total:	\$355.32

Delivered February 20

Your package was left near the front door or porch.



30 SECONDS Outdoor Cleaner 2 Pack with Hose End Sprayer - Cleans Stains from Algae, Mold and Mildew on Vinyl Siding, Deck, Patio, Brick and More

Sold by: EcoClean Solutions

\$39.48

Delivered February 20

Your package was left near the front door or porch.



30 SECONDS Outdoor Cleaner 2 Pack with Hose End Sprayer - Cleans Stains from Algae, Mold and Mildew on Vinyl Siding, Deck, Patio, Brick and More

Sold by: EcoClean Solutions

\$39.48

Delivered February 20

Your package was left near the front door or porch.



30 SECONDS Outdoor Cleaner 2 Pack with Hose End Sprayer - Cleans Stains from Algae, Mold and Mildew on Vinyl Siding, Deck, Patio, Brick and More

Sold by: EcoClean Solutions

\$39.48

Delivered February 20



30 SECONDS Outdoor Cleaner 2 Pack with Hose End Sprayer - Cleans Stains from Algae, Mold and Mildew on Vinyl Siding, Deck, Patio, Brick and More

Sold by: EcoClean Solutions

\$39.48

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Central

AutoZone 04892
10697 BIG BEND
RIVERVIEW, FL
(813)677-6461

#000107342 R42XLS	5.99 P
R42XLS	
ACDelco Spark Plug, EA	
	SUBTOTAL 5.99
	STATE TAX @ 7.500% 0.45
	SALE TOTAL 6.44
XXXXXXXXXXXX4993 VISA	6.44
Approval #	016579

Data Source: CHIP
AppName/Label: USDEBIT
AID: A0000000980840
ARQC: 87F367BE724226A2

REG # 02 CSR #04 RECEIPT # 201810
STR. TRANS #973737
STORE #04892
DATE 02/26/2026 12:20
OF ITEMS SOLD: 1

FOR PRESSOR NEW ASHER



* 0 4 8 9 2 9 7 3 7 3 7 0 2 2 6 2 6 *

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