



Rizzetta & Company

Waterset Central Community Development District

Board of Supervisors' Meeting June 10, 2026

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

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

Board of Supervisors
Waterset Central Community
Development District

May 26, 2026

FINAL AGENDA

Dear Board Members:

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

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Aquatic Report Tab 1
 - B.** Landscape & Irrigation
 - i. Presentation of Community Asset Management Report Tab 2
(waiting on landscaping)
 - ii. Irrigation Inspection Tab 3
(waiting on landscaping)
 - iii. Contractor Response Report Tab 4
(waiting on landscaping)
 - iv. Ratification of RedTree Irrigation Proposal Tab 5
 - v. Consideration of Redtree Volleyball Court & Pool Area Sand Replenishment Proposal Tab 5
 - vi. Redtree Recap Tab 6
 - C.** District Counsel
 - i. Consideration of Waterset Clubhouse Polling Place License Agreement hold Harmless Agreement Tab 7
 - ii. Rules of Procedure Hearing Tab 8
 - D.** District Engineer
 - i. Presentation of MPH Speed Map Tab 9
 - E.** Clubhouse Manager
 - i. Presentation of Management Report Tab 10
 - F.** District Manager
 - i. Presentation of District Manager Report
- 4. BUSINESS ITEMS**
 - A.** Presentation of Fiscal Year 2026/2027 Proposed Budget
 - i. Consideration of Resolution 2026-04; Approving Proposed Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing Tab 11
 - B.** Discussion of School Parking and Sidewalk Concerns
 - C.** Discussion of Ongoing Loitering Concerns Near Dorothy York School Along Covington Garden Drive Tab 12
 - D.** Consideration of Holiday Lighting Proposal Tab 13
 - E.** Consideration of Cost Share and Lease Agreement for Waterset Central Copier Tab 14
 - F.** Consideration of Erosion Restoration Proposal for 5622 Wayfarer..Tab 15
 - G.** Consideration of Resolution 2026-05; Designating Officers Tab 16
 - H.** Consideration of Resolution 2026-03; Authorizing Disbursement of Funds Tab 17
 - I.** Ratification of Independent Contractor Agreement with Embody, LLC Tab 18
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Meeting held on May 13, 2026 Tab 19

Waterset Central Community Development District

- B. Consideration of Operations & Maintenance
Expenditures for April 2026.....Tab 20

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

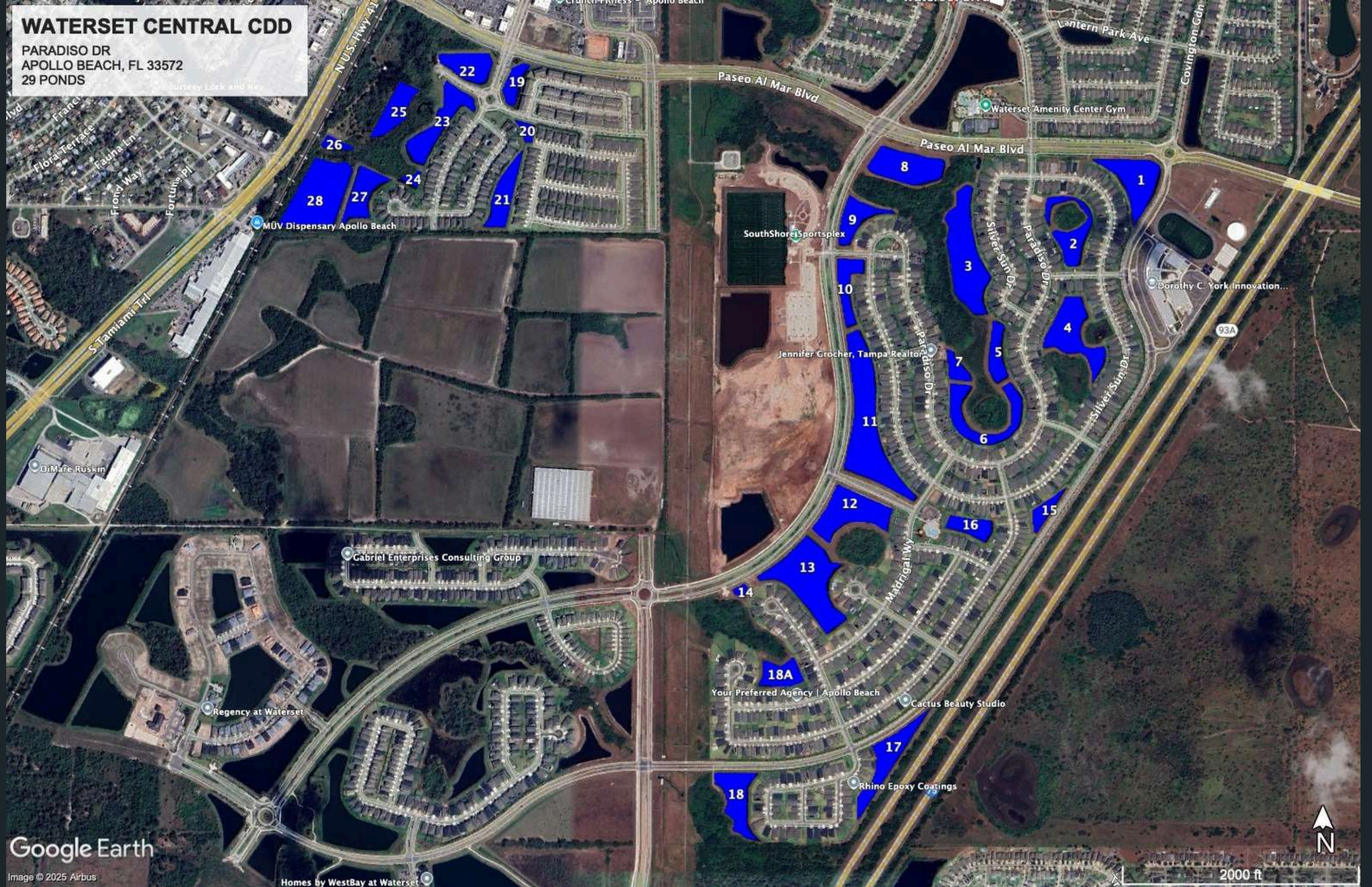
JUNE, 2026



WATERSET CENTRAL CDD

PARADISO DR
APOLLO BEACH, FL 33572
29 PONDS

Courtesy Lock and Key



SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

These are a few things to be aware of but the rain is needed and welcome.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



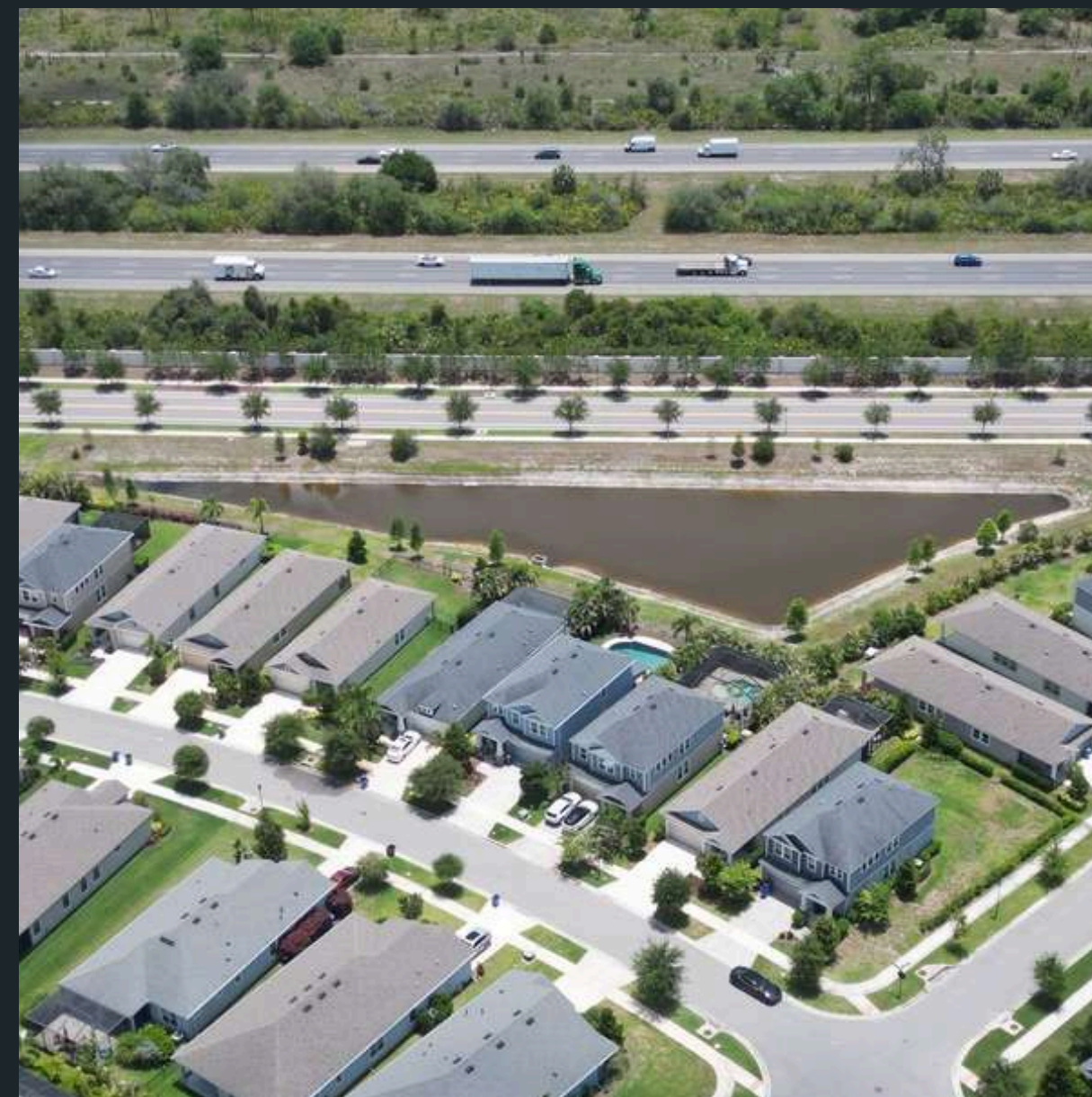
Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.

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

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

26: Shoreline vegetation has been treated.

27: Shoreline vegetation has been treated.

28: Shoreline vegetation has been treated.

Tab 2

USC

Tab 3
USC

Tab 4

USC

Tab 5



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

May 29, 2026

Sand Replenishment for Volleyball Court & Pool Area

For

Waterset Central

Attn: John Toborg

jtoborg@rizzetta.com



- Replenish sand at volleyball court and pool area with 60 yards of clean sand this will provide a 3" layer of sand to entire areas
- Includes all materials, labor, hauling and dump fees

Total: \$10,875.00

Authorized By:

Date:

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

WIRE PATH REPAIRS -CONTROLLER 5A-1B
(COVINGTON GARDEN)

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

May 14, 2026

Scope of Work

The wire path associated with the "Covington Garden" controller (5A-1B) shall be thoroughly inspected, tested, and investigated to identify any faults, damage, or communication issues within the 2-wire system. Any deficiencies discovered during the evaluation shall be repaired or replaced as necessary to restore proper system operation, communication integrity, and reliable field performance.

* If the "DO NOT EXCEED" Is reached and more work is required, we will submit another proposal.

DO NOT EXCEED: \$3,000.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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

Tab 6

WATERSET CENTRAL

COMMUNITY ASSET MANAGEMENT REPORT



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



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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.

- 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) - **Will be completed by next inspection.**



- 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. - **Yes, irrigation is working properly.**
- 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>)



- Why are there a lot of dried-up leaves on the Confederate Jasmine in front of the Waterset Club? (Pic 2>) - **Leaf clean-up was completed.**
- **A proposal will be submitted for this item.**



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.
- Yes, working properly.
7. A clean, weed/turf-free edge needs to be established and maintained around the sand volleyball court. - Complete..
8. Dead-head the Giant Birds-of-Paradise between the tennis and basketball courts.
- Compete.
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)



-5. Will be completed by next inspection



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- A proposal will be submitted due to last contractor irrigation issues and freeze killing the plants.

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.

- Was sprayed and cleaned.

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

12a

May 6



12b

May 6



12c

March 5



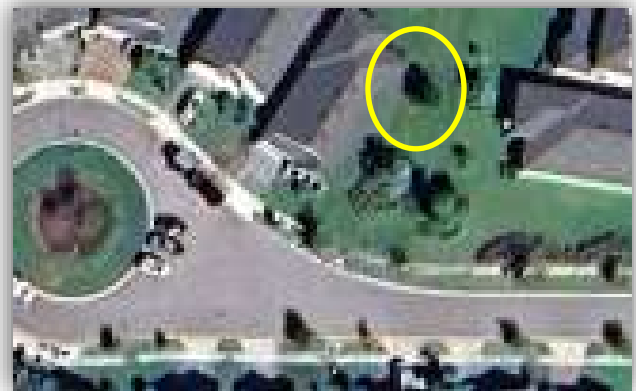
12d

March 30



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

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)



- 10. Wrong material for this area. A proposal will be submitted for confederate jasmines.

- 13. We pulled weeds and sprayed Fusilade on the Jasmine.



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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) - **Noted.**

14a



14b



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

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.

We removed them.

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)

17a



17b



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

- Pulled all weeds out.

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>) - **Already treated.**

-17. Completed.

-19. Break @ valve leak was isolated @ the ball valve until the repair is made.



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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>) - Already re-installed.

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

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



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. -



-21. Controller 3B was found shut off and it was turned back on. Controller working properly.



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We pulled weeds and sprayed round-up.

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.

- We treated and pulled weeds.

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



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



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.
- Complete.

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.
- Complete.

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.
- Noted.

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

- Pulled and sprayed.

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



- Complete.
- 36. Found timer under "seasonal adjust" changed and increased to 100% and rotor to 45 minutes.



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Waterline, Waterline Station

37. Hand pull dead weeds in the landscape beds on the Waterline bridge. (Pic 37) - **Pulled and sprayed.**



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. - **Complete.**

39. Too much winter kill was left behind in the Blue Daze inside the Waterline Station pool. (Pic 39) - **Pulled and cut back.**



40. Dead plants are remaining outside the Waterline Station pool deck as well. (Pic 40>) - **pulled and dead plants.**

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

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



-43. Controller had to be adjusted. Working properly.



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Waterline Station, Mainland and Wayfarer, Del Coronado

- 44. Remove dead plants outside the totlot fence on the west side of the Waterline Station. - Complete.
- 45. Treat grassy weeds in the ROW turf along Madrigal outside the Waterline Station. - Complete.
- 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. - treated.
- 47. Hand pull and eradicate the Sand Vetch in the ornamental grasses at the Wayfarer, Limelight, Del Coronado mail kiosk lawn. - Complete.
- 48. Del Coronado turf is still failed (previous irrigation contractor) and the grasses are mostly brown. (Pic 48) - Noted.



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) **Proposal Being Prepared**



Tab 7

COST SHARE AGREEMENT FOR WATERSET COMMUNITY PRINTER/COPIER

THIS COST SHARE AGREEMENT FOR WATERSET COMMUNITY PRINTER/COPIER ("**Agreement**") is made and entered into this [EFFECTIVE DATE], 2026, by and among:

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is [3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**North**")];

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**Central**");

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**South**"); and

WATERSET HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 7021 Sail View Lane, Apollo Beach, Florida 33572 ("**HOA**") (collectively, North, Central, South, and HOA are referred to herein as the "**Parties**" and are referred to individually as a "**Party**").

RECITALS:

WHEREAS, in accordance with Chapter 190, *Florida Statutes*, North, Central, and South are each authorized to provide for the operation of certain community facilities and services benefitting their respective residents and landowners, and HOA is authorized to provide services benefitting members of the HOA; and

WHEREAS, Central has entered into, or intends to enter into, an Order Agreement with Konica Minolta Business Solutions U.S.A., Inc. ("**Copier Lease Agreement**") that provides for the leasing and related maintenance services of a Konica Minolta Bizhub C301i Multifunction Color Copier ("**Copier**"), the terms of which are more fully described in **Exhibit A** attached hereto; and

WHEREAS, North, South, and HOA are not parties to the Copier Lease Agreement; however, each can also benefit from use of the Copier; and

WHEREAS, the Parties have determined that it is in the best interests of the property owners and residents served by the Parties to allocate the costs for the Copier Lease Agreement among the Parties, in a manner which is consistent with the benefits received by each of the respective Parties.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants set forth herein, the Parties agree as follows:

1. Recitals. The above recitals are true and correct, and incorporated herein, as restated in their entirety.

2. Intent. It is the intent of the Parties hereto that, except as provided herein, in the absence of this Agreement each Party would separately contract for a copier/printer such as the Copier, and, therefore, this Agreement serves to provide a convenient and cost-efficient way of allocating responsibility for the Copier. The Parties intend that no Party shall incur any responsibility, obligation, cost, or liability that it would not have incurred but for this Agreement except as provided herein. Further, the Parties intend that, except as provided herein, each Party shall retain all rights and interests that it would have if this Agreement was never entered.

3. Copier Lease and Administration. Central shall be the sole lessee and contracting party under the Copier Lease Agreement for the Copier. The Copier shall be a Konica Minolta Bizhub C301i multifunction color copier with copy/print speed of 30 pages per minute and scan speed of 100 pages per minute, equipped with 3 x 500 paper cassettes and stand. The lease term and equipment pricing shall be as set forth in the Copier Lease Agreement attached as **Exhibit A**. Central shall be responsible for the maintenance and administration of the Copier, including coordination of all service calls, supply orders, and meter readings under the Service Agreement. The Copier shall be located at Central's amenity facility, and all Parties shall have reasonable access to the Copier at such location during normal business hours.

4. Responsibilities of Parties; Cost Sharing. Each Party shall be responsible for its share of the total costs for the Copier, including all amounts due under the Copier Lease Agreement, as set forth in **Exhibit B** to this Agreement. Each Party's share of all costs associated with the Copier Lease Agreement shall be twenty-five percent (25%).

5. Payment Procedures. Within fifteen (15) days of receipt of an invoice from Central or its designee, each of the remaining Parties (North, South, and HOA) shall remit to Central its twenty-five percent (25%) share of all costs for the Copier. Central shall invoice each Party on a monthly basis, coinciding with the billing cycle under the Copier Lease Agreement, and each invoice shall include reasonable documentation of the costs incurred. Central shall be responsible for timely payment of all amounts due under the Copier Lease Agreement, regardless of whether the other Parties have remitted their respective shares.

6. Default and Remedies for Non-Payment. Failure by any Party to remit payment for its share of the cost of the Copier within the time period set herein shall constitute a default. Upon a Party's default, the non-defaulting Parties, through Central, may demand payment of the defaulting Party's share of the cost for the Copier for the entire remaining term of this Agreement. In addition to the foregoing remedy, if any Party shall default in the performance of any of its obligations hereunder and such default shall continue for fifteen (15) days without cure after written notice from any non-defaulting Party, the non-defaulting Parties shall have such remedies as are allowed by law or equity under Florida law. In the event of a default by any Party other than Central, the remaining non-defaulting Parties shall have no obligation to cover the defaulting Party's share, and Central shall have the right to pursue all available legal and equitable remedies against the defaulting Party.

7. Indemnification. Each Party to this Agreement hereby agrees to defend, indemnify and hold the other Parties harmless for any demands, claims, costs or expenses (including attorney's fees) incurred by the other Parties as a result of the indemnifying Party's knowing, willful, or negligent breach of this Agreement.

8. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of North, Central, or South beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. Term. This Agreement is effective as of the Effective Date, and shall continue for the term coinciding with the term of the Copier Lease Agreement.

10. Insurance. Central shall procure and maintain, at all times during the term of this Agreement, such insurance coverage on the Copier as may be required under the Copier Lease Agreement. The cost of such insurance shall be a shared expense and shall be allocated among the Parties equally (25% each), in accordance with the cost-sharing provisions of this Agreement. At the discretion of Central, Central shall include the cost of insurance in its invoices to the other Parties hereunder on a monthly and/or annual basis.

11. Early Termination. No Party may withdraw from this Agreement prior to the expiration of the term without the prior written consent of all other Parties. In the event a Party withdraws with the consent of the remaining Parties, the withdrawing Party shall remain liable for its twenty-five percent (25%) share of all costs accruing through the end of the then-current term of the Copier Lease Agreement, unless the remaining Parties unanimously agree in writing to reallocate the withdrawing Party's share among themselves. Any such reallocation shall be documented by a written amendment to this Agreement executed by all remaining Parties.

12. Notices. For the purpose of this Agreement, notice shall be deemed given upon hand delivery (which shall include delivery by overnight courier service such as Federal Express) to the other Parties, or three (3) days after the date of mailing of the notice by certified mail, return receipt requested. All notices required or given hereunder shall be addressed to the Parties at their respective addresses as set forth in this Agreement or as may be subsequently changed with proper notification to the other Parties.

13. Severability. If any provision of this Agreement or application to any Party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstance, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby and each provision hereof shall be valid and shall be enforceable to the fullest extent permitted by law.

14. Entire Agreement; Amendments. This Agreement is the entire Agreement among the Parties with respect to the subject matter hereof and no alteration, amendment or interpretation hereof shall be binding unless in writing and signed by all Parties.

15. Governing Law; Attorney's Fees; Venue. This Agreement shall be construed in accordance with the laws of the State of Florida. In the event any Party hereto institutes any litigation against another with respect to this Agreement, the prevailing Party in such litigation shall be entitled to recover, in addition to costs of the suit, a reasonable sum as attorney's fees. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

16. Successors; Assignment. This Agreement shall be binding on the successors, assigns, heirs, and personal representatives of the Parties hereto. No Party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other Parties.

17. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this Agreement.

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

19. Public Records. Each understands and agrees that all documents of any kind provided to any Party in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the respective Party's records retention policy and Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, each Party shall permit such records to be inspected and copied by any person desiring to do so. Failure of any Party to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

20. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

21. Counterparts. This Agreement may be executed in counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement on the Effective Date.

Attest:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

WATERSET HOME OWNERS ASSOCIATION, INC.

By: _____
Its: _____

EXHIBIT A:

**Order Agreement Between Waterset Central Community Development District and Konica
Minolta Business Solutions U.S.A., Inc.**

**Order Agreement ID: 80211272
Agreement Date and Time: 05/22/2026**

[Attach Copier Lease Agreement]

EXHIBIT B

Allocation of Costs for Copier

Party	Share of Costs for Copier Lease Agreement
Waterset North Community Development District	25%
Waterset Central Community Development District	25%
Waterset South Community Development District	25%
Waterset Home Owners Association, Inc.	25%

Tab 8

**RULES OF PROCEDURE
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
RULE NO. _____**

EFFECTIVE AS OF _____, 2026

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Rule 1.0 General.

- (1) The Waterset Central Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
 - (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "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 at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "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."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor’s requests and comments

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (4) Notice of Rule Development.

- (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:
 - (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
 - (i) A short, plain explanation of the purpose and effect of the proposed rule;
 - (ii) The proposed rule number;
 - (iii) A summary of the proposed rule or amendment;
 - (v) The grant of rulemaking authority for the proposed rule;
 - (vi) The law being implemented or interpreted;
 - (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

- (viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;
 - (ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
 - (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
 - (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
 - (x) The date, time, and location of the public hearing on the proposed rule;
 - (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
 - (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.
- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

- (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.
 - (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
 - (a) Technical Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of correction ("**Notice of Correction**") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
 - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.
 - (b) Substantive Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of change ("**Notice of Change**") if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests

of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;
2. In response to written materials submitted to the District; or
3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.
 - (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
 - (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager's contact information.
- (9) Petitions to Initiate Rulemaking.
- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
 - (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
 - (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county

or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the

scheduled public hearing. The Notice of Public Hearing shall include the following information:

- (i) The date, time, and location of the public hearing; and
- (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:
 - (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

- (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.
 - (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
- (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
- (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
- (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
- (a) A copy of the rule;
 - (b) Any material incorporated by reference in the rule;
 - (c) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
 - (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
 - (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
 - (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.
- (14) Petitions to Challenge Rules.
- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District’s authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation

of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.

- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.
- (15) Variances and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:
- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

- (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.
- (16) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase 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 Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.
- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) **Evaluation Criteria.** The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) **Public Announcement.** After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) **Request for Proposals.** The Committee shall provide interested firms with a Request for Proposals (“**RFP**”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
 - (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
 - (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
 - (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor’s pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
 - (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - (v) The vendor’s qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- (xii) The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;
- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (1) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2025, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

**NOTICE OF RULE DEVELOPMENT BY THE
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Waterset Central Community Development District (“**District**”) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is _____.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc., 2700 Falkenburg Road, Suite 2745, Riverview, Florida 33578, Phone (813) 533-2950.

Stephanie DeLuna, District Manager
Waterset Central Community Development District

Run Date: _____, 2026

**PUBLISH: AT LEAST 7 DAYS PRIOR TO NOTICE OF RULEMAKING AND 35 DAYS
PRIOR TO PUBLIC HEARING**

**NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Waterset Central Community Development District (the “**District**”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “**Proposed Rule**”). The Proposed Rule number is [REDACTED]. Prior notice of rule development relative to the Proposed Rule was published in the [REDACTED] on [REDACTED], 2026.

A public hearing will be conducted by the Board of Supervisors (the “**Board**”) District on [REDACTED], 2026, at 5:30 a.m., at the Waterset Club, 7281 Paradiso Drive, Apollo Beach, Florida 33572, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 2700 Falkenburg Road, Suite 2745, Riverview, Florida 33578, Phone (813) 533-2950, sdeluna@rizzetta.com (the “**District Manager’s Office**”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public

hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

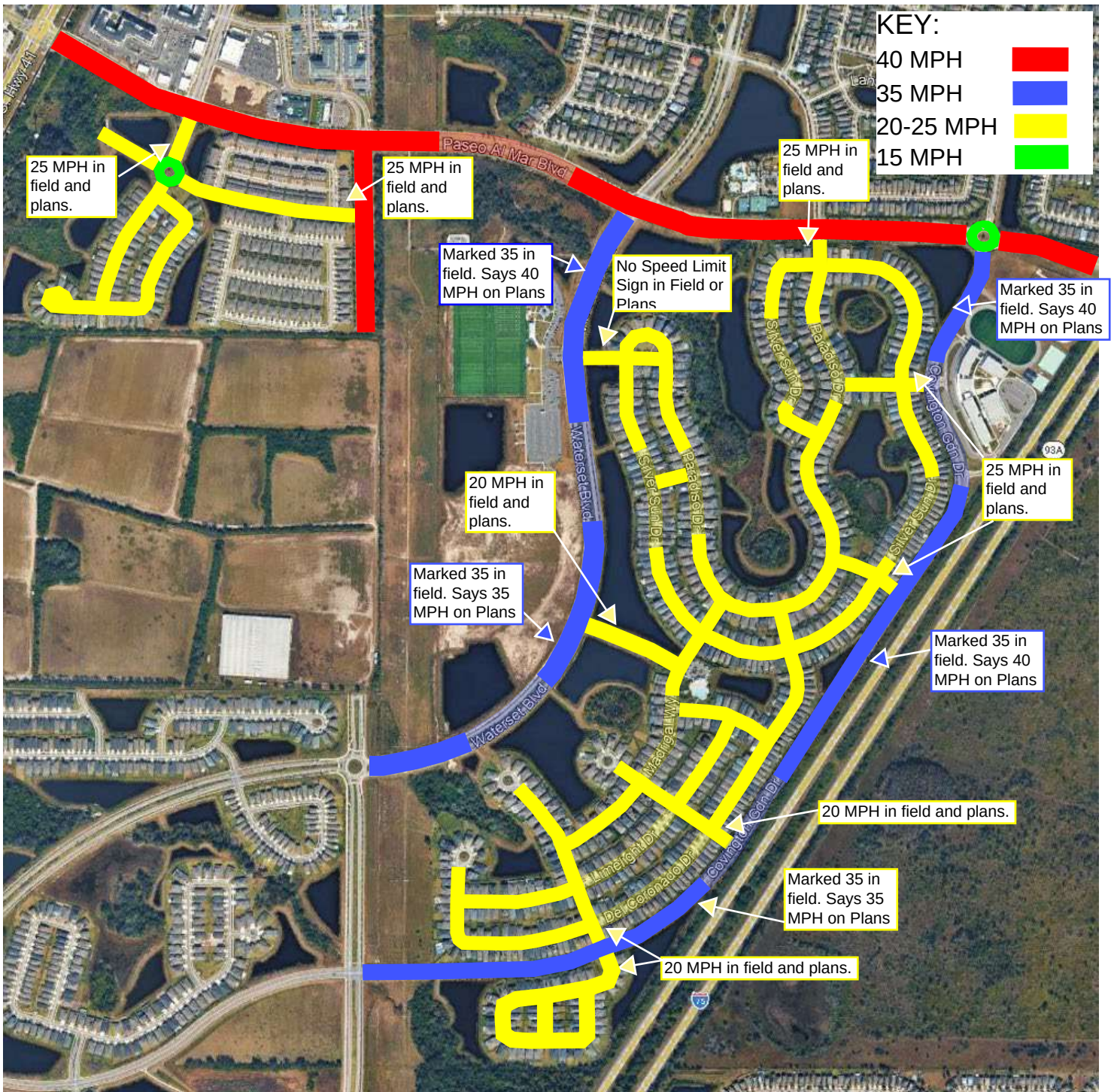
Stephanie DeLuna, District Manager
Waterset Central Community Development District

Run Date: _____, 2026

**PUBLISH: AT LEAST 7 DAYS AFTER NOTICE OF RULE DEVELOPMENT AND AT
LEAST 28 DAYS PRIOR TO ADOPTION DATE**

Tab 9

MPH Speed Map



Tab 10

Incident with Resident on 05/31/26

From Allison Green <allison.green@castlegroup.com>

Date Mon 6/1/2026 11:11 AM

To Katiria Parodi <kparodi@castlegroup.com>

Cc Heidi Torres <heidy.torres@castlegroup.com>

Good morning,

The following events happened around the time period of 5:00pm to 6:00pm on May 31st.

A little after 5:00pm, one of the pool monitors, Natalia, came into the office to inform Victoria and I that there was a resident at the resort pool that had brought an inflatable baby pool, about 3-4 feet in size, into the shallow end of the pool for her toddler. The pool monitors had already asked her once to take the baby pool out of the water, where she then placed it by the water's edge. Later, the pool monitors reported that she had taken the baby pool back into the water and was now refusing to take it out of the pool when asked again.

I went out to the pool to speak with the resident; I informed her of the rule against inflatable objects and floats, and that she could not have the baby pool in the amenity area. I showed her the exact rule in the amenity policy packet that was provided, where it states that inflatable objects and floats are prohibited at the facility. She argued with me about the rules I provided and told me that she was under the impression that inflatable objects were allowed. I told her that she had the option to place the baby pool with her belongings at her chair until she left, or she could take it out to her car. She then claimed that she did not have a chair where she placed her stuff at, so she would put the baby pool right by the water, in reach so she could see it. I told her that she would either have to place it with a chair or remove it from the amenity completely. She refused to comply any further.

I told Victoria that she was refusing to move the pool from the edge of the water because she didn't have a chair, but when we went back out there to talk with her, she saw us and moved the pool to a chair that had all her belongings before we could ask her to.

Victoria and I asked the pool monitors to perform a badge check of everyone at the amenity in hopes of recording her badge. However, when asked to present her badge, she refused. According to the pool monitors, she rudely refused to show her badge and walked away while ignoring them.

At this time, I asked the security guard on site, Ian Mclellan, to ask her to leave the amenity. She had been rude to staff on multiple occasions and refused to follow amenity policies as directed. While talking to the security guard and the pool monitors, she left her child unsupervised by the pool in a deep area where he could not swim, where he then jumped in. After realizing that her kid was struggling in the water, she got him out of the pool, and then came into the office where she started screaming at us.

She claimed that we were at fault for her kid nearly drowning because staff was harassing her about the badge and baby pool and took her attention away from her child. She stated that she was a lawyer and would "bury us in lawsuits for the next 10 years." After this, she repeatedly yelled at us that she would sue us and take legal action for the interactions she had with staff that day. She was also repeatedly screaming that she was a resident and deserved to be there, and that she would make sure we were sorry for this. The security guard asked her to verify that she was verbally threatening us, to which she replied "yes, I am." After that, Victoria called the police to remove her from the property for not following amenity policies, being rude to office staff and pool monitors, and making threats to us.

She repeatedly came back into the office while we were waiting for the police, and at one point was recording us and asking for our names and business cards, as well as how to contact management. We gave her all information that she requested, but when we asked her for her name and address, she refused to provide the information and claimed that she would only give it to the police once they showed up. However, she eventually left a little after 6:00 before the police got here.

If you have any more questions about this interaction, please let me know.

Thank you,



Unparalleled Property Services



Allison Green

Clubhouse Attendant | Castle Group

Waterset HOA "Proudly Managed by the Castle Group" - 7281 Paradise Dr, Apollo Beach, FL 33572

allison.green@castlegroup.com | www.castlegroup.com

P: 954-792-6000



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Waterset Clubhouse - Pool Incident

From Victoria Gomez <vgomez@castlegroup.com>
Date Mon 6/1/2026 11:00 AM
To Katria Parodi <kparodi@castlegroup.com>
Cc Heidi Torres <heidy.torres@castlegroup.com>

Hi Kathy,
The events below happen between 5:00-6:20pm

A pool monitor { Natalia } came into the office at front desk to inform us that a homeowner has a small pool that they have in the resort pool and has been asked to please take it out as we do not allow small pools or any inflatables to be used in the pools. Allison went outside to the pool area and let the homeowner know again no inflatables allowed in the pools she could put it near her belongings or it needs to go in her car. Allison came back into the office to let me know what happened homeowner said she didn't have a chair to put her small inflatable pool I told her ok let's go and just make sure she puts it with her belongings and not in the pool again. When we went outside walking towards her direction, she moved the small inflatable pool behind her chair. I then asked pool monitors if we know who she is and if she has a badge, they said they didn't know as she must have come in when pool monitor was on break. I let Nathalia know if she could please go around the pool and ask for badges so we can have everyone logged in who has a badge. When Nathalia went around to ask for badges so she can write names down in her check-in form the same homeowner did not want to provide badge she refused so Natalia went to get security so he can help ask for homeowner to show Waterset badge. Homeowner came into the Waterset HOA office with her kid on her waist screaming you guys are harassing me my son almost downed because you want me to show you guys a badge I am going to sue all of you call the police I am a lawyer I will bury y'all in lawsuits for the next ten years call the police I will be waiting right here I proceeded to let her know presenting and having a badge is part of our policies. Homeowner walked out with her son very upset and packed her things and walked out her car I called the police at 5:49pm then after she came back into the office with her son while I was on the phone with the police and said I will wait right here she stayed for a couple of minutes and proceeded to walk outside to her car said don't worry I am not leaving. We closed the office because it was 6:00pm closing time and she walked back up to the office door and I let her know we are closed and she was recording me asking for my name and people in charge I told her I can get the cards she walked in the office behind me I gave her who she can contact gave it to her I asked if she could provide us with where she lived and her name she said she was going to provide that to the cops only. Homeowner walked out of the office and walked to her car. We waited for the cops and noticed she left the parking lot at around 6:20 we clocked out and left and I proceeded to then call the police back and let them know we didn't need them to come out as she has left the Waterset parking lot.



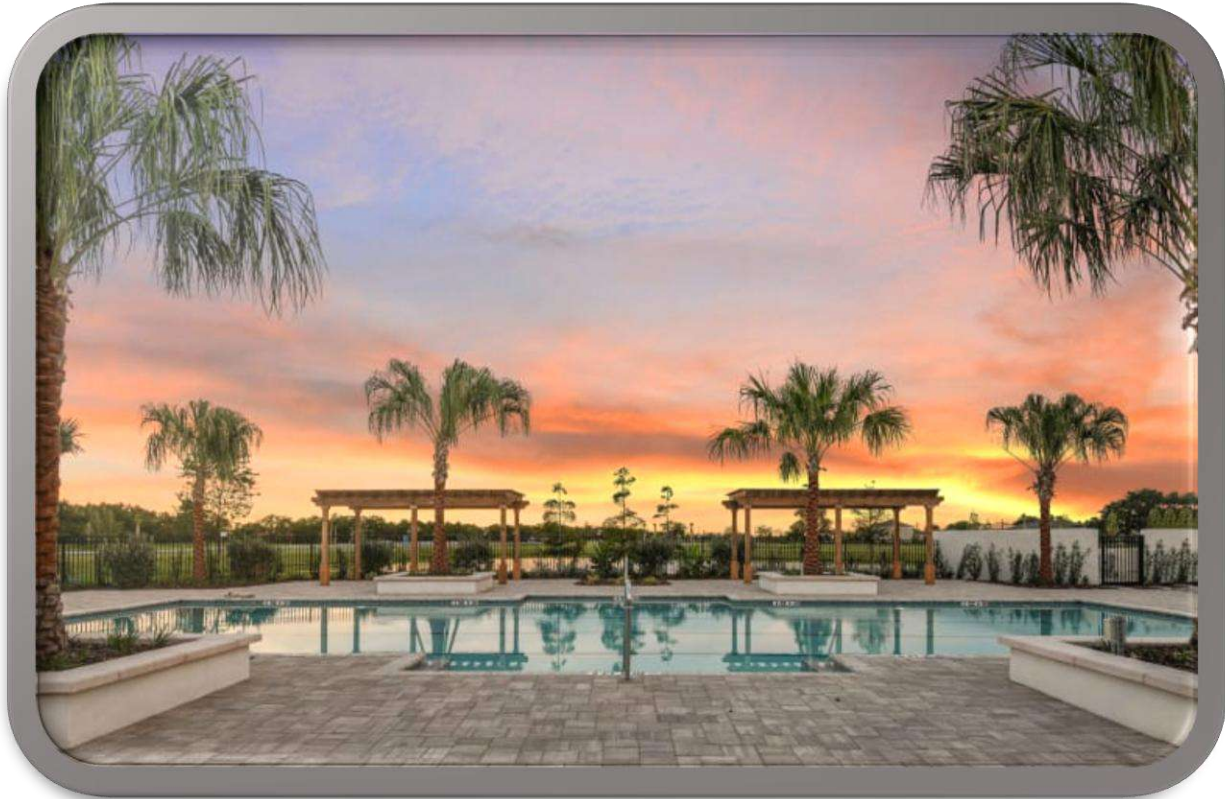
Unparalleled Property Services

**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
7281 Paradiso Drive Apollo Beach, FL 33572

Community Director Report
June 2026 Meeting



Unparalleled Property Services

Administrative

CDD Access Requests: No requests this month.

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

Management would like to follow up on the agreement for the Supervisor of Elections.

Management would like to follow up on the copier lease agreement. The current vendor will be stopping service the end of June.

Management would like to follow up on the status of the proposal for the Waterset Club pool deck proposal for pergola repairs.

Management would like to follow up on the status of implementing towing enforcement at the Waterset Club and Waterline Station.

Bright Brothers provided a proposal for holiday lighting which included different options for the boards review. Attached you will find the proposal for review and consideration.

The Waterset Club resort pool slides were reopened for the season On Friday May 29th. The slides are open from 12pm to 7pm daily, weather permitting.

Management requested a proposal from Redtree to replenish the sand in the Volleyball court and the sand pit inside the pool deck at the Waterset Club. The proposal came in at \$10,875.00.

The Waterset Club lap pool was temporarily closed on May 22, 2026, due to issues with the pool circulation system. The pool pumps were shutting off unexpectedly, resulting in inadequate water circulation and cloudy pool water. Management contacted Owens Electric to investigate the issue. After troubleshooting the equipment, Owens Electric determined that a faulty contactor was causing the pumps to lose power intermittently. The defective component was replaced on May 28, 2026. Once repairs were completed and the circulation system was operating properly, the pool water was able to clear and return to acceptable standards. The lap pool reopened to residents on May 29, 2026.

During Memorial Day weekend, management observed residents operating a lemonade stand under a tent within the Waterset Club amenity area. As commercial activity and unauthorized vendor operations are not permitted on association property, staff approached the residents and advised them of the amenity rules. The residents complied with staff's request, removed the tent, and discontinued the sale of lemonade. No further issues were reported.

Management reached out to American Mulch to receive quotes for topping off of mulch for the Central Playgrounds:

Reservoir Playground : \$1,092.00

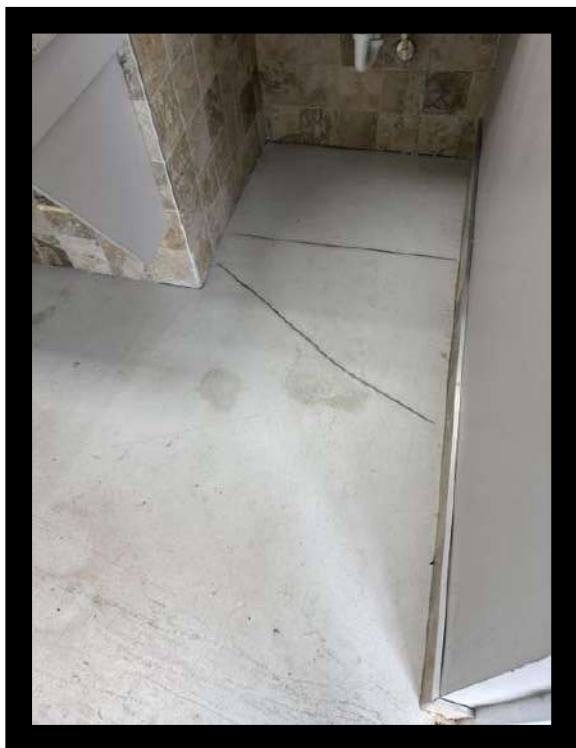
Waterline Station: \$832.00

Waterset Club Playground : \$1,456.00



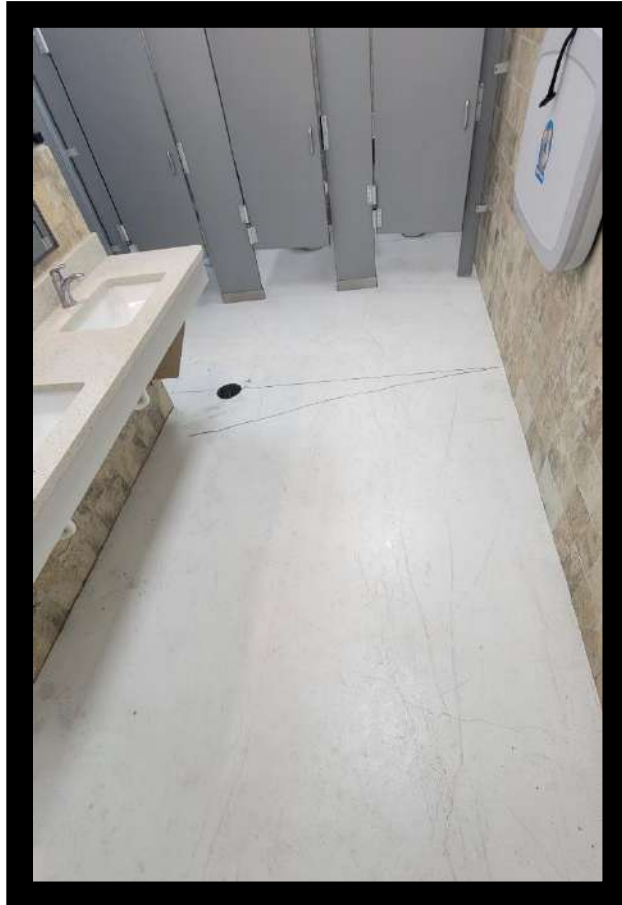
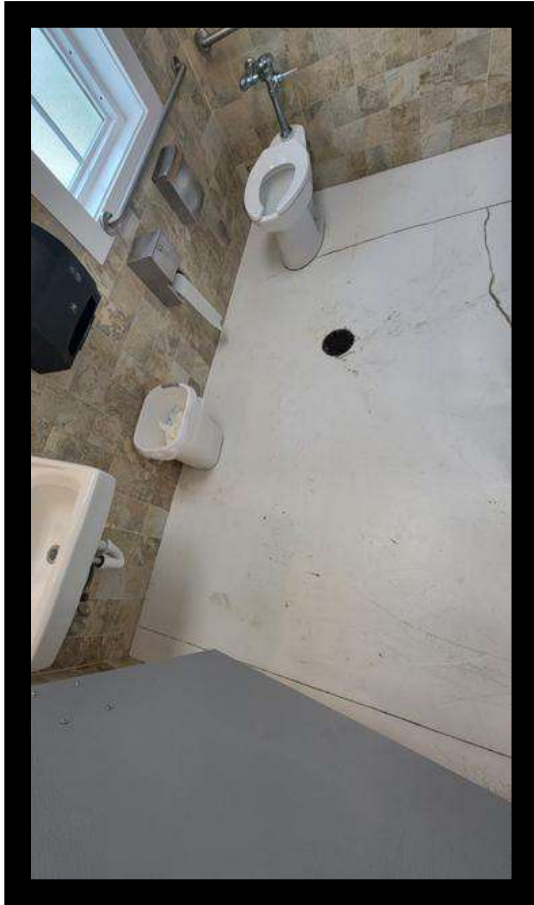
Management reached out to several vendors regarding replacement of the flooring at the Waterline Station restroom building. The existing floors are white and, due to normal building settlement, a crack has developed in the women's restroom floor. Additionally, despite regular cleaning and mopping by the janitorial contractor, the flooring has become stained and the discoloration cannot be fully removed. Management received a proposal from Rhino Epoxy in the amount of \$3,680.00. The proposal includes removal of the existing floor coating, repair and filling of any cracks, and installation of a new epoxy flooring system with decorative flakes and a non-skid topcoat. The new flooring would provide a more durable, aesthetically pleasing, and easier-to-maintain surface for the restroom facility.

Men's Restroom





Women's Restroom



Management contacted Brandon Industries regarding a street sign down on Waterset Blvd right after Paseo Al Mar. The new pole has been ordered and once it arrives, Brandon Industries will be onsite for installation.



On May 31, 2026, an incident occurred at the Waterset Club Resort Pool involving a resident. The resident brought a personal inflatable kiddie pool into the pool area and into the pool, which is not permitted under the amenity rules. Staff politely requested that the kiddie pool be removed however, the resident refused to comply. Pool monitors, office staff, and security personnel made multiple attempts to address the situation and requested the resident's amenity badge while continuing to ask that the kiddie pool be removed. During these interactions, the resident became verbally confrontational and alleged that staff was harassing her. Due to the resident's refusal to comply with staff directives, the Hillsborough County Sheriff's Office was contacted for assistance. However, deputies did not arrive before the resident voluntarily left the amenity. Management is documenting the incident and will review the matter for any necessary follow up action.



Maintenance

On May 16, 2026, the maintenance team responded to a leak from the air conditioning system serving the Waterset Club Gathering Room. The leak resulted in water intrusion within the gathering room storage closet. Upon inspection, it was determined that the condensate drain line had become clogged, causing the system to back up and overflow. The maintenance team cleared the blockage and repaired the issue, restoring proper operation of the air conditioning system and preventing further water intrusion. The maintenance team painted the doors to the offices in the Waterset Club.

The maintenance team received the Flammable storage container and has set it up in the Maintenance shed.

On May 18, 2026, the overnight janitorial crew reported that the soap dispensers in the men's restroom at the Waterset Club had been damaged. The maintenance team inspected the restroom and replaced the damaged dispensers to restore functionality. The restroom remains fully operational, and no further issues have been reported at this time.

The maintenance team resecured the tennis court rules signage after it had been removed from the court gates. Staff inspected the area and reinstalled the signage to ensure that residents and guests continue to have access to the posted court rules and regulations. Management will continue to monitor the amenity areas and address any vandalism or damage as needed.

The maintenance team discovered that an individual had attempted to remove the access card reader at Waterline Station, causing it to become loose from its mounting location. Staff promptly inspected the device, resecured the card reader, and tested its functionality. The access control system was confirmed to be operating normally, and no further issues have been reported at this time.





Report Respectfully Submitted,
Katiria Parodi, LCAM



American Mulch & Soil, LLC

13838 Hays Rd.

Phone 813-443-2121

Email: info@americanmulch.com

Estimate

Date	Estimate #
4/29/2026	6842

Name / Address
Waterset Central CDD 3434 Collwell Avenue Tampa FL, 33614

Ship To
Waterset Central CDD - Reservoir Court PG 7727 Paradiso Dr, Apollo Beach, FL 33572

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		50% Deposit, NET15	5/14/2026	Katiria

Description	Qty	Rate	Total
EWf Playground Mulch	21	50.00	1,050.00
Fuel Surcharge - Rate subject to change based upon current fuel prices at time of installation	21	2.00	42.00
Contact: Katiria 813.677.2114			
E: kparodi@castlegroup.com			
PEASE SEE MAP			
Mulch @ 6-inch depth			
PLAYGROUND - Fill Fall Zones to safety levels and spread the rest throughout the area/bed			
50 % Due prior to installation, Balance on completion. Check, ACH or Credit Card Accepted. ** A 3.5% convenience charge for all credit card payments **			
Quantity provided by customer. AMS will not be liable for any material shortages			
Sales Tax		0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.			
An NTO will be sent for any invoice not paid within 35 days.			
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above		Total	\$1,092.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.

American Mulch & Soil, LLC

13838 Hays Rd.

Phone 813-443-2121

Email: info@americanmulch.com

Estimate

Date	Estimate #
4/29/2026	6842

Name / Address
Waterset Central CDD 3434 Collwell Avenue Tampa FL, 33614

Ship To
Waterset Central CDD - Reservoir Court PG 7727 Paradiso Dr, Apollo Beach, FL 33572

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		50% Deposit, NET15	5/14/2026	Katiria

Description	Qty	Rate	Total
EWf Playground Mulch	21	50.00	1,050.00
Fuel Surcharge - Rate subject to change based upon current fuel prices at time of installation	21	2.00	42.00
Contact: Katiria 813.677.2114			
E: kparodi@castlegroup.com			
PEASE SEE MAP			
Mulch @ 6-inch depth			
PLAYGROUND - Fill Fall Zones to safety levels and spread the rest throughout the area/bed			
50 % Due prior to installation, Balance on completion. Check, ACH or Credit Card Accepted. ** A 3.5% convenience charge for all credit card payments **			
Quantity provided by customer. AMS will not be liable for any material shortages			
Sales Tax		0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.			
An NTO will be sent for any invoice not paid within 35 days.			
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above		Total	\$1,092.00

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American Mulch & Soil, LLC

13838 Hays Rd.

Phone 813-443-2121

Email: info@americanmulch.com

Estimate

Date	Estimate #
4/29/2026	6843

Name / Address
Waterset Central CDD 3434 Collwell Avenue Tampa FL, 33614

Ship To
Waterset Central CDD - Waterline PG 5701 Madrigal Wy, Apollo Beach, FL 33572

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		50% Deposit, NET15	5/14/2026	Katiria

Description	Qty	Rate	Total
EWf Playground Mulch	16	50.00	800.00
Fuel Surcharge - Rate subject to change based upon current fuel prices at time of installation	16	2.00	32.00
Contact: Katiria 813.677.2114			
E: kparodi@castlegroup.com			
PEASE SEE MAP			
Mulch @ 6-inch depth			
PLAYGROUND - Fill Fall Zones to safety levels and spread the rest throughout the area/bed			
50 % Due prior to installation, Balance on completion. Check, ACH or Credit Card Accepted. ** A 3.5% convenience charge for all credit card payments **			
Quantity provided by customer. AMS will not be liable for any material shortages			
Sales Tax		0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.			
An NTO will be sent for any invoice not paid within 35 days.			
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above		Total	\$832.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.

American Mulch & Soil, LLC

13838 Hays Rd.

Phone 813-443-2121

Email: info@americanmulch.com

Estimate

Date	Estimate #
4/29/2026	6843

Name / Address
Waterset Central CDD 3434 Collwell Avenue Tampa FL, 33614

Ship To
Waterset Central CDD - Waterline PG 5701 Madrigal Wy, Apollo Beach, FL 33572

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		50% Deposit, NET15	5/14/2026	Katiria

Description	Qty	Rate	Total
EWf Playground Mulch	16	50.00	800.00
Fuel Surcharge - Rate subject to change based upon current fuel prices at time of installation	16	2.00	32.00
Contact: Katiria 813.677.2114			
E: kparodi@castlegroup.com			
PEASE SEE MAP			
Mulch @ 6-inch depth			
PLAYGROUND - Fill Fall Zones to safety levels and spread the rest throughout the area/bed			
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Sales Tax		0.00	0.00
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An NTO will be sent for any invoice not paid within 35 days.			
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above		Total	\$832.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.

American Mulch & Soil, LLC

13838 Hays Rd.

Phone 813-443-2121

Email: info@americanmulch.com

Estimate

Date	Estimate #
4/29/2026	6844

Name / Address
Waterset Central CDD 3434 Collwell Avenue Tampa FL, 33614

Ship To
Waterset Central CDD - Waterset PG 7231 Paradiso Dr, Apollo Beach, FL 33572

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		50% Deposit, NET15	5/14/2026	Katiria

Description	Qty	Rate	Total
EWf Playground Mulch	28	50.00	1,400.00
Fuel Surcharge - Rate subject to change based upon current fuel prices at time of installation	28	2.00	56.00
Contact: Katiria 813.677.2114			
E: kparodi@castlegroup.com			
PEASE SEE MAP			
Mulch @ 6-inch depth			
PLAYGROUND - Fill Fall Zones to safety levels and spread the rest throughout the area/bed			
50 % Due prior to installation, Balance on completion. Check, ACH or Credit Card Accepted. ** A 3.5% convenience charge for all credit card payments **			
Quantity provided by customer. AMS will not be liable for any material shortages			
Sales Tax		0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.			
An NTO will be sent for any invoice not paid within 35 days.			
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above		Total	\$1,456.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.

American Mulch & Soil, LLC

13838 Hays Rd.

Phone 813-443-2121

Email: info@americanmulch.com

Estimate

Date	Estimate #
4/29/2026	6844

Name / Address
Waterset Central CDD 3434 Collwell Avenue Tampa FL, 33614

Ship To
Waterset Central CDD - Waterset PG 7231 Paradiso Dr, Apollo Beach, FL 33572

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		50% Deposit, NET15	5/14/2026	Katiria

Description	Qty	Rate	Total
EWf Playground Mulch	28	50.00	1,400.00
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Contact: Katiria 813.677.2114			
E: kparodi@castlegroup.com			
PEASE SEE MAP			
Mulch @ 6-inch depth			
PLAYGROUND - Fill Fall Zones to safety levels and spread the rest throughout the area/bed			
50 % Due prior to installation, Balance on completion. Check, ACH or Credit Card Accepted. ** A 3.5% convenience charge for all credit card payments **			
Quantity provided by customer. AMS will not be liable for any material shortages			
Sales Tax		0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.			
An NTO will be sent for any invoice not paid within 35 days.			
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above		Total	\$1,456.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.

ESTIMATE

Rhino Epoxy Coatings, LLC
5402 Wayfarer Ave
Apollo Beach, FL 33572

mark@rhinoepoxycoating.com
+1 (813) 629-6366
<https://www.rhinoepoxycoating.com>



Bill to

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

Estimate details

Estimate no.: 2112
Estimate date: 05/18/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete Epoxy Flooring	Men's and Women's Bathroom Floors - remove stall doors in bathrooms and will reinstall after floors are done. - Grind off existing coating on bathroom floors to get back to raw concrete. -Fix and fill in any cracks. Includes up to 50 linear feet of cracks. Anything over 50 linear feet will be additional \$3 a linear foot. - Install approx 110 sq ft (men's bathroom) & 225 sq ft (women's bathroom) of Simiron 1150 FC Epoxy floor coating on bathroom floors. Will go around all toilets. - Epoxy base primer has a built in moisture vapor barrier up to 12lbs. Put down a full flake coverage until rejection . Flake Color - 1/8" Flake - TBD . -Scrape excess flake and put down Simiron Slow Cure Polyspartic top coat which is a high gloss, 93% UV and chemical resistant. Top coat also has an anti skid additive to make a non slip surface. Install is will be done in 2 days total max.	1	\$3,680.00	\$3,680.00

* Payments accepted- cash, check ,

Zelle, Venmo, CashApp, PayPal, Apple
Cash
* Credit or debit paid through
QuickBooks invoice require additional
3% transaction fee.
**Payment is due upon completion of
installation.

****10 YEAR COMMERCIAL
WARRANTY

Coverage Includes:

1. Peeling, Chipping, or Delamination -
Defects in adhesion due to improper
installation.
2. Cracking or Lifting - Resulting from
improper application.
3. Discoloration - Yellowing.

Exclusions:

This warranty does not cover the
following:

1. Damage caused by misuse,
negligence, or improper maintenance.
 - Dropped heavy objects,
dragging furniture, or exposure to
harsh chemicals.
2. Damage due to substrate issues.
 - Concrete shifting, cracking, or
moisture vapor transmission.

Non-Slip Additive Disclaimer:

If specified in this contract, a non-slip
additive will be incorporated into the
epoxy flooring system. Slip resistance
is not guaranteed and may be affected
by moisture, contaminants, footwear,
maintenance practices, and normal
wear. The Contractor does not warrant
or represent that the surface will
prevent slips or falls and shall not be
held liable for any injuries or damages
resulting from use of the floor.

Total

\$3,680.00

Accepted date

Accepted by

ESTIMATE

Rhino Epoxy Coatings, LLC

5402 Wayfarer Ave

Apollo Beach, FL 33572

mark@rhinoepoxycoating.com

+1 (813) 629-6366

https://www.rhinoepoxycoating.com



Bill to

Waterset Central CDD - Waterline Station

3434 Colwell Avenue Suite 200

Tampa FL 33614

Estimate details

Estimate no.: 2112

Estimate date: 05/18/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete Epoxy Flooring	Men's and Women's Bathroom Floors - remove stall doors in bathrooms and will reinstall after floors are done. - Grind off existing coating on bathroom floors to get back to raw concrete. -Fix and fill in any cracks. Includes up to 50 linear feet of cracks. Anything over 50 linear feet will be additional \$3 a linear foot. - Install approx 110 sq ft (men's bathroom) & 225 sq ft (women's bathroom) of Simiron 1150 FC Epoxy floor coating on bathroom floors. Will go around all toilets. - Epoxy base primer has a built in moisture vapor barrier up to 12lbs. Put down a full flake coverage until rejection . Flake Color - 1/8" Flake - TBD . -Scrape excess flake and put down Simiron Slow Cure Polyspartic top coat which is a high gloss, 93% UV and chemical resistant. Top coat also has an anti skid additive to make a non slip surface. Install is will be done in 2 days total max.	1	\$3,680.00	\$3,680.00

* Payments accepted- cash, check ,

Zelle, Venmo, CashApp, PayPal, Apple Cash
* Credit or debit paid through QuickBooks invoice require additional 3% transaction fee.
**Payment is due upon completion of installation.

****10 YEAR COMMERCIAL WARRANTY

Coverage Includes:

- 1. Peeling, Chipping, or Delamination - Defects in adhesion due to improper installation.
- 2. Cracking or Lifting - Resulting from improper application.
- 3. Discoloration - Yellowing.

Exclusions:

This warranty does not cover the following:

- 1. Damage caused by misuse, negligence, or improper maintenance.
 - Dropped heavy objects, dragging furniture, or exposure to harsh chemicals.
- 2. Damage due to substrate issues.
 - Concrete shifting, cracking, or moisture vapor transmission.

Non-Slip Additive Disclaimer:

If specified in this contract, a non-slip additive will be incorporated into the epoxy flooring system. Slip resistance is not guaranteed and may be affected by moisture, contaminants, footwear, maintenance practices, and normal wear. The Contractor does not warrant or represent that the surface will prevent slips or falls and shall not be held liable for any injuries or damages resulting from use of the floor.

Total	\$3,680.00
-------	------------

Accepted date

Accepted by



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

May 29, 2026

Sand Replenishment for Volleyball Court & Pool Area

For

Waterset Central

Attn: John Toborg

jtoborg@rizzetta.com



- Replenish sand at volleyball court and pool area with 60 yards of clean sand this will provide a 3" layer of sand to entire areas
- Includes all materials, labor, hauling and dump fees

Total: \$10,875.00

Authorized By:

Date:

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

HOLIDAY LIGHTING PROPOSAL

Waterset Central CDD · Apollo Beach, FL
Quote #8815 · Issued 03/13/2026 · Valid until 05/12/2026

About Bright Brothers of East Tampa

Bright Brothers of East Tampa is a full-service exterior washing and holiday lighting company proudly serving the Tampa Bay area. Our team specializes in large community installations, ensuring your neighborhood shines all season long.

Contact: Ben Hagan **Phone:** (813) 725-1587 **Email:** bhagan@brightbrothersofeasttampa.com

Proposal Overview — Three Tiers

Choose the package that best fits the community's vision and budget. All tiers include installation, takedown, and storage. Tiers can be adjusted — contact your rep to customize.

Feature	Good	Better	Best
C9/C7 String Lights	✓	✓	✓
Palm Tree Mini LEDs	✓	✓	✓
Wreaths (24"—48")	✓	✓	✓
Timers	✓	✓	✓
Boom Lift	✓	✓	✓
Milestone Mon Flower Bed Accents Ground Lights	✓	✓	✓
Meteor Hanging Lights	✓	✓	✓
Palm Tree Toppers	—	✓	✓
Holiday Lights on Founder's Club	✓	✓	—
Permanent Lights on Founder's Club	—	—	✓
Investment	\$9,207.50	\$16,009.50	\$25,882.00

★ GOOD — Essential Holiday Package

Everything the community needs to celebrate the season

This package covers all essential holiday lighting elements at the Central district — C9 lights on monuments, wreaths at the Leasing Office and Pool, palm strand LEDs on 11 palms, timers, and a boom lift — giving Waterset a beautiful, consistent holiday look.

#	Service / Location	Area	Line Total
1	C9 Lights <i>Milestone entry features</i>	Central	\$352.50
2	36" Wreath <i>Founder's Club entrance</i>	Central	\$450.00
3	C9 Ground Lights <i>Monument flower bed accents</i>	Central	\$409.50
4	48" Wreath <i>Pool Amenity area</i>	Central	\$325.00
5	Mini LED 24' Strand <i>Founder's Club palms (8) + Milestone palms (3)</i>	Central	\$3,600.00
6	Misc. Hanging Lights <i>Meteor lights — Monument palms (3)</i>	Central	\$480.00
8	C9 Holiday Lights <i>Holiday lights on both amenity buildings</i>	Central	\$3,802.50
7	Timers <i>Automated on/off control</i>	Central	\$90.00
8	Boom Lift <i>Required for elevated installation</i>	Central	\$500.00
		TOTAL	\$9,207.50

★★ BETTER — Enhanced Holiday Package

All Good items plus premium accents and building lighting

Builds on the Good package by adding monument flower bed accent lighting and meteor hanging lights on all 8 monument palms for a more dramatic, layered look throughout the Central district.

#	Service / Location	Area	Line Total
1	C9 Lights <i>Monument entry features</i>	Central	\$352.50
2	C9 Ground Lights <i>Monument flower bed accents</i>	Central	\$409.50
3	36" Wreath <i>Founder's Club entrance</i>	Central	\$450.00
4	48" Wreath <i>Pool area</i>	Central	\$325.00
5	Mini LED 24' Strand <i>Founder's Club palms (8) + Milestone palms (3)</i>	Central	\$3,600.00
6	Timers <i>Automated on/off control</i>	Central	\$90.00
7	Misc. Hanging Lights <i>Meteor lights — Milestone palms (3)</i>	Central	\$480.00
8	C9 Holiday Lights <i>Holiday lights on both amenity buildings</i>	Central	\$3,802.50
9	Palm Tree Toppers <i>Bows and accents</i>	Central	\$6,000.00
10	Boom Lift <i>Required for elevated installation</i>	Central	\$500.00
		TOTAL	\$16,009.50

★★★ BEST — Permanent Lights Package

Essential Good package + permanent amenity lighting that lasts for years

The premium long-term investment. Replaces seasonal holiday lights on the amenity buildings with **professional-grade permanent LED systems** — complete with WiFi controllers, transformers, utility boxes, and raceways. These programmable lights display any color, pattern, or holiday theme year-round, eliminating the need to re-install building lights each season.

Permanent system locations: Permanent system locations: Central — both amenity buildings (\$13,675)

#	Service / Location	Area	Line Total
1	C9 Lights <i>Monument entry features</i>	Central	\$352.50
2	C9 Ground Lights <i>Monument flower bed accents</i>	Central	\$409.50
3	36" Wreath <i>Leasing Office entrance</i>	Central	\$450.00
4	48" Wreath <i>Pool area</i>	Central	\$325.00
5	Mini LED 24' Strand <i>Amenity palms (8) + Monument palms (3)</i>	Central	\$3,600.00
6	Timers <i>Automated on/off control</i>	Central	\$90.00
7	Misc. Hanging Lights <i>Meteor lights — Monument palms (8)</i>	Central	\$480.00
8	Permanent Lights <i>2 Amenities — WiFi controllers, transformers, utility boxes, raceways</i>	Central	\$13,675.00
9	Palm Tree Toppers <i>Bows and accents</i>	Central	\$6,000.00
9	Boom Lift <i>Required for elevated installation</i>	Central	\$500.00
		TOTAL	\$25,882.00

Terms & Conditions

Payment: 30% deposit required upon signing. Balance due upon completion. Non-payment voids all warranties.

Insurance: Bright Brothers is fully insured. Certificates available upon request.

Scheduling: Dates coordinated with CDD management. Weather delays rescheduled at mutual agreement.

Scope: Services limited to those listed. Additional requests billed separately.

Authorization & Acceptance

By signing below, the Waterset Central CDD authorizes Bright Brothers of East Tampa to proceed with the selected package.

Selected Package (circle one): GOOD / BETTER / BEST

Authorized Signature: _____ Date: _____

Printed Name: _____ Title: _____

Community / CDD Name: Waterset Central CDD, Apollo Beach, FL

Tab 11

RESOLUTION 2026-04
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Waterset Central Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2026
TIME: 5:30 p.m.
LOCATION: Waterset Club
7281 Paradiso Drive
Apollo Beach, Florida 33572

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF JUNE 2026.

ATTEST:

**WATERSSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary
Exhibit A: Proposed Budget

Chair/Vice Chair, Board of Supervisors

Tab 12





Tab 13

HOLIDAY LIGHTING PROPOSAL

Waterset Central CDD · Apollo Beach, FL
Quote #8815 · Issued 03/13/2026 · Valid until 05/12/2026

About Bright Brothers of East Tampa

Bright Brothers of East Tampa is a full-service exterior washing and holiday lighting company proudly serving the Tampa Bay area. Our team specializes in large community installations, ensuring your neighborhood shines all season long.

Contact: Ben Hagan **Phone:** (813) 725-1587 **Email:** bhagan@brightbrothersofeasttampa.com

Proposal Overview — Three Tiers

Choose the package that best fits the community's vision and budget. All tiers include installation, takedown, and storage. Tiers can be adjusted — contact your rep to customize.

Feature	Good	Better	Best
C9/C7 String Lights	✓	✓	✓
Palm Tree Mini LEDs	✓	✓	✓
Wreaths (24"—48")	✓	✓	✓
Timers	✓	✓	✓
Boom Lift	✓	✓	✓
Milestone Mon Flower Bed Accents Ground Lights	✓	✓	✓
Meteor Hanging Lights	✓	✓	✓
Palm Tree Toppers	—	✓	✓
Holiday Lights on Founder's Club	✓	✓	—
Permanent Lights on Founder's Club	—	—	✓
Investment	\$9,207.50	\$16,009.50	\$25,882.00

★ GOOD — Essential Holiday Package

Everything the community needs to celebrate the season

This package covers all essential holiday lighting elements at the Central district — C9 lights on monuments, wreaths at the Leasing Office and Pool, palm strand LEDs on 11 palms, timers, and a boom lift — giving Waterset a beautiful, consistent holiday look.

#	Service / Location	Area	Line Total
1	C9 Lights <i>Milestone entry features</i>	Central	\$352.50
2	36" Wreath <i>Founder's Club entrance</i>	Central	\$450.00
3	C9 Ground Lights <i>Monument flower bed accents</i>	Central	\$409.50
4	48" Wreath <i>Pool Amenity area</i>	Central	\$325.00
5	Mini LED 24' Strand <i>Founder's Club palms (8) + Milestone palms (3)</i>	Central	\$3,600.00
6	Misc. Hanging Lights <i>Meteor lights — Monument palms (3)</i>	Central	\$480.00
8	C9 Holiday Lights <i>Holiday lights on both amenity buildings</i>	Central	\$3,802.50
7	Timers <i>Automated on/off control</i>	Central	\$90.00
8	Boom Lift <i>Required for elevated installation</i>	Central	\$500.00
		TOTAL	\$9,207.50

★★ BETTER — Enhanced Holiday Package

All Good items plus premium accents and building lighting

Builds on the Good package by adding monument flower bed accent lighting and meteor hanging lights on all 8 monument palms for a more dramatic, layered look throughout the Central district.

#	Service / Location	Area	Line Total
1	C9 Lights <i>Monument entry features</i>	Central	\$352.50
2	C9 Ground Lights <i>Monument flower bed accents</i>	Central	\$409.50
3	36" Wreath <i>Founder's Club entrance</i>	Central	\$450.00
4	48" Wreath <i>Pool area</i>	Central	\$325.00
5	Mini LED 24' Strand <i>Founder's Club palms (8) + Milestone palms (3)</i>	Central	\$3,600.00
6	Timers <i>Automated on/off control</i>	Central	\$90.00
7	Misc. Hanging Lights <i>Meteor lights — Milestone palms (3)</i>	Central	\$480.00
8	C9 Holiday Lights <i>Holiday lights on both amenity buildings</i>	Central	\$3,802.50
9	Palm Tree Toppers <i>Bows and accents</i>	Central	\$6,000.00
10	Boom Lift <i>Required for elevated installation</i>	Central	\$500.00
		TOTAL	\$16,009.50

★★★ BEST — Permanent Lights Package

Essential Good package + permanent amenity lighting that lasts for years

The premium long-term investment. Replaces seasonal holiday lights on the amenity buildings with **professional-grade permanent LED systems** — complete with WiFi controllers, transformers, utility boxes, and raceways. These programmable lights display any color, pattern, or holiday theme year-round, eliminating the need to re-install building lights each season.

Permanent system locations: Permanent system locations: Central — both amenity buildings (\$13,675)

#	Service / Location	Area	Line Total
1	C9 Lights <i>Monument entry features</i>	Central	\$352.50
2	C9 Ground Lights <i>Monument flower bed accents</i>	Central	\$409.50
3	36" Wreath <i>Leasing Office entrance</i>	Central	\$450.00
4	48" Wreath <i>Pool area</i>	Central	\$325.00
5	Mini LED 24' Strand <i>Amenity palms (8) + Monument palms (3)</i>	Central	\$3,600.00
6	Timers <i>Automated on/off control</i>	Central	\$90.00
7	Misc. Hanging Lights <i>Meteor lights — Monument palms (8)</i>	Central	\$480.00
8	Permanent Lights <i>2 Amenities — WiFi controllers, transformers, utility boxes, raceways</i>	Central	\$13,675.00
9	Palm Tree Toppers <i>Bows and accents</i>	Central	\$6,000.00
9	Boom Lift <i>Required for elevated installation</i>	Central	\$500.00
		TOTAL	\$25,882.00

Terms & Conditions

Payment: 30% deposit required upon signing. Balance due upon completion. Non-payment voids all warranties.

Insurance: Bright Brothers is fully insured. Certificates available upon request.

Scheduling: Dates coordinated with CDD management. Weather delays rescheduled at mutual agreement.

Scope: Services limited to those listed. Additional requests billed separately.

Authorization & Acceptance

By signing below, the Waterset Central CDD authorizes Bright Brothers of East Tampa to proceed with the selected package.

Selected Package (circle one): **GOOD** / **BETTER** / **BEST**

Authorized Signature: _____ Date: _____

Printed Name: _____ Title: _____

Community / CDD Name: Waterset Central CDD, Apollo Beach, FL

Tab 14

COST SHARE AGREEMENT FOR WATERSET COMMUNITY PRINTER/COPIER

THIS COST SHARE AGREEMENT FOR WATERSET COMMUNITY PRINTER/COPIER ("**Agreement**") is made and entered into this [EFFECTIVE DATE], 2026, by and among:

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is [3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**North**")];

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**Central**");

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**South**"); and

WATERSET HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 7021 Sail View Lane, Apollo Beach, Florida 33572 ("**HOA**") (collectively, North, Central, South, and HOA are referred to herein as the "**Parties**" and are referred to individually as a "**Party**").

RECITALS:

WHEREAS, in accordance with Chapter 190, *Florida Statutes*, North, Central, and South are each authorized to provide for the operation of certain community facilities and services benefitting their respective residents and landowners, and HOA is authorized to provide services benefitting members of the HOA; and

WHEREAS, Central has entered into, or intends to enter into, a Lease Agreement with Konica Minolta Business Solutions U.S.A., Inc. ("**Lease Agreement**") for a Konica Minolta Bizhub C301i Multifunction Color Copier ("**Copier**"), the terms of which are more fully described in **Exhibit A** attached hereto, [and a Service Agreement with Konica Minolta Business Solutions U.S.A., Inc. for the Copier ("**Service Agreement**," and together with the Lease Agreement, "**Copier Agreement**"), a copy of which is attached hereto as **Exhibit B**]; and

WHEREAS, North, South, and HOA are not parties to the Copier Agreement; however, each can also benefit from use of the Copier; and

WHEREAS, the Parties have determined that it is in the best interests of the property owners and residents served by the Parties to allocate the costs for the Copier Agreement among the Parties, in a manner which is consistent with the benefits received by each of the respective Parties.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants set forth herein, the Parties agree as follows:

1. Recitals. The above recitals are true and correct, and incorporated herein, as restated in their entirety.

2. Intent. It is the intent of the Parties hereto that, except as provided herein, in the absence of this Agreement each Party would separately contract for a copier/printer such as the Copier, and, therefore, this Agreement serves to provide a convenient and cost-efficient way of allocating responsibility for the Copier. The Parties intend that no Party shall incur any responsibility, obligation, cost, or liability that it would not have incurred but for this Agreement except as provided herein. Further, the Parties intend that, except as provided herein, each Party shall retain all rights and interests that it would have if this Agreement was never entered.

3. Copier Lease and Administration. Central shall be the sole lessee and contracting party under the Copier Agreement for the Copier. The Copier shall be a Konica Minolta Bizhub C301i multifunction color copier with copy/print speed of 30 pages per minute and scan speed of 100 pages per minute, equipped with 3 x 500 paper cassettes and stand. The lease term and equipment pricing shall be as set forth in the Lease Agreement attached as **Exhibit A**. Central shall be responsible for the maintenance and administration of the Copier, including coordination of all service calls, supply orders, and meter readings under the Service Agreement. The Copier shall be located at Central's amenity facility, and all Parties shall have reasonable access to the Copier at such location during normal business hours.

4. Responsibilities of Parties; Cost Sharing. Each Party shall be responsible for its share of the total costs for the Copier, including all amounts due under the Copier Agreement, as set forth in **Exhibit C** to this Agreement. Each Party's share of all costs associated with the Copier Agreement shall be twenty-five percent (25%).

5. Payment Procedures. Within fifteen (15) days of receipt of an invoice from Central or its designee, each of the remaining Parties (North, South, and HOA) shall remit to Central its twenty-five percent (25%) share of all costs for the Copier. Central shall invoice each Party on a monthly basis, coinciding with the billing cycle under the Copier Agreement, and each invoice shall include reasonable documentation of the costs incurred. Central shall be responsible for timely payment of all amounts due under the Copier Agreement, regardless of whether the other Parties have remitted their respective shares.

6. Default and Remedies for Non-Payment. Failure by any Party to remit payment for its share of the cost of the Copier within the time period set herein shall constitute a default. Upon a Party's default, the non-defaulting Parties, through Central, may demand payment of the defaulting Party's share of the cost for the Copier for the entire remaining term of this Agreement. In addition to the foregoing remedy, if any Party shall default in the performance of any of its obligations hereunder and such default shall continue for fifteen (15) days without cure after written notice from any non-defaulting Party, the non-defaulting Parties shall have such remedies as are allowed by law or equity under Florida law. In the event of a default by any Party other than Central, the remaining non-defaulting Parties shall have no obligation to cover the defaulting Party's share, and Central shall have the right to pursue all available legal and equitable remedies against the defaulting Party.

7. Indemnification. Each Party to this Agreement hereby agrees to defend, indemnify and hold the other Parties harmless for any demands, claims, costs or expenses (including attorney's fees) incurred by the other Parties as a result of the indemnifying Party's knowing, willful, or negligent breach of this Agreement.

8. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of North, Central, or South beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. Term. This Agreement is effective as of the Effective Date, and shall continue for the term coinciding with the term of the Lease Agreement.

10. Insurance. Central shall procure and maintain, at all times during the term of this Agreement, such insurance coverage on the Copier as may be required under the Lease Agreement. The cost of such insurance shall be a shared expense and shall be allocated among the Parties equally (25% each), in accordance with the cost-sharing provisions of this Agreement. At the discretion of Central, Central shall include the cost of insurance in its invoices to the other Parties pursuant to Section 5 on a monthly and/or annual basis.

11. Early Termination. No Party may withdraw from this Agreement prior to the expiration of the term without the prior written consent of all other Parties. In the event a Party withdraws with the consent of the remaining Parties, the withdrawing Party shall remain liable for its twenty-five percent (25%) share of all costs accruing through the end of the then-current term of the Lease Agreement, unless the remaining Parties unanimously agree in writing to reallocate the withdrawing Party's share among themselves. Any such reallocation shall be documented by a written amendment to this Agreement executed by all remaining Parties.

12. Notices. For the purpose of this Agreement, notice shall be deemed given upon hand delivery (which shall include delivery by overnight courier service such as Federal Express) to the other Parties, or three (3) days after the date of mailing of the notice by certified mail, return receipt requested. All notices required or given hereunder shall be addressed to the Parties at their respective addresses as set forth in this Agreement or as may be subsequently changed with proper notification to the other Parties.

13. Severability. If any provision of this Agreement or application to any Party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstance, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby and each provision hereof shall be valid and shall be enforceable to the fullest extent permitted by law.

14. Entire Agreement; Amendments. This Agreement is the entire Agreement among the Parties with respect to the subject matter hereof and no alteration, amendment or interpretation hereof shall be binding unless in writing and signed by all Parties.

15. Governing Law; Attorney's Fees; Venue. This Agreement shall be construed in accordance with the laws of the State of Florida. In the event any Party hereto institutes any litigation against another with respect to this Agreement, the prevailing Party in such litigation shall be entitled to recover, in addition to costs of the suit, a reasonable sum as attorney's fees. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

16. Successors; Assignment. This Agreement shall be binding on the successors, assigns, heirs, and personal representatives of the Parties hereto. No Party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other Parties.

17. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this Agreement.

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

19. Public Records. Each understands and agrees that all documents of any kind provided to any Party in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the respective Party's records retention policy and Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, each Party shall permit such records to be inspected and copied by any person desiring to do so. Failure of any Party to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

20. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

21. Counterparts. This Agreement may be executed in counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

Attest:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

WATERSET HOME OWNERS ASSOCIATION, INC.

By: _____
Its: _____

EXHIBIT A

**Lease Agreement Between Waterset Central Community Development District and Konica
Minolta Business Solutions U.S.A., Inc.**

[Attach Lease Agreement]

EXHIBIT B

**Service Agreement Between Waterset Central Community Development District and Konica
Minolta Business Solutions U.S.A., Inc.**

[Attach Service Agreement]

EXHIBIT C

Allocation of Costs for Copier

Party	Share of Costs for Copier Agreement
Waterset North Community Development District	25%
Waterset Central Community Development District	25%
Waterset South Community Development District	25%
Waterset Home Owners Association, Inc.	25%



Order Agreement

This Order Agreement is written in "Plain English". The words **you** and **your** refer to the Customer, the words **we**, **us** and **our** refer to **Konica Minolta Business Solutions U.S.A., Inc.**, including its subsidiaries and agents.

Customer Information

WATERSET CENTRAL COMMUNITY DEVELOPMENT D

3434 Colwell Ave
Ste 200
Tampa, FL 33614-8390

Product: Device & Software

Installation Location - 1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637

Delivery Contact: Kathy Parodi , (813) 677-2114

Product Description	Quantity	Product Configuration	Item Number
Bizhub C301i			C301I
	1	Bizhub C301i W/ Df-714 30 Ppm Mfp	ADXK013
	1	Tn-328y Yellow Toner	AAV8230
	1	Tn-328m Magenta Toner	AAV8330
	1	Tn-328c Cyan Toner	AAV8430
	1	Tn-328k Black Toner	AAV8130
	1	Mfp Delivery Charge - Level One	7670525506
	1	Basic Network Service - Bns04	7640018094
	1	Pc-116 Cabinet	AAV5WY7
	1	Recycled Power Filter 120v/15a	120V15A
	1	Bizhub Secure Platinum For Operate	7640021474
	1	Bizhub Secure Notifier	A006R80
	1	Lk-116 - License	A0PDAA1
	1	Bizhub Package Ps By Kmbs Per Hour	7640021935
	1	Stc Bus Bundle 1 Yr Term 1 Device	AEMPA0N
	1	Scantrip Cloud Notification	DIRPROJDPSTCN

Maintenance Services

Maintenance Plan: One Rate™

Term: 36 Months

Entitlements: Toner, Digital Connected Support , Staples, No In Term Annual Escalation, Parts/Labor

Installation Location -1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637



Values shown per device			
Device	Qty	Bill Plan Type	Pages Included
Bizhub C301i	1	One Rate™	Unlimited

Customer Options & Verification

To ensure an excellent customer experience, please take a moment to update your available invoicing options and to verify the invoice mailing and accounts payable address/contact information we have on file. If changes are required to your Invoice Mailing or Accounts Payable addresses (including contact information), please contact your Sales Representative for assistance.

Tax Exemption Status:

- ☐ Non-Exempt
- ☐ Exempt – Tax Exemption Certificate available to submit with this order package
- ☐ Exempt – Tax Exemption Certificate not available, will provide later
Until we receive a tax exemption certificate or other valid proof of tax exempt status, we will charge you all applicable federal, state, and local taxes.

Purchase Order:

- ☐ Not Required
- ☐ Required – Purchase Order available to submit with this order package
- ☐ Required – Purchase Order not available, will provide later

Invoice Format:

- ☐ Summary/Consolidated Invoices (This is our default option if no other selection is preferred)
- ☐ Individual Invoices
- ☐ Spreadsheet (Excel file with generic column layout which may be self-aligned to meet individual invoicing requirements)

Recipient Email Address:

☐ Electronic Portal (EDI) – Please provide Portal Information to facilitate setup:

Portal Name:		Portal ID:	
Portal Contact:		Phone/Email	


☐

Invoices by Email (Future Service) – Provide the email address where invoices are to be sent and as soon as the service is available, we will switch your account from US Mail to Email delivery.

Recipient Email Address:

Customer Invoice Codes: (e.g., GL Code/Cost Code)

☐

Not Required

☐

Requested, Detail List available to attach to this order agreement
(We can accommodate 4 codes per device.)

☐

Requested, Detail List not available to attach, will provide later

Invoice Mailing Address:

Waterset Central Community District

3434 Colwell Ave
Ste 200
Tampa, FL, 33614-8390

Accounts Payable Address:

Waterset Central Community District

3434 Colwell Ave
Ste 200
Tampa, FL, 33614-8390

Accounts Payable Contact:

Kathy Parodi
Phone: (813) 677-2114
Email: kparodi@castlegroup.com

MyKMBS.com Customer Portal

MyKMBS is a complete and comprehensive service management tool allowing our clients to manage their Konica Minolta accounts - right from their desktop or smartphone. MyKMBS offers 24/7 access to Konica Minolta support and product resources - all in one place.

Please provide a primary contact for MyKMBS.com registration:

Account ID: 41261671

Name:

Email:

☐ Bypass Required Entry - This can be set up at a later time.



Order Summary & Acceptance

Transaction Type: **Lease**

Your signature below constitutes your acceptance of this Order Agreement (ID: **80211272** with date/time stamp:**05/22/2026 10:31:46 AM**) including our standard terms and conditions available online at the URL link(s) provided below or in hard copy upon request, which your mark below indicates you have reviewed and accepted and which are incorporated into this Order Agreement:

X

Service & Solution Terms: <https://kmbs.konicaminolta.us/ServiceSolutionTerms-2507H>

Please see and sign the separate Lease/Financing Agreement for terms and conditions governing the financing associated with this Order Agreement.

This Order Agreement is not binding upon us until signed by a Konica Minolta manager, director, vice president or executive officer.

Konica Minolta Business Solutions U.S.A., Inc.

Customer
WATERSET CENTRAL COMMUNITY DEVELOPMENT D

Signature:

Name: Jason Allen

Title:

Date Signed:

Signature:

Name: THOMAS MCNUTT

Title:

Date Signed:



Application Number
3306644

Agreement Number

Schedule Number

Advantage Lease Agreement

This Advantage Lease Agreement ("Agreement") is written in "Plain English". In this Agreement, the words **you** and **your** refer to the customer (and its guarantors), the words **we**, **us** and **our** refer to **Konica Minolta Business Solutions U.S.A., Inc., d/b/a Konica Minolta Premier Finance**. If we assign this Agreement to a third party lessor, **Lessor** shall refer to such third party lessor assignee, and the words **we**, **us** and **our** shall also mean and include such Lessor and its assignees as to our rights, remedies and entitlements under this Agreement and any Schedule so assigned, but not our obligations.

Customer Information

Full Customer legal Name/Address:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT D**
3434 Colwell Ave
Ste 200
Tampa, FL 33614-8390

Billing Name/Address:

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

Billing Contact Name: Kathy Parodi

Phone!: (813) 677-2114

Email: kparodi@castlegroup.com

Federal Tax ID²:

Do not enter Social Security Number

Select to bypass for SS#

Term and Payment Information

Term in Months	Number of Payments	Payment Frequency	Payment(Plus Applicable Taxes)	End of Lease Purchase Option
36	36	Monthly	\$428.00	Fair Market Value

Product Description

Installation Location - 1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637

Qty	Product Description	Product Configuration
1	Bizhub C301i	Pc-116 Cabinet, Bizhub Secure Notifier, Lk-116 - License, Stc Bus Bundle 1 Yr Term 1 Device

Maintenance & Group Pool Billing Information

Pool Group 1

Maintenance Plan: One Rate™

Pool Group ID	Pool Name	Pages Included	Overage Charge	Overage Frequency
1	One Rate™-1	Unlimited	N/A	N/A

Pool Group 1 - Asset Schedule

Installation Location -1: Waterset Club, 7281 Paradiso Dr, Apollo Beach, FL 33572-1637

Qty	Product Description	Customer Invoice Information	Text
1	Bizhub C301i		One Rate™

¹ By providing a telephone number for a cellular phone or other wireless device, you are expressly consenting to receiving communications (for NON-marketing or solicitation purposes) at that number, including, but not limited to, prerecorded or artificial voice message calls, text messages, and calls made by an automatic telephone dialing system from Lessor and its affiliates and agents. This Express Consent applies to each such telephone number that you provide to us now or in the future and permits such calls. These calls and messages may incur access fees from your cellular provider.

² To help the Government fight the funding of terrorism and money laundering activities, Federal Law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. What this means is, when you open an account, we will ask for your name, address and other information that will allow us to identify you; we may also ask to see identifying documents.



The Konica Minolta equipment leased in this Agreement is covered under Konica Minolta's Customer ONE Guarantee. A copy of the Guarantee can be obtained at your local branch or by visiting <https://kmb.s.konicaminolta.us/CustomerOne>



Terms And Conditions

(THIS AGREEMENT CONTAINS THE TERMS AND CONDITIONS SET FORTH BELOW, ALL OF WHICH ARE MADE A PART OF THIS AGREEMENT AND INCORPORATED INTO EACH SCHEDULE.)

1. LEASE AGREEMENT: You agree to lease from us the personal property identified herein, and additional personal property as identified in Schedules to this Advantage Lease Agreement, incorporating these TERMS AND CONDITIONS by reference - from time to time - signed by you and us (such property and any upgrades, substitutions, replacements, repairs and additions referred to as "Equipment") for business purposes only. In the event that the Equipment you selected is unavailable or cannot be supplied by the Supplier, you agree that we can substitute or upgrade your selection to equipment of equal or greater quality, function, and value, as determined by Supplier in its sole discretion, at no additional cost to you, and you agree to accept such substitution or upgrade upon delivery. Each Schedule is a separate assignable lease. To the extent the Equipment includes intangible property or associated services such as periodic software licenses and prepaid database subscription rights, such property shall be referred to as the "Software". You agree to all of the terms and conditions contained in this Agreement and any Schedule, which together are a complete statement of our agreement regarding the listed equipment ("Agreement") and supersede all other writings, communications, understandings, agreements, purchase orders, solicitation documents and related documents. This Agreement may be modified only by written Agreement and not by course of performance. This Agreement becomes valid upon execution by or for us. The Equipment is deemed accepted by you hereunder and under the applicable Schedule unless you notify us within three (3) days of delivery that you do not accept the Equipment and specify the defect or malfunction. In that event, at our sole option, we or our designee will replace the defective item of Equipment or this Agreement will be canceled and we or our designee will repossess the Equipment. You agree that, upon our request, you will sign and deliver to us, a delivery and acceptance certificate confirming your acceptance of the Equipment leased to you. The "Billing Date" of this Agreement will be the twentieth (20th) day or an alternative agreed upon date following installation. You agree to pay a prorated amount of 1/30th of the monthly payment times the number of days between the installation date and the Billing Date. This Agreement will continue from the Billing Date for the Term shown and will be extended automatically for successive one (1) month terms unless you (a) send us written notice, between ninety (90) days and one hundred fifty (150) days before the end of the initial term or at least 30 days before the end of any renewal term that you want to purchase or return the Equipment, and you timely purchase or return the Equipment. Leases with \$1.00 purchase options will not be renewed. The periodic renewal payment has been set by mutual agreement and is not based on the cost of any component of this lease. **THE BASE RENTAL PAYMENT SHALL BE ADJUSTED PROPORTIONATELY UPWARD OR DOWNWARD, IF THE ACTUAL COST OF THE EQUIPMENT EXCEEDS OR IS LESS THAN THE ESTIMATE PROVIDED TO YOU.** If any provision of this Agreement is declared unenforceable in any jurisdiction, the other provisions herein shall remain in full force and effect in that jurisdiction and all others. You authorize us to insert or correct missing information on this lease including your proper legal name, serial numbers, other numbers describing the Equipment and other omitted factual matters. You agree to provide updated annual and/or quarterly financial statements to us upon request. You authorize us or our agent to obtain credit reports and make credit inquiries regarding you and your financial condition and to provide your information, including payment history, to our assignee or third parties having an economic interest in this Agreement, any Schedule or the Equipment.

2. RENT: Rent will be payable in installments, each in the amount of the Monthly Payment (or other periodic payment) shown plus any applicable sales, use and property tax. If we pay any tax on your behalf, you agree to reimburse us promptly along with a processing fee. Subsequent installments will be payable on the first day of each rental payment period shown beginning after the first rental payment period or as otherwise agreed. We will have the right to apply all sums received from you to any amounts due and owed to us under the terms of this Agreement. **Your obligation to make all Monthly Payments (or other periodic payment) hereunder is absolute and unconditional and you cannot withhold or offset against any Monthly Payments (or other periodic payment) for any reason.** You agree that you will remit payments to us in the form of company checks (or personal checks in the case of sole proprietorships), direct debit or wires only. You also agree cash and cash equivalents are not acceptable forms of payment for this Agreement and that you will not remit such forms of payment to us. **WE BOTH INTEND TO COMPLY WITH ALL APPLICABLE LAWS. IF IT IS DETERMINED THAT YOUR PAYMENTS UNDER THIS AGREEMENT OR UNDER A SCHEDULE RESULT IN AN INTEREST PAYMENT HIGHER THAN ALLOWED BY APPLICABLE LAW, THEN ANY EXCESS INTEREST COLLECTED WILL BE APPLIED TO AMOUNTS THAT ARE LAWFULLY DUE AND OWING UNDER THIS AGREEMENT OR WILL BE REFUNDED TO YOU. IN NO EVENT WILL YOU BE REQUIRED TO PAY ANY AMOUNTS IN EXCESS OF THE LEGAL AMOUNT.**

3. OWNERSHIP OF EQUIPMENT: We are the owner of the Equipment and have sole title (unless you have a \$1.00 purchase option) to the Equipment (excluding software). You agree to keep the Equipment free and clear of all liens and claims. You are solely responsible for removing any data that may reside in the Equipment you return, including but not limited to hard drives, disk drives or any other form of memory.

4. WARRANTY DISCLAIMER: WE MAKE NO WARRANTY EXPRESS OR IMPLIED, INCLUDING THAT THE EQUIPMENT IS FIT FOR A PARTICULAR PURPOSE OR THAT THE EQUIPMENT IS MERCHANTABLE. YOU AGREE THAT YOU HAVE SELECTED EACH ITEM OF EQUIPMENT BASED UPON YOUR OWN JUDGMENT AND DISCLAIM ANY RELIANCE UPON ANY STATEMENTS OR REPRESENTATIONS MADE BY US. WE ARE LEASING THE EQUIPMENT TO YOU "AS-IS". You acknowledge that neither we nor our representatives are the Lessor's agents and none of us are authorized to modify the terms of this Agreement or any Schedule without the Lessor's consent. No representation or warranty of ours with respect to the Equipment will bind Lessor, nor will any breach thereof relieve you of any of your obligations hereunder. You are aware of the name of the manufacturer or supplier of each item of Equipment and you will contact the manufacturer or supplier for a description of your warranty rights. You hereby acknowledge and confirm that you have not received any tax, financial, accounting or legal advice from us, the Lessor, the manufacturer or supplier of the Equipment. **THIS AGREEMENT AND EACH SCHEDULE CONSTITUTES A "FINANCE LEASE" AS DEFINED IN ARTICLE 2A OF THE UNIFORM COMMERCIAL CODE.** You agree that the Customer One Guarantee is a separate and independent obligation of ours, that no Lessor or assignee of the Lessor shall have any obligation to you with respect to the Guarantee and that your obligations under this Agreement are not subject to setoff, withholding, reduction, counterclaim or defense for any reason whatsoever including, without limitation, any claim you may have against us with respect to the Customer One Guarantee



5. LOCATION OF EQUIPMENT: You will keep and use the Equipment only at your address shown above and you agree not to move it unless we agree to it. At the end of the Agreement's term, if you do not purchase the Equipment, you will return the Equipment to a location we specify at your expense, in retail resalable condition (normal wear and tear acceptable), full working order, and in complete repair.

6. LOSS OR DAMAGE: You are responsible for the risk of loss or for any destruction of or damage to the Equipment. No such loss or damage relieves you from the payment obligations under this Agreement. You agree to promptly notify us in writing of any loss or damage and you will then pay to us the present value of the total of all unpaid Monthly Payments (or other periodic payments shown) for the full Agreement term plus the estimated fair market value of the Equipment at the end of the originally scheduled term, all discounted at four percent (4%) per year. Any proceeds of insurance will be paid to us and credited, at our option, against any loss or damage. You authorize us to sign on your behalf and appoint us as your attorney in fact to execute in your name any insurance drafts or checks issued due to loss or damage to the Equipment

7. COLLATERAL PROTECTION AND INSURANCE: You are responsible for installing and keeping the Equipment in good working order. Except for ordinary wear and tear, you are responsible for protecting the Equipment from damage and loss of any kind. If the Equipment is damaged or lost, you agree to continue to pay the amounts due and to become due hereunder without setoff or defense. During the term of this Agreement, you agree that you will (1) insure the equipment against all loss or damage naming us as loss payee; (2) obtain liability and third party property damage insurance naming us as an additional insured; and (3) deliver satisfactory evidence of such coverage with carriers, policy forms and amounts acceptable to us. All policies must provide that we be given thirty (30) days written notice of any material change or cancellation. If you do not provide evidence of acceptable insurance, we have the right, but not the obligation, (a) to obtain insurance covering our interest (and only our interest) in the Equipment for the lease term, and renewals and (i) any insurance we obtain will not insure you against third party or liability claims and may be cancelled by us at any time, (ii) you will be required to pay us an additional amount each month for the insurance premium and an administrative fee, (iii) the cost may be more than the cost of obtaining your own insurance, (iv) you agree that we, or one of our affiliates, may make a profit in connection with the insurance we obtain, (v) you agree to cooperate with us, our insurer and our agent in the placement of coverage and with claims; or (b) we may waive the insurance requirement and charge you a monthly property damage surcharge in the amount of .0035 of the original equipment cost to cover our credit risk, administrative costs and other costs, as would be further described on a letter from us to you and on which we may make a profit. If you later provide evidence that you have obtained acceptable insurance, we will cancel the insurance we obtained or cease charging the surcharge.

8. INDEMNITY: We are not responsible for any loss or injuries caused by the installation or use of the Equipment. You agree to hold us and any Lessor harmless and reimburse us and them for loss and to defend us and them against any claim for losses or injury or death caused by the Equipment. We reserve the right to control the defense and to select or approve defense counsel. This indemnity survives the expiration or termination of this Agreement.

9. TAXES AND FEES: You agree to pay when invoiced all taxes (including personal property tax, fines and penalties) and fees relating to this Agreement or the Equipment. You agree to (a) reimburse us for all personal property taxes which we are required to pay as owner of the Equipment or to remit to us each month our estimate of the monthly equivalent of the annual property taxes to be assessed. If you do not have a \$1.00 purchase option, we will file all personal property, use or other tax returns and you agree to pay us a processing fee for making such filings. You agree to pay us up to \$125.00 on the date the first payment is due as an origination fee. We reserve the right to charge a fee upon termination of this Agreement either by trade-up, buy-out or default. Any fee charged under this Agreement may include a profit and is subject to applicable taxes.

10. ASSIGNMENT: YOU HAVE NO RIGHT TO SELL, TRANSFER, ASSIGN, OR SUBLEASE THE EQUIPMENT OR THIS AGREEMENT. We may sell, assign, or transfer this Agreement and/or the Equipment without notice. You agree that if we sell, assign, or transfer this Agreement and/or the Equipment to a Lessor, such Lessor will have the same rights and benefits that we have now and will not have to perform any of our obligations. You agree that the rights of such Lessor will not be subject to any claims, defenses, or set offs that you may have against us whether or not you are notified of such assignment. The cost of any Equipment, Software, services and other elements of this Agreement has been negotiated between you and us. None of Lessor or Lessor's assignees will independently verify any such costs. Lessor and Lessor's assignees will be providing funding based on the payment you have negotiated with us. You are responsible for determining your accounting treatment of the appropriate tax, legal, financial and accounting components of this Agreement.

11. DEFAULT AND REMEDIES: If (a) you do not pay any lease payment or other sum due to us or other party when due or (b) if you break any of your promises in the Agreement, any Schedule or any other agreement with us or (c) if you, or any guarantor of your obligations become insolvent or commence bankruptcy or receivership proceedings or have such proceedings commenced against you, you will be in default. If any part of a payment is more than three (3) days late, you agree to pay a late charge of ten percent (10%) of the payment which is late or if less, the maximum charge allowed by law. If you are ever in default, we may do any one or all of the following: (a) withhold service, parts and supplies and / or void the Customer One Guarantee; (b) terminate or cancel this Agreement and/or any and all Schedules and require that you pay, **AS LIQUIDATED DAMAGES FOR LOSS OF BARGAIN AND NOT AS A PENALTY**, the sum of: (i) all past due and current Monthly Payments (or other periodic payments) and charges due under this Agreement and any Schedule; (ii) the present value of all remaining Monthly Payments (or other periodic payments) and charges for the remainder of the term of this Agreement and any Schedules, discounted at the rate of four percent (4%) per annum (or the lowest rate permitted by law, whichever is higher); and (iii) the present value (at the same discount rate as specified in clause (ii) above) of the amount of any purchase option with respect to the Equipment or, if none is specified, our anticipated value of the Equipment at the end of the initial term of this Agreement and any Schedules (or any renewal thereof); and (c) require you to return the Equipment to us to a location designated by us (and with respect to any Software, (i) immediately terminate your right to use the Software including the disabling (on-site or by remote communication) of any Software; (ii) demand the immediate return and obtain possession of the Software and re-license the Software at a public or private sale; and/or (iii) cause the Software supplier to terminate the Software license, support and other services under the Software license). We may recover interest on any unpaid balance at the rate of four percent (4%) per annum but in no event more than the lawful maximum rate. We may also use any of the remedies available to us under Article 2A of the Uniform Commercial Code as enacted in the state where we or the Lessor have our principal place of business. You agree to pay our reasonable costs of collection and enforcement, including but not limited to attorney's fees and actual court costs relating to any claim arising under this Agreement including, but not limited to, any legal action or referral for collection. If we have to take possession of the Equipment, you agree to pay the cost of repossession. The net proceeds of the sale of any repossessed Equipment will be credited against what you owe us. **YOU AGREE THAT NEITHER WE NOR SUPPLIER WILL BE RESPONSIBLE FOR ANY CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES FOR ANY REASON WHATSOEVER.** In no event shall Supplier's aggregate liability under this Agreement exceed the amount you paid for the products or services in question during the twelve-month period immediately preceding the event giving rise to the liability. You agree that any delay or failure to enforce our rights under this Agreement does not prevent us from enforcing any rights at a later time. All of our rights are cumulative. It is further agreed that your rights and remedies are governed exclusively by this Agreement and you waive lessee's rights under Article 2A (508-522) of the UCC.



12. UCC FILINGS: You grant us a security interest in the Equipment if this Agreement or any Schedule is deemed a secured transaction and you authorize us to record a UCC-1 financing statement or similar instrument in order to show our interest in the Equipment.

13. CONSENT TO LAW, JURISDICTION AND VENUE: This Agreement shall be deemed fully executed and performed in the state of our or the Lessor's principal place of business and shall be governed by and construed in accordance with its laws. If we or the Lessor bring any judicial proceeding in relation to any matter arising under this Agreement, you irrevocably agree that any such matter may be adjudged or determined in any court or courts in the state of our or the Lessor's principal place of business, or in any court or courts in your state of residence, or in any other court having jurisdiction over you or your assets, all at the sole election of us or the Lessor. You hereby irrevocably submit generally and unconditionally to the jurisdiction of any such court so elected by us or the Lessor in relation to such matters. If the Customer shall bring any judicial proceeding in relation to any matter arising under the Agreement, the Customer irrevocably agrees to bring any such proceeding in, and that any such matter shall be adjudged or determined exclusively by, the courts in the state of the Supplier's, Lessor's or Assignee's principal place of business. In the event of litigation or other proceedings by Supplier, Lessor or Assignee to enforce or defend any term or provision of this Agreement, Customer agrees to pay all costs and expenses sustained by Supplier, Lessor or Assignee, including but not limited to, reasonable attorney's fees. BOTH PARTIES WAIVE TRIAL BY JURY IN ANY ACTION BETWEEN US.

14. LESSEE GUARANTEE: You agree, upon our request, to submit the original of this Agreement and any Schedules to us or the Lessor via overnight courier the same day you submit the facsimile or other electronic transmission of the signed Agreement and such Schedules. Both parties agree that this Agreement and any Schedules signed by you, whether manually or electronically, and submitted to us by facsimile or other electronic transmission shall, upon execution by us (manually or electronically, as applicable), be binding upon the parties. This lease may be executed in counterparts and any facsimile, photographic and/or other electronic transmission of this lease which has been manually or electronically signed by you when manually or electronically countersigned by us or attached to our original signature counterpart and/or in our possession shall constitute the sole original chattel paper as defined in the UCC for all purposes (including any enforcement action under paragraph 11) and will be admissible as legal evidence thereof. Both parties waive the right to challenge in court the authenticity of a faxed, photographic, or other electronically transmitted or electronically signed copy of this Agreement and any Schedules.

15. COMPUTER SOFTWARE: Notwithstanding any other terms and conditions of this Agreement, you agree that as to Software only: a) We have not had, do not have, nor will have any title to such Software, b) You have executed or will execute a separate software license Agreement and we are not a party to and have no responsibilities whatsoever in regards to such license Agreement, c) You have selected such Software and in accordance with paragraph 4 of this Agreement, WE MAKE NO WARRANTIES OF MERCHANTABILITY, DATA ACCURACY, SYSTEM INTEGRATION OR FITNESS FOR USE AND TAKE ABSOLUTELY NO RESPONSIBILITY FOR THE FUNCTION OR DEFECTIVE NATURE OF SUCH SOFTWARE, SYSTEMS INTEGRATION, OR OTHERWISE IN REGARDS TO SUCH SOFTWARE. YOUR LEASE PAYMENTS AND OTHER OBLIGATIONS UNDER THIS LEASE AGREEMENT SHALL IN NO WAY BE DIMINISHED OR DELAYED ON ACCOUNT OF OR IN ANY WAY RELATED TO THE ABOVE SAID SOFTWARE LICENSE AGREEMENT OF FAILURE IN ANY WAY OF THE SOFTWARE.

16. MAINTENANCE AND SUPPLIES: Equipment services provided under this Agreement include labor and parts required to maintain covered Equipment in a normal operating condition. We will provide toner for covered Equipment on an as needed basis. Consumable supplies do not include staples unless selected. The consumable supplies provided are our property until they are consumed and are intended to be used exclusively in the covered Equipment. You bear the risk of loss for unused supplies in the event of theft, employee misconduct, fire or other mishap. We reserve the right to replace a device, at no additional cost to you, with a comparable unit when repair of the original device is not practical or economically feasible. Pricing under this Agreement is based on published and commercially reasonable expectations of supply and consumables consumption. At our discretion, we may perform an audit of supply/consumables consumption and equipment usage data to determine consumption levels. In the event the actual consumption levels exceed the levels used to determine contract pricing by more than 20%, we have the right to invoice for the excess consumption. Paper must be separately purchased by you. A page is defined as one meter click and varies by page size as follows: 8.5"x11" = 1 click, 11"x17" = 2 clicks, 18"x27" = 3 clicks, 27"x36" = 4 clicks and 36"x47" = 5 clicks. You agree to provide us access to the equipment and we will provide labor or routine, remedial and preventive maintenance service as well as remedial parts during normal business hours (defined as 8:30 am to 5:00 pm, Monday through Friday, exclusive of holidays observed by us). All part replacements shall be on an exchange basis with new or refurbished items. We are not obligated to provide services or repairs in the event of Equipment abuse/misuse or casualty. Out of scope services, including after hours, moves, modifications and abuse/misuse will be charged at our current rates. If necessary, the service and supply portion of this Agreement may be assigned. We may charge you a Supply Freight Fee to cover our costs of shipping supplies to you. You acknowledge that (a) we (and not the Lessor or its assignees) are the sole party responsible for any service, repair or maintenance of the Equipment, and (b) we (not the Lessor or its assignees) are the party to any service maintenance agreement.

17. FLEET DEVICE MONITORING: We may ask your permission to install and maintain server-based software to monitor the printing devices on your network ("Fleet Device Monitoring"). Where the use of Fleet Device Monitoring software as part of a managed print program has been agreed to, it will be used to detect new devices and add such devices to this Agreement at pre-established price levels. The added device(s) will be covered under the terms of this Agreement. You will be notified via email and may reject the addition of the device(s) by contacting us. If you agree to allow us to install and maintain Fleet Device Monitoring software on your network, and the software cannot reliably operate in your environment for any reason, we reserve the right to suspend or terminate services under this Agreement.

18. OVERAGES AND COST ADJUSTMENTS: You agree to comply with any billing procedures designated by us, including notifying us of the meter reading on the Billing Date. If meter readings are not received, we reserve the right to estimate your usage and bill you for that amount. At the end of the first year of this Agreement and once each successive twelve month period, we may increase your payment, and the per page charge over the pages included (Overage) (if applicable) by a maximum of fifteen percent (15%) of the existing charge, or if less, the maximum amount permitted by applicable law. We may bill you a per page charge for all pages produced between the date of your final invoice and the date when you satisfy your obligations under this Agreement and either purchase or return the equipment to us. Notwithstanding anything herein to the contrary, for pools designated as "One Rate" pools, escalations within the original Agreement term and Supply Freight Fees do not apply nor are meter readings required. All Agreements are subject to escalation in any renewal period.

End of Lease Options

You will have the following options at the end of the original term, provided the Agreement or applicable Schedule has not terminated early and no event of default under the Agreement and/or any Schedule has occurred and is continuing. 1. Purchase all of the Equipment as indicated in the "Term and Payment Information" section of the Agreement or any applicable Schedule ("fair market value" purchase amounts will be determined by us). 2. Renew the Agreement and/or applicable Schedule per paragraph 1 (on Agreement). 3. Return Equipment as provided in Paragraph 5 (on Agreement).



Lease Acceptance

THIS IS A NONCANCELABLE / IRREVOCABLE AGREEMENT: THIS AGREEMENT CANNOT BE CANCELED OR TERMINATED.

Konica Minolta Business Solutions U.S.A., Inc.,
d/b/a Konica Minolta Premier Finance

Customer
WATERSET CENTRAL COMMUNITY DEVELOPMENT D

Signature: 

Signature: 

Name: _____

Name: THOMAS MCNUTT

Title: _____

Title: _____

Date Signed: _____

Date Signed: _____

In Process



Tab 15

5622 Wayfarer – Erosion Restoration







Tab 16

RESOLUTION 2026-05

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

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

WHEREAS, the Board of Supervisors of the District desires to redesignate the Officers of the District.

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

Section 1. Thomas McNutt is appointed Chairperson.

Section 2. Brandon Bentley is appointed Vice Chairperson.

Section 3. Keana Pitts is appointed Assistant Secretary.

Curtis Thortnton is appointed Assistant Secretary.

Kelly Setta is appointed Assistant Secretary.

Stephanie DeLuna is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Scott Brizendine is appointed Secretary.

Scott Brizendine is appointed Treasurer.

Shawn Wildermuth is appointed Assistant Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of June, 2026.

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Tab 17

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 18

Independent Contractor Agreement

WITNESSETH:

WHEREAS, Waterset Central Community Development District (the “District”) has entered into this agreement (the “Agreement”) with **Embody LLC** (the “Contractor”, and together with the District, the “Parties”), for the performance of certain services (the “Services”). The Parties agree to the terms as follows:

1. SERVICES. The Services to be provided by Contractor to its participants or customers (collectively, “Participants”), are as follows: **complimentary Pilates classes at the District’s Waterset Club Gathering Room on the Thursdays from 10:00 a.m. to 11:00 a.m.** Contractor agrees the Participants receiving Services pursuant to this Agreement shall only be Patrons (as defined in the District’s Amenity Policy¹) and shall not include Guests (as defined in the Amenity Policy).

2. USER FEE FOR CONTRACTOR TO USE AMENITY FACILITIES. To offset the District’s costs for operating and maintaining the District’s Amenity Facilities (as defined in the Amenity Policy) used by the Contractor, , including but not limited to the Service location identified herein, the Contractor shall pay to the District a user fee equal to ten percent (10%) of the gross fees collected by Contractor from the Services (the “User Fee”). The Contractor shall remit the User Fee to the District on a monthly basis and no later than the 10th day following the month in which the Amenity Facilities are used by the Contractor pursuant to this Agreement.

3. INDEPENDENT CONTRACTOR RESPONSIBILITIES. Contractor warrants and agrees to ensure that all individuals who are utilized by the Contractor in the scope of performance of the Services referenced herein are duly qualified, experienced, trained, and appropriate for such activities. Contractor warrants that they have conducted appropriate and reasonable inquiry into the background of any individuals who Contractor will utilize in performance of the Services referenced herein. Contractor will comply will all applicable laws and statutes with reference to its employment of contracted or volunteer workers, and assumes the responsibility of ensuring any such workers are fit for such activities.

Contractor is responsible for the conduct of any Participants, employees, and/or any individuals utilized by Contractor in performance of the Services, and is expected to ensure compliance with District rules regarding use of Amenity Facilities, including but not limited to the Amenity Policy and prohibitions against the use of profanity or disruptive behavior. The Services to be performed under this Agreement will be performed entirely at Contractor’s risk and Contractor assumes all responsibility for their activities in the performance of the Services referenced herein, including returning all Amenity Facilities to their original condition.

¹ Amenity Policy as used herein shall mean the District’s Policies for All Amenity Facilities adopted June 5, 2018, as may be amended and revised from time and as to time. The Amenity Policy can be found on the District’s website at: [https://campussuite-storage.s3.amazonaws.com/prod/1558882/c15d7e7a-ea99-11e9-aab0-0a31933f87ea/2720431/d449dac4-aa70-11ee-aeda-0a82d81f78d9/file/Waterset%20Central%20CDD-%20Policies%20for%20Amenity%20Facilities%20\(4\)%20\(1\).pdf](https://campussuite-storage.s3.amazonaws.com/prod/1558882/c15d7e7a-ea99-11e9-aab0-0a31933f87ea/2720431/d449dac4-aa70-11ee-aeda-0a82d81f78d9/file/Waterset%20Central%20CDD-%20Policies%20for%20Amenity%20Facilities%20(4)%20(1).pdf)

In addition, Contractor agrees to comply with all conditions set forth in **Exhibit “A”**, attached hereto and incorporated herein.

4. TERM OF AGREEMENT. This Agreement is valid from June 1, 2026, through June 30, 2026. This Agreement will automatically renew for additional thirty (30) day periods unless terminated by either Party as provided herein.

5. DAMAGE TO AMENITY FACILITIES. If any damage to Amenity Facilities occurs as a result of this Agreement, the use of the Amenity Facilities by the Contractor, or the use of the Amenity Facilities by Contractor’s Participants, the Contractor shall reimburse the District for the cost of repairing such damages within ten (10) days of such damage occurring.

6. TERMINATION. Either Party to this Agreement may terminate this Agreement without liability, fee or penalty, at any time and without cause, by providing written notice, including via electronic mail, to the other Party. Notwithstanding the prior sentence, upon any termination of this Agreement, the District shall be entitled to payment for any and all unpaid amounts payable by Contractor pursuant to this Agreement and incurred up until the effective termination of this Agreement, including but not limited to unpaid User Fees.

7. INDEPENDENT CONTRACTOR. Nothing contained in this Agreement or in the relationship of the Contractor and the District shall be deemed to constitute a partnership, joint venture, or any other relationship except for the Contractor relationship described in this Agreement. Contractor’s authority and right to be on Amenity Facilities is limited solely to performing the Services set forth herein in accordance with the terms of this Agreement.

8. INSURANCE REQUIREMENTS. Contractor shall maintain throughout the term of this Agreement the following insurance:

- (a)** Worker’s Compensation Insurance if required in accordance with the laws of the State of Florida.
- (b)** Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits not less than \$1,000,000 combined single limit bodily injury and property damage liability. No subcontractors may be utilized by Contractor without the consent of the District, and subject to the modification of this Agreement.

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

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

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

Further, Contractor shall be solely liable and responsible to its Participants, employees, and/or any individuals utilized by Contractor in performance of the Services for the resolution of any complaint or claim made against Contractor for failure to perform the Services in accordance with the terms of any service agreement between Contractor and any third-party.

Further, Contractor shall ensure that each participant reviews and executes a waiver, the form of which is attached to this Agreement as **Exhibit “B”** (the “Waiver”), and that the Waiver is provided to the Community Director’s office prior to any use of the Amenity Facilities pursuant to this Agreement.

10. WAIVER OF BREACH. The waiver by the District of any breach of a provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by the Parties.

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

To the District: Waterset Central Community Development District
c/o Rizzetta & Company, Inc.
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

To the Contractor: Embody LLC
6055 Jensen View Avenue
Apollo Beach, Florida 33572
Attn.: Danielle Wiley

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

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

14. GOVERNING LAW. This Agreement will be governed by the laws of the State of Florida without regard to conflict of laws principles.

15. NO ASSIGNMENT. The rights and obligations of the Contractor under this Agreement are not assignable in whole or in part without the prior written agreement of the District.

16. PUBLIC RECORDS. Contractor acknowledges that this Agreement and all the documents pertaining thereto are public records and subject to the provisions of Chapter 119, Florida Statutes.

[remainder of page left intentionally blank]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of _____, 2026, on behalf of:

CONTRACTOR:

Embody, LLC

By: _____

Printed Name: Danielle Wiley

Its: _____

DISTRICT

**Waterset Central Community
Development District**

By: _____

Printed Name: _____

Its: Chair / Vice Chair, Board of Supervisors

EXHIBIT "A"

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT CONDITIONS FOR INDEPENDENT CONTRACTOR

1. The Independent Contractor Agreement is for a stipulated amount of time, and is not automatically renewable. Initial _____
2. The Independent Contractor agrees that his/her personal appearance and conduct should be above reproach at all times. Initial _____
3. Class or classes are to be held as scheduled. ANY SCHEDULE CHANGES MUST BE COMMUNICATED AND/OR APPROVED BY THE COMMUNITY DIRECTOR'S OFFICE in advance. If illness prevents you from teaching your class, please notify the Community Director's Office so that a sign may be posted accordingly, if deemed appropriate by the Community Director. The Independent Contractor is responsible for notifying their students individually. Initial _____
4. Special equipment, tables, chairs, mats, etc. are to be set-up, taken down, and returned to their original places by the Independent Contractor. The site of the class and any waiting area is to be left in a clean, orderly condition. The Independent Contractor is responsible for any damage or change in the condition of the facility caused by their clientele. Initial _____
5. No equipment that could potentially cause damage to the grounds, grass, or any landscaping may be used when conducting outdoor classes. Initial _____
6. The Independent Contractor who has children in their classes should ensure that children are never left unattended for any reason. The Independent Contractor is to ensure that every child has left the facility prior to leaving. Initial _____
7. The Independent Contractor is responsible for the conduct of their class participants and are expected to ensure compliance with District rules regarding use of Amenity Facilities including prohibitions against the use of profanity or disruptive behavior. Initial _____
8. The Independent Contractor has sole responsibility to pay all federal, state and local taxes, including wage withholding, payroll, unemployment insurance, social security, sales and income taxes associated with any compensation the Independent Contractor receives as a result of the Independent Contractor Agreement. Initial _____
9. Advertising, special offers and all promotional materials for all classes must be coordinated and approved through the Community Director's Office. Initial _____
10. All paperwork, fee collections, registrations, and refunds are to be coordinated by the Independent Contractor. Initial _____
11. The conditions above are part of the Independent Contractor Agreement. Initial _____

EXHIBIT B

PLEASE READ CAREFULLY

PARTICIPANT AGREEMENT

(For Adult Participants)

RELEASE OF LIABILITY, VOLUNTARY ASSUMPTION OF RISK AND INDEMNITY AGREEMENT

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

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

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

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

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

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

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

INITIALS _____

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

INITIALS _____

3. To **INDEMNIFY, DEFEND, and HOLD HARMLESS** the Released Parties, from any and all claims, liabilities, loss, demands, damages, costs, expenses (**including attorneys' fees**), lawsuits, causes of action and judgments for personal injuries, including death, and damage to or loss of real or personal property, whether foreseen or unforeseen, present or future, known or unknown, resulting from, arising out of or in any way connected with my attendance at, preparation for or participation in the Activity, **whether caused in whole or in part by the NEGLIGENCE of the Released Parties, whether passive or active** (excluding gross negligence or intentional torts).

INITIALS _____

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

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

Signature: _____ **Date:** _____

Printed Name: _____

Address: _____

Witness: _____ **Date:** _____

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, the District may be required to disclose the information you submit to us. Under certain circumstances, the District may only be required to disclose part of the information submitted to the District. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

PARTICIPANT AGREEMENT

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

RELEASE OF LIABILITY, VOLUNTARY ASSUMPTION OF RISK AND INDEMNITY AGREEMENT

For any participant under the age of 18 (the "Minor Participant" or the "Minor"), the parent and/or legal guardian of the Minor Participant (the "Guardian"), as material consideration for the Minor being allowed to participate in _____ [Describe Activity] ("the Activity"), expressly and freely agrees as follows:

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

INITIALS _____

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

INITIALS _____

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

NOTICE TO THE MINOR CHILD'S NATURAL GUARDIAN

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

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

Signature of Guardian: _____

Date: _____

Printed Name of Guardian: _____

Printed Name of Minor Participant: _____

Address of Guardian: _____

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, the District may be required to disclose the information you submit to us. Under certain circumstances, the District may only be required to disclose part of the information submitted to the District. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

Tab 19

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The regular meeting of the Board of Supervisors of the Waterset Central Community Development District was held on **Wednesday, May 13, 2026, at 5:30 p.m. at The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572.**

Present and constituting a quorum:

Thomas McNutt	Board Supervisor, Chairman
Brandon Bentley	Board Supervisor, Vice Chairman
Curtis Thornton	Board Supervisor, Assistant Secretary
Kelly Setta	Board Supervisor, Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Co.
Matthew Huber	Regional District Manager, Rizzetta & Co.
Sarah Sandy	District Counsel, Hopping Green and Sams
Rafeal Rosario	Representative, RedTree
Jerry Whited	Representative, BDI Engineering (Via Phone)
Bert Smith	Representative, Sitex Aquatics

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No Comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Mr. Smith presented his report, noting that water levels are lower.

i. Consideration of Fuel Surcharge

On a motion by Mr. Thornton, seconded by Ms. Setta with all in favor, the Board approved the fuel surcharge for the Waterset Central Community Development District.

ii. Landscape & Irrigation

1. Presentation of Community Asset management Report

Mr. Tolberg attended by phone and reviewed the report. Discussion included freeze-related landscaping impacts and general maintenance conditions within the community.

iii. Presentation of Contractor Response (March)

The Board discussed in detail.

iv. Irrigation Inspection

The Board received an update regarding the irrigation system. Discussion included operational adjustments and modifications made throughout the property to improve overall performance.

v. Irrigation Audit Proposal

The Board discussed the proposal and requested additional information regarding the scope of work and recommendations for addressing landscaping impacted by irrigation deficiencies.

On a motion by Mr. McNutt, seconded by Ms. Setta with all in favor, the Board approved an amount not to exceed \$3,000 for irrigation -related repairs and adjustments, for the Waterset Central Community Development District.

vi. Redtree Recap

The Board discussed in detail.

C. District Counsel

i. Consideration of Tennis Instructor License Agreement

Ms. Sandy reviewed the proposed license agreement and provided an overview of the related terms and operational considerations. The Board discussed use restrictions, amenity access provisions, and enforcement considerations associated with the agreement.

On a motion by Mr. Thornton, seconded by Mr. Bentley, with all in favor, the Board approved the agreement, for the Waterset Central Community Development District.

D. District Engineer

Mr. Whited provided updates regarding drainage concerns and standing water issues in certain areas of the community. Discussion also included routine maintenance items and repair recommendations throughout the property.

E. Clubhouse Manager

i. Presentation of Management Report

Ms. Parodi presented the report and provided updates regarding tennis court operations and amenity usage. Discussion included lease activity, court utilization, and coordination of shared use arrangements for future programming opportunities.

On a motion by Mr. Bentley, seconded by Mr. McNutt, with all in favor, the Board approved shared use agreement, for the Waterset Central Community Development District.

F. District Manager

i. Presentation of District Manager Report

Ms. DeLuna presented the District Manager's Report, which included information on the upcoming budget workshop and scheduling. A brief discussion ensued.

On a motion by Mr. McNutt, seconded by Mr. Bentley, with all in favor, the Board approved scheduling the budget workshop for Friday, May 29, 2026 at 10 a.m., for the Waterset Central Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration for Vacant Seat Candidates

No Comments.

B. Consideration of Waterset Central Voter Count

The Board discussed in detail.

On a motion by Mr. Thornton, seconded by Mr. McNutt, with all in favor, the Board accepted the voter count for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Operations and Maintenance Expenditures for March 2026

Discussion was held regarding operations and maintenance expenditures for March 2026.

SEVENTH ORDER OF BUSINESS

**Supervisor Requests / Audience
Comments**

Ms. Setta requested that staff obtain proposals for additional landscaping and fencing improvements within the school area. Discussion also included replacement of temporary shrubbery and evaluation of landscaping conditions in high-traffic areas.

Mr. McNutt requested that staff coordinate with local authorities regarding vehicle-related monitoring and enforcement concerns within the community.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. McNutt, seconded by Mr. Bentley, the Board agreed to the adjournment of the meeting at 9:16 p.m., for the Waterset Central Community Development District.

DRAFT

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 20

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 April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$71,223.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
10-S Tennis Supply & Dinkshot Pickleball	101265	174543	External Wind Reel Assembly 04/26	\$ 223.87
Accurate Electronics, Inc.	101266	139483	Quarterly Maintenance - Monthly Billing 2/26	\$ 196.00
Accurate Electronics, Inc.	101266	140519	Gate Access Check 03/26	\$ 171.00
Accurate Electronics, Inc.	101273	140565	Service Call 03/26	\$ 171.00
Accurate Electronics, Inc.	101273	140929	Quarterly Maintenance - Monthly Billing 04/26	\$ 196.00
Allied Universal Security Services	101257	18269636	Security Professional Service - 03/13/26- 03/19/26	\$ 1,015.20
Allied Universal Security Services	101267	18299067	Security Professional Service - 03/20/26- 03/26/26	\$ 1,252.27
Allied Universal Security Services	101274	18338203	Security Professional Service - 03/27/26- 04/02/26	\$ 1,015.20
Allied Universal Security Services	101274	18354409	Security Professional Service - 04/03/26- 04/09/26	\$ 1,161.14
Allied Universal Security Services	101285	18381630	Security Professional Service - 04/10/26- 04/16/26	\$ 1,072.31
Alvarez Plumbing Company	101258	81419	Service Call 03/26	\$ 509.00
Brletic Dvorak, Inc.	101275	2389	Engineering Services 03/26	\$ 2,520.00
Castle Management, LLC	101276	INS-0326-322	Insurance Reimbursement 03/26	\$ 510.49

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City Wide Facility Solutions	101254	32019038171	Janitorial Services 02/26	\$ 2,120.09
City Wide Facility Solutions	101259	32019039554	Janitorial Services 04/26	\$ 2,120.09
City Wide Facility Solutions	101254	52019011559	Janitorial Supplies 03/26	\$ 993.81
Contract Furnishings International Inc.	101260	367024	Umbrellas & Bases 03/26	\$ 4,112.14
Cooper Pools Inc.	101261	2026-1059	Monthly Pool Maintenance 01/26	\$ 5,320.00
Cooper Pools Inc.	101269	2026-1340	Monthly Commercial Maintenance 04/26	\$ 5,320.00
Cooper Pools Inc.	101286	560	Pool Repairs 03/26	\$ 360.00
Cooper Pools Inc.	101261	601	Pool Repairs 03/26	\$ 1,151.38
Cooper Pools Inc.	101269	635	Final 50%- Pool Installation/Repairs 04/26	\$ 2,625.29
Cooper Pools Inc.	101277	662	Pool Repairs 04/26	\$ 1,525.30
Cooper Pools Inc.	101277	663	Pool Repairs 04/26	\$ 920.16
Curtis Albert Thornton	101282	CT040826	Board of Supervisors Meeting 04/08/26	\$ 200.00
DCSI, Inc.	101262	34961	Alarm Monitoring System 03/26	\$ 199.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
DCSI, Inc.	101278	35027	Cloud Cover Music Server Subscription 04/26	\$ 49.98
Erin McCormick Law, P.A.	101279	10887	General Legal Services 03/26	\$ 7,693.44
FitRev, Inc.	101280	38348	Fitness Equipment 04/26	\$ 1,959.25
Florida Department of Revenue	20260409-1	3980178233549-022826	Sales & Use Tax 01/26	\$ 237.23
Frontier Communications of FL	20260413-1	81364902630417235-031726	Internet 03/26	\$ 129.99
Frontier Communications of FL	20260408-1	81374106030611185-031426	Internet 03/26	\$ 557.76
Hillsborough County BOCC	20260416-1	7687161865-032726	Reclaimed Water Charge 03/26	\$ 433.20
Kelly Setta	101283	KS040826	Board of Supervisors Meeting 04/08/26	\$ 200.00
Nvirotect Pest Control Service, Inc.	101263	389805	Pest Control 03/26	\$ 217.00
Nvirotect Pest Control Service, Inc.	101263	390146	Pest Control 03/26	\$ 135.00
Nvirotect Pest Control Service, Inc.	101263	390752	Pest Control 03/26	\$ 289.00
Owens Electric, Inc.	101281	40432308	Service Call 04/26	\$ 264.00
PC Consultants	101255	108918	Computer Support 02/26	\$ 207.50

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Republic Services	20260407-1	0696-001339872	Waste & Recycle Container Service 03/26	\$ 1,069.53
Rizzetta & Company, Inc.	101256	INV0000108024	Accounting Services 04/26	\$ 6,304.49
School Now	101270	INV-SN-1374	ADA Website Quarterly 04/26	\$ 384.38
Sitex Aquatics, LLC	101271	10943-b	Monthly Lake Maintenance 04/26	\$ 3,708.00
TECO	20260428-3	221008697536-040626	Electric Charges 03/26	\$ 350.99
TECO	20260428-2	221008884712-040626	5701 Madrigal Way (Amenity) 03/26	\$ 920.31
TECO	20260428-1	221008930457-040626	Natural Gas Utility 03/26	\$ 3,088.07
TECO	20260423-1	321000017137-040726	TECO Summary 321000017137 02/26	\$ 5,694.11
Terrapin Lawn Care, LLC	101272	7032	Palm Root Injections 03/26	\$ 150.00
Thomas Paul McNutt	101284	TM040826	Board of Supervisors Meeting 04/08/26	<u>\$ 200.00</u>
Total				<u>\$ 71,223.97</u>



10-S Tennis Supply & Dinkshot Pickleball
1400 NW 13th Avenue
Pompano Beach, FL 33069
Toll-Free: (800) 247-3907
Local: (954) 969-5440
www.10-S.com / www.dinkshot.com

Invoice

#174543

Date: 4/2/2026

Bill To

Accounts Payable
Waterset Central CDD
3434 Cowell Ave
Suite 200
Tampa FL 33614
United States

Ship To

Tennis
Waterset Central CDD
7281 Paradiso Dr
Apollo Beach FL 33572
United States

Terms	Due Date	PO #	Sales Rep	Ship Via
Net 30	5/2/2026	Katiria	Janet Schriver	FedEx Ground®

Quantity	Item	Options	Customer Description	Rate	Amount
2	DA4013-Blk Standard External Wind Reel Assembly	Color: Black		\$99.99	\$199.98

Subtotal	\$199.98
Shipping Costs (FedEx Ground®)	\$23.89
Tax (0%)	\$0.00
Total	\$223.87
Amount Paid	\$0.00
Amount Due	\$223.87



174543

Invoice

Date	Invoice #
2/1/2026	139483

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

P.O. No.	Terms
JERRY WHITED	Net 30

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

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
3/11/2026	140519

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
VICTORIA GOMEZ	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED:3/10/26@1147AM BY VICTORIA GOMEZ @ 813-677-2114 (WO-26043) SPLASH PAD EXIT BUTTON IS NOT WORKING. PROBLEM FOUND: 03.11.26 AT 3:33PM 1] ARRIVAL ON-SITE AND FOUND THE SPLASH PARK PEDESTRIAN GATES. ALL OF THE PED GATES ARE FUNCTIONING PROPERLY AT TIME OF SERVICE. UNABLE TO DUPLICATE THE PROBLEM REPORTED AT THE TIME OF THE SERVICE CALL. ACTION TAKEN: 1] THE TECHNICIAN, AL TESTED ALL SPLASH PARK PEDESTRIAN GATES AND FOUND THEM WORKING PROPERLY. 2] EXIT BUTTONS AND CARD READERS RESPONDING AS DESIGNED. 3] AL UPDATED THE ON SITE CONTACT, VICTORIA GOMEZ AND HEIDI TORRES. 4] THE SERVICE CALL IS COMPLETED.		
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

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
3/24/2026	140565

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
SARAH WILLIAMS	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 3/16/2026 AT 11:13AM BY SARAH WILLIAMS @ 813-677-2114 (WO-26119) SARAH REPORTS: Sarah reported that the Central Men's bathroom is card reader is not working properly. The door is not locking and the badge is not needed to gain access. PROBLEM FOUND: 03.24.26 AT 11:07AM 1] DOOR PROBLEM IS NOT RELATED TO THE DSX ACCESS SYSTEM, BUT WITH INSTALLATION OF A NEW LOCKSET. ACTION TAKEN: 1] CHECKING MEN'S RESTROOM DOOR OPERATION AT WATERSET CENTRAL LOCATION. NEW DOOR LOCK INSTALLED BY THE SITE'S MAINTENANCE WAS LOOSE AND CAUSING THE DOOR NOT TO LOCK PROPERLY, OTHERWISE THE DOOR STRIKE IS WORKING PROPERLY. 2] THE DOOR TESTED WITH THE ON SITE CONTACT, HEIDI TORRES PRESENT. 3] HEIDI TO HAVE THE MAINTENANCE REDO THE DOOR LOCKSET. 4] THE SERVICE CALL IS COMPLETED.		
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

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
4/1/2026	140929

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 APRIL 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



Invoice Date
03/19/2026

Invoice Number
18269636

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 03/13/2026 - 03/19/2026

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
03/19/2026

Invoice Number
18269636

Invoice NO. **18269636** 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
03/13/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/14/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/15/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/16/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/19/26	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
03/13/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/14/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/15/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/18/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/19/26	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



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

Invoice Date
03/26/2026

Invoice Number
18299067

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) \$1,252.27

Terms:

Net 30 Days

Service Location: 280530 Customer: 280530 Billing Period 03/20/2026 - 03/26/2026

WaterSet

7281 Paradiso drive
Apollo Beach, FL 33572

Description	Quantity	UOM	Price	Amount
Security Professional-Regular - 00:00-01:30	9.00	HR	25.38	228.42
Security Professional-Regular - 17:30-00:00	32.50	HR	25.38	824.85
HELIAUS Mobile (IMEI=354216240041800) - March, 2026	1.00	Each	199.00	199.00
Total Hours	41.50			0.00
Subtotal				1,252.27
Sales Tax Subtotal				0.00
Total for - WaterSet				1,252.27

Subtotal	
	\$1,252.27
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$1,252.27



Invoice Date
03/26/2026

Invoice Number
18299067

Invoice NO. 18299067 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						9.00	\$25.38	\$228.42
03/20/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/21/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/22/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/23/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/24/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/25/26	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
03/20/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/21/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/22/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/23/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/24/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
HELIAUS Mobile (IMEI=354216240041800) - March, 2026						1.00	\$199.00	\$199.00
Total Hours						41.50		\$0.00

Revenue Total	\$1,252.27
Tax Total	\$0.00
Grand Total	\$1,252.27



Invoice Date
04/02/2026

Invoice Number
18338203

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 03/27/2026 - 04/02/2026

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
04/02/2026

Invoice Number
18338203

Invoice NO. **18338203** 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
03/28/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/29/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/30/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
03/31/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
04/01/26	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
03/27/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/28/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/29/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/30/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
03/31/26	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



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

Invoice Date
04/09/2026

Invoice Number
18354409

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) \$1,161.14

Terms:

Net 30 Days

Service Location: 280530 Customer: 280530 Billing Period: 04/03/2026 - 04/09/2026

WaterSet

7281 Paradiso drive
Apollo Beach, FL 33572

Description	Quantity	UOM	Price	Amount
Security Professional-Regular - 00:00-01:30	4.50	HR	25.38	114.21
Security Professional-Regular - 17:30-00:00	19.50	HR	25.38	494.91
Security Professional-Overtime - 00:00-01:30	1.50	HR	38.07	57.11
Security Professional-Overtime - 17:30-00:00	13.00	HR	38.07	494.91
Total Hours	38.50			0.00
Subtotal				1,161.14
Sales Tax Subtotal				0.00
Total for - WaterSet				1,161.14

Subtotal	
	\$1,161.14
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$1,161.14



Invoice Date
04/09/2026

Invoice Number
18354409

Invoice NO. **18354409** 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						4.50	\$25.38	\$114.21
04/04/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
04/05/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
04/06/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
Security Professional-Regular - 17:30-00:00						19.50	\$25.38	\$494.91
04/03/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
04/04/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
04/05/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
Security Professional-Overtime - 00:00-01:30						1.50	\$38.07	\$57.11
04/09/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
Security Professional-Overtime - 17:30-00:00						13.00	\$38.07	\$494.91
04/08/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
04/09/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
Total Hours						38.50		\$0.00

Revenue Total	\$1,161.14
Tax Total	\$0.00
Grand Total	\$1,161.14



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

Invoice Date
04/16/2026

Invoice Number
18381630

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) \$1,072.31

Terms:

Net 30 Days

Service Location: 280530 Customer: 280530 Billing Period 04/10/2026 - 04/16/2026

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
Security Professional-Overtime - 00:00-01:30	1.50	HR	38.07	57.11
Total Hours	41.50			0.00
Subtotal				1,072.31
Sales Tax Subtotal				0.00
Total for - WaterSet				1,072.31

Subtotal	
	\$1,072.31
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$1,072.31



Invoice Date
04/16/2026

Invoice Number
18381630

Invoice NO. **18381630** 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
04/11/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
04/12/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
04/13/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
04/14/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
04/15/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
Security Professional-Regular - 17:30-00:00						32.50	\$25.38	\$824.85
04/10/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
04/11/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
04/12/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
04/13/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
04/14/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
Security Professional-Overtime - 00:00-01:30						1.50	\$38.07	\$57.11
04/10/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
Total Hours						41.50		\$0.00

Revenue Total	\$1,072.31
Tax Total	\$0.00
Grand Total	\$1,072.31



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

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

BILL TO

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

Customer PO

Payment Term Net 30

Due Date 4/27/2026

JOB ADDRESS

Waterset Waterline Station
5701 Madrigal Way
Apollo Beach, FL 33572 USA

INVOICE #
81419

INVOICE DATE
3/28/2026

DESCRIPTION OF WORK

3/28/2026: Alvarez Plumbing & A/C responded to service request.

Technician observed: possibly a leak

Recommend: digging

Apc exposed a 10 foot section of 1" pvc irrigation but couldn't see any cracks. Apc recommended an irrigation company to test all there sprinkler head plus zones at the playground area.

RD033026

TOTAL DUE \$509.00
PAYMENT \$0.00

BALANCE DUE \$509.00

CUSTOMER AUTHORIZATION

By signing, I authorize Alvarez Plumbing & Air Conditioning to perform the services described and agree to the attached Terms & Conditions, which are incorporated into this invoice.

Sign here 

Date 3/28/2026

CUSTOMER ACKNOWLEDGEMENT

By signing, I acknowledge that all work has been completed in a satisfactory and workmanlike manner, accept the services and charges in full, and confirm that I have read and agree to the attached Terms & Conditions.

Sign here 

Date 3/28/2026



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

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION: By authorizing service and/or signing, Customer authorizes Alvarez Plumbing & Air Conditioning ("Contractor") to perform the plumbing, HVAC, and related services described. Materials are new unless stated otherwise. Work is performed in a professional and workmanlike manner in accordance with generally accepted industry standards and applicable Florida codes in effect at the time of service. Changes, additional diagnostics, labor, or materials beyond the original scope may result in additional charges and may be approved verbally or electronically. Customer acknowledges that HVAC and plumbing systems may contain concealed, aged, or pre-existing conditions not discoverable prior to service. Contractor is not responsible for latent defects, pre-existing failures, code deficiencies, or conditions outside the authorized scope. Contractor is not liable for unavoidable damage to existing piping, ductwork, wiring, drywall, flooring, landscaping, utilities, or other property due to age, corrosion, scale, or concealed conditions, nor for delays caused by events beyond its control (including weather, material shortages, acts of God, strikes, or third-party errors). For permit and inspection purposes, once work is completed and the balance due is paid, the Contractor will coordinate an inspection date. The Customer is responsible for facilitating an inspection with 2-weeks of work completion and must ensure an individual at least eighteen (18) years of age is present on-site for the full scheduled day to provide access. Failure to provide access will result in rescheduling and applicable fees. Contractor is not responsible for implications that arise from customer's delay and/or refusal to allow inspection.

HVAC & PLUMBING DISCLOSURES Diagnostics identify probable causes only and do not guarantee discovery of all issues. Repairs address only approved components and do not guarantee remaining system life or performance. HVAC results may be affected by duct design, insulation, power, airflow, building conditions, or manufacturer limits. Plumbing systems may experience additional failures due to age, corrosion, pressure, or water quality. Photos, videos, readings, and documentation may be captured for quality control and communication.

ACCESS & CUSTOMER RESPONSIBILITIES Customer shall provide safe and reasonable access to all work areas, utilities, shutoffs, and mechanical spaces and identify private utilities and access points. Delays or additional labor due to restricted or unsafe conditions may result in added charges.

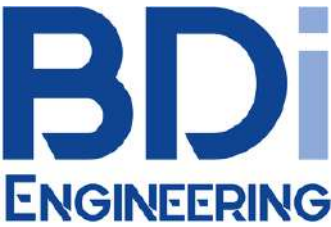
PAYMENT TERMS (FLORIDA) Payment is due upon completion unless otherwise agreed in writing and is not contingent on insurance or third-party reimbursement. Past-due balances (30 days) may accrue interest at the maximum rate allowed by Florida law. Customer agrees to pay reasonable collection costs, including attorney's fees and court costs, as permitted by law. Contractor may pursue all legal remedies, including lien rights where applicable.

LIMITATION OF LIABILITY To the fullest extent permitted by Florida law, Contractor's liability is limited to the amount paid for the specific service giving rise to the claim. Contractor is not liable for incidental, consequential, or indirect damages, including loss of use, comfort, or business.

CUSTOMER ACKNOWLEDGEMENT: Customer acknowledges the services described have been completed in a satisfactory and workmanlike manner. Customer has had the opportunity to review the work, ask questions, and raise concerns. Signature constitutes full and final acceptance of all work performed, materials provided, and charges incurred. These Terms & Conditions are incorporated by reference into the invoice and form a binding agreement.

GUARANTEES: Contractor provides limited warranties subject to proper use, operation, and maintenance. Repairs carry a thirty (30) day workmanship guarantee on labor for the specific repair performed. New equipment installations include a one (1) year parts and labor guarantee; manufacturer warranties apply thereafter. This warranty excludes consumable and normal-wear items, including filters, belts, capacitors, fuses, batteries, refrigerant loss not caused by installation defect, seals, gaskets, anodes, and similar components. Coverage does not apply to failures caused by misuse, abuse, neglect, lack of maintenance, improper operation, unauthorized modification, power surges, water quality, environmental conditions, acts of God, pre-existing conditions, or components not installed or repaired by Contractor. Warranty service is limited to correction of the covered defect only. No other express or implied warranties are provided except as stated herein or by the manufacturer. Alvarez's thirty (30) day residential stoppage guarantee excludes causes due to wipes, foreign obstructions, roots, or mechanical defects and does not apply to commercial properties.

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 2389
DATE 03/31/2026
TERMS Net 30
DUE DATE 04/30/2026

PROJECT NAME
Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[March 11 - March 31]	14:00	180.00	2,520.00

BALANCE DUE **\$2,520.00**

Pay invoice



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
Mar-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	5.00	\$180	J. Whited	\$900.00
Stormwater Repairs Project Including Site Visit,	9.00	\$180	J. Whited	\$1,620.00
Vendor RFI's and Planning. Resident Communication,	0.00	\$120	K. Wagner	\$0.00
Final Inspection.				
INVOICE TOTAL				\$2,520.00



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

Document No:INS-0326-322
Document Date:03/31/2026

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$510.49

Date	Description	Amount
03/31/2026	Insurance Reimbursement Gomez, Victoria FRNTDS	\$122.40
03/31/2026	Insurance Reimbursement Torres, Heidy ASTPM	\$103.28
03/31/2026	Insurance Reimbursement Vucelj, Aladin GRKEEP	\$160.65
03/31/2026	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$124.16

Report Totals

Billing: \$510.49
Total Sales Tax: \$0.00
Balance Due: **\$510.49**



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

INVOICE

Total Due: \$2,120.09

Invoice Number: 32019038171
Our Order No. 31019101331
Invoice Date: 2/1/2026
Due Date: 3/3/2026

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		02/01/26 to 02/28/26	
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



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

INVOICE

Total Due: \$2,120.09

Invoice Number: 32019039554
Our Order No. 31019101331
Invoice Date: 4/1/2026
Due Date: 5/1/2026

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		04/01/26 to 04/30/26	
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



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

INVOICE

Total Due: \$993.81

Invoice Number: 52019011559
Our Order No. 51019010447
Invoice Date: 3/25/2026
Due Date: 4/24/2026

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

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

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

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

DPS-LD-B-38X58-1.5	38X58 1.5 LOW D, 60 GAL, 100/CS			3	50.00	150.00
FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE			3	216.27	648.81
DPS-SCA-MB579	Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2)			3	60.00	180.00
FREIGHT - ALL	Flat Fee Freight			1	15.00	15.00

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

Subtotal: 993.81
Sales Tax: 0.00
Total Due: \$993.81

Contract Furnishings International, Inc.

Invoice

P.O. Box 11469
Bradenton, FL 34282-1469

Phone (941) 359-6900
Fax (941) 359-6935
www.contract-furnishings.com

Date	Invoice #
3/27/26	367024

Bill To

Waterset Central CDD
c/o Katiria Parodi
7281 Paradiso Drive
Apollo Beach, FL 33572
813-677-2114

Ship To

Waterset Central CDD
c/o Katiria Parodi
7281 Paradiso Drive
Apollo Beach, FL 33572
813-677-2114

Terms	Cust. PO #	S.Q. No.	Ship Via	Ship Date	Sales Rep
Prepaid		34559	Common Carrier	3/28/26	SMH
Item	Description	Qty	Rate	Amount	
	PREMIUM COMMERCIAL UMBRELLAS AND BASES				
F4-845FM-1-St...	MARKET UMBRELLA - 7 1/2' Octagon, 8-Rib - Aluminum Center Pole - Fiberglass Ribs, Pulley Lift - With Vent - No tilt, 9 oz. Marine Grade Fabric Frame Finish: Brushed Silver Finial Choice: Classic Ball	6	285.00	1,710.00	
F4-100A	UMBRELLA BASE - 100 LB. PREMIUM ALUMINUM BASE WITH WHEELS Concrete filled Premium Aluminum Shell with Wheels for Easy Relocation DIMENSIONS: 24" Dia. x 4" High FINISH: Silver Mist STEM: 18" Tall x 1.5" Diameter Pole FREESTANDING	6	311.00	1,866.00	
0000	Shipping Charge: F4 Factory Drop Ship Direct, Residential Delivery with Lift Gate and Call Ahead Appointment, QT Date: 03/03/2026, Carrier: Daylight Transport	1	536.14	536.14	
			Subtotal	\$4,112.14	
			Sales Tax (7.5%)	\$0.00	
			Total	\$4,112.14	
			Payments/Credits	\$0.00	
			Balance Due	\$4,112.14	

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.: 2026-1059
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance January 2025	1	\$5,320.00	\$5,320.00

Ways to pay



Total \$5,320.00

Overdue 01/31/2026

View and pay

INVOICE

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

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



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

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

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

Invoice details
Invoice no.: 2026-1340
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance April 2026	1	\$5,320.00	\$5,320.00

Total

\$5,320.00

Ways to pay



View and pay



Cooper Pools
844-766-5256

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY

04/10/2026

AMOUNT

\$360.00

INVOICE DATE

03/11/2026

INVOICE NO. 560

Order No.:

Quote No.: 669

Job No.: 1038

Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Lap Pool - Heater Diagnosis. Tech reports both heaters are sputtering and shutting off without flipping breaker.

Sub-Total ex Tax	\$360.00
Tax	\$0.00
Total inc Tax	\$360.00
Amount Applied	\$0.00
Balance Due	\$360.00

How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

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



INVOICE NO. 560

DUE DATE: 04/10/2026 **AMOUNT DUE:** \$360.00



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY

04/19/2026

AMOUNT

\$1,151.38

INVOICE DATE

03/20/2026

INVOICE NO. 601

Order No.:

Quote No.: 715

Job No.: 1085

Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Install new shaft seal

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
MECHANICAL SEAL -MULTI 100/250	1.00	\$881.38	\$881.38
Commercial installation / Labor			\$270.00
Sub-Total ex Tax			\$1,151.38
Tax			\$0.00
Total			\$1,151.38

Sub-Total ex Tax	\$1,151.38
Tax	\$0.00
Total inc Tax	\$1,151.38
Amount Applied	\$0.00
Balance Due	\$1,151.38

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. 601

DUE DATE: 04/19/2026 **AMOUNT DUE:** \$1,151.38



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY

05/01/2026

AMOUNT

\$2,625.29

INVOICE DATE

04/01/2026

INVOICE NO. 635 - FINAL INVOICE

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
Claim Amount (50.00%)			\$2,625.29
Claim Remaining (0.00%)			\$0.00

Sub-Total ex Tax \$2,625.29

Tax \$0.00

Total inc Tax \$2,625.29

Amount Applied \$0.00

Balance Due \$2,625.29

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. 635

DUE DATE: 05/01/2026 AMOUNT DUE: \$2,625.29



Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY

AMOUNT

INVOICE DATE

05/01/2026

\$2,625.29

04/01/2026

INVOICE NO. 635 - FINAL INVOICE

Original Contract

Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Installation / Repairs	\$5,250.59	50.00	\$2,625.29	100.00	\$5,250.59
Total	\$5,250.59	50.00	\$2,625.29	100.00	\$5,250.59

Claim Breakdown (Amount including Tax)

Date	Invoice No.	Claimed	Paid	Amount Outstanding
03/19/2026	600	\$2,625.30	\$2,625.30	\$0.00
04/01/2026	635	\$2,625.29	\$0.00	\$2,625.29
Total		\$5,250.59	\$2,625.30	\$2,625.29

Contract Summary

Claim to Date	\$5,250.59
Remaining Claim Balance	\$0.00



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/11/2026	\$1,525.30	04/11/2026

INVOICE NO. 662

Order No.:
Quote No.: 734
Job No.: 1189
Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Quote for seal housing on Speck Motor Resort Pool

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Seal Housing for Speck Motor	1.00	\$1,255.30	\$1,255.30
Commercial installation / Labor			\$270.00
Sub-Total ex Tax			\$1,525.30
Tax			\$0.00
Total			\$1,525.30

Sub-Total ex Tax	\$1,525.30
Tax	\$0.00
Total inc Tax	\$1,525.30
Amount Applied	\$0.00
Balance Due	\$1,525.30

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. 662

DUE DATE: 05/11/2026 **AMOUNT DUE:** \$1,525.30



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY

05/11/2026

AMOUNT

\$920.16

INVOICE DATE

04/11/2026

INVOICE NO. 663

Order No.:

Quote No.: 779

Job No.: 1195

Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Revised Quote to Quote 656

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Vak Pak was noticed that a slide valve repair kit is not needed and a crank valve rebuild kit is what the Vak Pak needs	1.00	\$920.16	\$920.16
Original quote $\$185.52 \times 2 = \$371.04$ New quote $\$645.60 \times 2 = 1291.20$. New quote is \$1291.20 minus the original quoted amount = \$920.16 is being quoted for an amendment to the original quote.			
Sub-Total ex Tax			\$920.16
Tax			\$0.00
Total			\$920.16

Sub-Total ex Tax	\$920.16
Tax	\$0.00
Total inc Tax	\$920.16
Amount Applied	\$0.00
Balance Due	\$920.16

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. 663

DUE DATE: 05/11/2026 **AMOUNT DUE:** \$920.16

Waterset Central CDD**Meeting Date: April 8, 2026****SUPERVISOR PAY REQUEST**

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10 am
Meeting End Time:	1:08 pm
Total Meeting Time:	3:08 hours

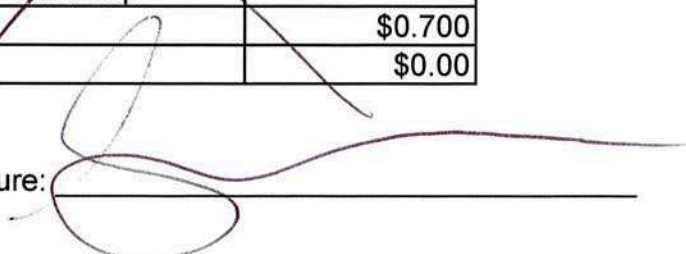
Time Over _____ (3) Hours:

Total at \$175 per Hour: \$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548 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
34961	03/25/2026	\$199.00	04/09/2026	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
35027	04/11/2026	\$49.98	04/26/2026	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



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
04/07/2026	10887
Terms	Service Through
	04/07/2026

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
03/03/2026	Erin R McCormick	Review of email from Stephanie DeLuna and respond; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
03/04/2026	Erin R McCormick	Telephone conference with Stephanie DeLuna regarding Agenda review and preparation for Board meeting; further telephone conference with Stephanie DeLuna regarding General Election Resolution; review of Agenda package for Board meeting; revise Agreement with H&Y Towing based on discussions with Supervisor McNutt and prepare redline; email to Stephanie DeLuna, H&Y Towing and Tom McNutt; revise Drama Kids Agreement and email to Katiria Parodi and Stephanie DeLuna;	1.60	\$ 752.00
03/09/2026	Erin R McCormick	Review of email from Stephanie DeLuna and from Michael Jersey regarding Power of Attorney needed for the Department of Motor Vehicles and response to Michael Jersey; research and review emails from Ruben Durand and John Toborg regarding Irrigation Maintenance Agreement; email to Stephanie DeLuna, John Toborg and Rachel Welborn regarding above; review of email from Katiria Parodi regarding COI for Drama Kids use of Clubhouse; review of email from Stephanie DeLuna and email to John Toborg;	1.10	\$ 517.00
03/10/2026	Erin R McCormick	Prepare list of issues to discuss with Chair and telephone conference with Tom McNutt in preparation for Board of Supervisors meeting; receipt of message from Mike Jersey; prepare notes and email to Stephanie DeLuna, Katiria Parodi and Rachel Welborn regarding POA needed for registration of golf cart; review of email from Katiria Parodi and respond; telephone conference with John Toborg regarding irrigation maintenance and proposals;	2.10	\$ 987.00
03/11/2026	Erin R McCormick	Emails to and from Christy Gargaro regarding modifications to draft Minutes; travel to and attend Board of Supervisors meeting	6.40	\$ 3,008.00



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
04/07/2026	10887
Terms	Service Through
	04/07/2026

03/12/2026	Erin R McCormick	Prepare Termination of Irrigation Maintenance Agreement; email to Stephanie DeLuna, John Toborg, Christy Gararo, Tom McNutt and Rachel Welborn regarding above; review of email from Stephanie DeLuna and respond;	1.60	\$ 752.00
03/23/2026	Erin R McCormick	Review of Certificate of Insurance for Drama Kids and provide comments; review of emails from Katiria Parodi and Tom McNutt regarding use of tennis courts by instructor and respond; email to Stephanie DeLuna and John Toborg regarding Irrigation Maintenance Agreement termination and new Agreement with Red Tree; review of email from John Toborg; called Stephanie DeLuna; email to Stephanie DeLuna, Christine Gargaro and John Toborg; revise Irrigation Maintenance Agreement with Red Tree;	1.60	\$ 752.00
03/24/2026	Erin R McCormick	Review of email from Stephanie DeLuna; telephone conference with Stephanie DeLuna; [CLIENT COURTESY - NO CHARGE]	0.40	\$ 0.00
03/25/2026	Erin R McCormick	Review of letter to property owner at Park Strand regarding unauthorized activities and First Warning Notice and provide comments to Stephanie DeLuna; review of proposed email to tennis instructor and provide comments to Stephanie DeLuna; review of emails from Stephanie DeLuna and respond;	0.80	\$ 376.00
03/26/2026	Erin R McCormick	Review of tentative Agenda and email to Stephanie DeLuna, Christie Gargaro and Tom McNutt regarding above; left message for Stephanie DeLuna;	0.20	\$ 94.00
03/31/2026	Erin R McCormick	Review of emails from Katiria Parodi and Stephanie DeLuna regarding tennis instructor, and Power of Attorney for Golf Cart registration, and respond regarding above;	0.30	\$ 141.00
04/01/2026	Erin R McCormick	Review of email from Lewis Kiner, request to conduct tennis lessons and Certificate of Insurance; review of email from Scott Brizendine;	0.40	\$ 188.00
04/06/2026	Erin R McCormick	Review of Agenda for Board of Supervisors meeting; telephone conference with Tom McNutt; email to Stephanie DeLuna regarding POA for golf cart; [CLIENT COURTESY - NO CHARGE]	1.00	\$ 0.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

**Waterset Central Community Development
District**

3434 Colwell Avenue

Suite 200

Tampa, FL 33614

Email: rizzettacddinvoices@avidbill.com;

vsmith@rizzetta.com

Invoice Date	Invoice Number
04/07/2026	10887
Terms	Service Through
	04/07/2026

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
02/11/2026	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 63.22
03/11/2026	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 63.22

Total Hours	17.60 hrs
Total Work	\$ 7,567.00
Total Expenses	\$ 126.44
Total Invoice Amount	\$ 7,693.44
Previous Balance	\$ 7,990.00
3/25/2026 Payment - Check Split Payment	(\$7,990.00)
Balance (Amount Due)	\$ 7,693.44



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

Invoice

Date	Invoice #
4/10/2026	38348

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

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

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

Item	Description	Qty	Rate	Amount
Parts	Precor leg press/calf ext SN# BDSIA29180011 BACK PAD	1	137.49	137.49
Parts	Precor bicep curl SN# BDS2B05180008, ELBOW PAD	1	145.00	145.00
Parts	Precor TRM SN# AAPBD25180030 RUNNING BELT	1	549.98	549.98
Parts	DECK	1	429.98	429.98
Parts	Precor GTS glide CABLE ASSEMBLY	2	185.00	370.00
Labor	Labor	3	80.00	240.00
Freight COGS (Bill)	Freight COGS		86.80	86.80

		Subtotal	\$1,959.25
		Sales Tax (0.0%)	\$0.00
		Total	\$1,959.25
		Payments/Credits	\$0.00
		Balance Due	\$1,959.25

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

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



Sales and Use Tax Return

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

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

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

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

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 39-8017823354-9

February 2026

T

FD

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

□□□□□237.23□□

Due: 03/20/26

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

DR-15EZ
R. 01/20

Florida Sales and Use Tax Return

Reporting Period

Certificate Number: 39-8017823354-9

□□□□□□□□

T

FD

HD/PM DATE:

□□/□□/□□

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□□.□□

Due:

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

DR-15EZ
R. 01/20

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

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

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

	DOLLARS						CENTS	
1. Gross Sales (Do not include tax)							3,144.13	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)								
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)							3,144.13	Signature of Taxpayer _____ Date _____ Telephone # _____ Karla Pena 04/08/2026 813-933-5571
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)							235.81	
5. Less Lawful Deductions								Signature of Preparer _____
6. Less DOR Credit Memo								
7. Net Tax Due							235.81	Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX B. Total Discretionary Sales Surtax Due 47.16
8. ~~Less Collection Allowance or~~ Plus Penalty and Interest							1.42	
9. Amount Due With Return (Enter this amount on front)							237.23	E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS						CENTS	
1. Gross Sales (Do not include tax)								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)								
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)								Signature of Taxpayer _____ Date _____ Telephone # _____ Signature of Preparer _____ Telephone # _____
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)								
5. Less Lawful Deductions								Discretionary Sales Surtax Information A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX B. Total Discretionary Sales Surtax Due E-file / E-pay to Receive Collection Allowance
6. Less DOR Credit Memo								
7. Net Tax Due								E-file / E-pay to Receive Collection Allowance
8. ~~Less Collection Allowance or~~ Plus Penalty and Interest								
9. Amount Due With Return (Enter this amount on front)								Please do not fold or staple.



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

PIN:

Page 1/4
Billing Date:
Mar 17, 2026
Billing Period:
Mar 17 - Apr 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 Mar 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

Apr 10

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

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



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

6790 0107 DY RP 17 03182026 NNNNNN 01 999777

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

WATERSET CENTRAL
PO BOX 32414
CHARLOTTE NC 28232-2414

95000981364902630417230000000000000000129995



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

PIN:

Billing Date:
Mar 17, 2026

Billing Period:
Mar 17 – Apr 16, 2026

WAYS TO PAY YOUR BILL



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



Download the
MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

PIN:

Billing Date:
Mar 17, 2026
Billing Period:
Mar 17 - Apr 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			
03.17-04.16	Business Fiber Internet 1 Gig		\$104.99
	Valued Customer Fiber 2 Gig Upgrade		\$0.00
	1 Usable Static IP Address		\$25.00
Internet Total			\$129.99
Total current month charges			\$129.99

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.



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

Billing Date:
Mar 17, 2026
Billing Period:
Mar 17 - Apr 16, 2026





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

PIN:

Page 1/4
Billing Date:
Mar 14, 2026
Billing Period:
Mar 14 - Apr 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.

Bill history

Previous balance	\$557.76
Payment received by Mar 14, thank you	-\$557.76

Service summary

	Previous month	Current month
Bundle	\$475.51	\$475.51
Taxes and Fees	\$82.25	\$82.25
Total services	\$557.76	\$557.76
Total balance		\$557.76

Total balance

\$557.76

Auto Pay is scheduled
Apr 07

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

6790 0107 DY RP 14 03152026 NNNNNN 01 999871

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.

411009813741060306111800000000000000557765



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

PIN:

Billing Date:
Mar 14, 2026
Billing Period:
Mar 14 – Apr 13, 2026

WAYS TO PAY YOUR BILL



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Auto Pay at frontier.com/autopay



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IMPORTANT MESSAGES

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Bundle

Monthly Charges

03.14-04.13	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.

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.



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
PIN:

Page 4/4
Billing Date:
Mar 14, 2026
Billing Period:
Mar 14 - Apr 13, 2026

LOCAL MEASURED SVC-FREE

8137410604	# of calls	Minutes	Charge
Dial Day	0	141	\$0.00
Dial Evening	60	0	\$0.00
Dial Night	0	1	\$0.00
Dial Day	0	0	\$0.00
Dial Evening	2	0	\$0.00
Dial Night	0	0	\$0.00
Dial Day	0	0	\$0.00
Dial Evening	1	0	\$0.00
Dial Night	0	0	\$0.00
Allowance			\$0.00
Billed			\$0.00
Total			\$0.00





Hillsborough
County Florida

M-Page 1 of 5

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	03/27/2026	04/17/2026

Summary of Account Charges

Previous Balance	\$3,007.23
Net Payments - Thank You	\$-3,007.23
Total Account Charges	\$433.20

AMOUNT DUE	\$433.20
-------------------	-----------------

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**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

10.651 8

DUE DATE	04/17/2026
AMOUNT DUE	\$433.20
AMOUNT PAID	



0076871618658 00000433201



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	03/27/2026	04/17/2026

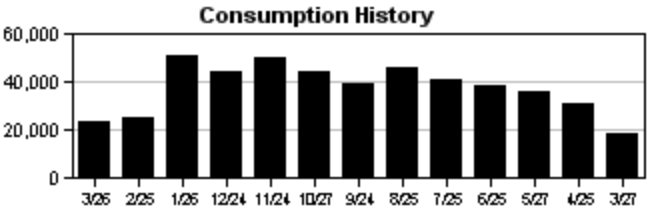
Service Address: 7533 PARADISO DR-RECLAIM

M-Page 2 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	02/25/2026	16122	03/26/2026	16356	23400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$11.46
Total Service Address Charges	\$11.46



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	03/27/2026	04/17/2026

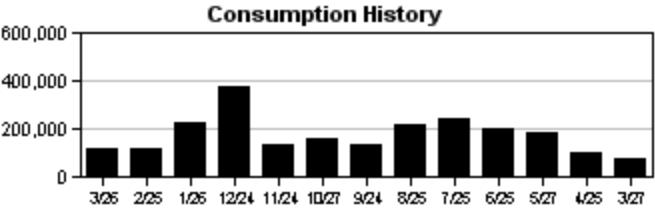
Service Address: 7301 PARADISO DR

M-Page 2 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	02/25/2026	102601	03/26/2026	103738	113700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$26.91
Total Service Address Charges	\$26.91





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	03/27/2026	04/17/2026

Service Address: 7030 RESERVOIR CT-RECLAIM

M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	02/25/2026	13739371	03/26/2026	14338425	599054 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$251.34
Total Service Address Charges	\$251.34



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	03/27/2026	04/17/2026

Service Address: 7054 RESERVOIR CT-RECLAIM

M-Page 3 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	02/25/2026	69553	03/26/2026	70793	124000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$35.34
Total Service Address Charges	\$35.34





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	03/27/2026	04/17/2026

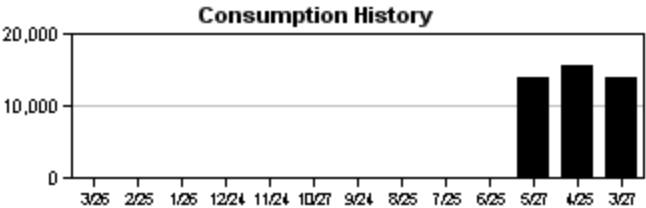
Service Address: 5521 SILVER SUN DR

M-Page 4 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	02/25/2026	9052	03/26/2026	9053	100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.46
Total Service Address Charges	\$6.46



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	03/27/2026	04/17/2026

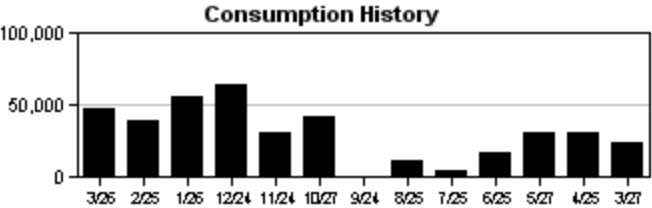
Service Address: 7306 GOLDEN SKY CT

M-Page 4 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	02/25/2026	19276	03/26/2026	19751	47500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$26.81
Total Service Address Charges	\$26.81





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	03/27/2026	04/17/2026

Service Address: 7020 SAGUARO WAY-RECLAIM

M-Page 5 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	02/25/2026	18807	03/26/2026	18999	19200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$9.90
Total Service Address Charges	\$9.90



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	03/27/2026	04/17/2026

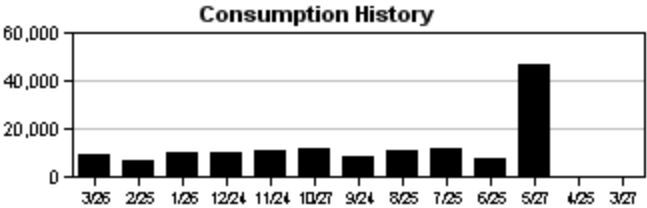
Service Address: 7310 BETEL PALM CT I

M-Page 5 of 5

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	02/25/2026	8857	03/26/2026	8945	8800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$26.58
Water Base Charge	\$16.98
Water Usage Charge	\$14.88
Total Service Address Charges	\$64.98



**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: 7-26-26

Account Number: 12545

Invoice Number: 389805

Previous Balance: \$0.00

Commercial General Pests \$217.00

Sales Tax: \$0.00

Service Amount: \$217.00

Check /Cash: _____

Technician(s): Tra**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☐ Bedroom☐ Breakroom☐ Garage☐ Kitchen☐ Perimeter☒ Rest Room**Structure**☐ Bank☐ Industrial☐ Medical☒ Professional☐ Residence☐ Retail**Frequency**☐ Annual Service☐ Every Other Month☒ Monthly Service☐ Quarterly Service☐ Twice Per Month☐ Weekly**Type of Service**☐ Additional Service☐ Extra Service☒ General Pest Control☐ In Wall Tube System☐ Rodent Control☐ Annual Service**General Pest**☐ Acrobat Ants☐ Argentine Ants☐ Bed Bugs☐ Carpenter Ants☐ Crazy Ants☐ Drain Flies☐ Fire Ants☐ Fleas☐ German Roaches☐ Ghost Ants☐ Mosquitos☐ Mud Daubers☐ Pantry pests☐ Paper Wasps☐ Pharaoh Ants☒ Preventative☐ Roaches☐ Silverfish☐ Spiders☐ Ticks☐ White Foot Ants☐ _____**Treatment**☐ Advion Ant Bait Station .1%☐ Advion Ant Gel Bait .05%☐ Advion Roach Bait Stn .5%☐ Advion Roach Gel Bait .6%☐ Alpine Aerosol .25%☐ Biozyme☐ CM Insect Monitors☐ Dekko Silver Fish Paks 20%☐ D-Fense Dust .05%☐ Gentrol Liquid 9%☐ Inspection☐ Maxforce Quantum .03%☐ Niban FG 5%☐ Nyguard IGR 10%☐ Onslaught 6.4%☒ Perimeter Sweep☐ Taurus .06%☐ Talstar Xtra .25%☐ Transport GHP .11%☒ Transport Mikron .11%☐ Vector Bio 5☐ Wasp Freeze .1%☐ Web Out 10.5%☒ Alp. 5%**Rodent Control**☒ Mice☐ Rats☐ _____**Treatment**☐ CM Rat Snap Traps☐ Contrac Blox Bait .005%☒ Final Blox Bait .005%☐ Rodent Bait Stations☐ T-Rex Rat Snap Traps☐ Victor Glue Boards**PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.****Ask us about Automatic Payments or Paperless Billing.**

Instructions: _____



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: 3-26-24

Account Number: 12545

Invoice Number: 390146

Previous Balance: \$0.00

Commercial General Pests \$135.00

Sales Tax: \$0.00

Service Amount: \$135.00

Check /Cash: _____

Technician(s): Tra

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
☐ Bedroom	☐ Bank	☐ Annual Service	☐ Additional Service
☐ Breakroom	☐ Industrial	☐ Every Other Month	☐ Extra Service
☐ Garage	☐ Medical	☒ Monthly Service	☐ General Pest Control
☐ Kitchen	☒ Professional	☐ Quarterly Service	☐ In Wall Tube System
☒ Perimeter	☐ Residence	☐ Twice Per Month	☐ Rodent Control
☐ Rest Room	☐ Retail	☐ Weekly	☐ Annual Service

General Pest

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

Treatment

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

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

Rodent Control

- ☐ Mice
- ☐ Rats
- ☐ _____

Treatment

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

**NVIROTECT**

PEST CONTROL SERVICES

16210 North Florida Avenue

Lutz, FL 33549

Termite 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: 3/23/26

Account Number: 12545
 Invoice Number: 390752
 Previous Balance: \$352.00
Commercial Drywood Termite Treatment \$289.00
 Sales Tax: \$0.00
 Service Amount: \$289.00
 Check /Cash: _____
 Technician(s): JUAN M.

Call for a FREE Pest Control Quote!**Call for a FREE Lawn Care Quote!****Treatment Area Structure**

- | | |
|--|---|
| ☐ Attic | ☐ Bank |
| ☐ Garage | ☐ Industrial |
| ☒ Interior | ☐ Medical |
| ☐ Office Space | ☐ Professional |
| ☐ Perimeter | ☒ Residence |
| ☐ Restroom | ☐ Retail |

Frequency

- ☐ Annual
☐ Bi-Annual
☐ Every Other Month
☐ Monthly
☒ Quarterly

Type of Service

- ☐ Baiting Monitoring
☐ Baiting System Install
☒ Drywood Spot Treatment
☐ Liquid Subterranean Treatment
☐ Pre Construction Treatment
☐ Termite Renewal
☐ WDO Inspection

Type of Termites/Pests

- ☐ Carpenter Bees
☒ Drywood Termites
☐ Eastern Subterranean Termites
☐ Formosan Subterranean Termites
☐ Wood Decaying Fungi
☐ Wood Destroying Beetles

Treatment

- ☐ Bora Care 40%
☐ Hex Pro
☐ Premise II 21.4%
☐ Premise Pre 21.4%
☐ Recruit AG
☐ Recruit HD
☐ Sentricon Always Active
☐ Shatter Bait .5%
☐ Taurus SC 9.1%
☐ Termidor Dry .5%
☒ Termidor Foam .005%
☐ _____

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.**Ask us about Automatic Payments or Paperless Billing.**

Instructions: _____



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 40432308
Invoice Date 4/8/2026
Completed Date 4/8/2026
Payment Term Due Upon Receipt
Due Date 4/8/2026

Billing Address

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

Job Address

Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572 USA

Description of work

Troubleshoot bollard light not working. Found the bollard light had been knocked over causing the wires to be disconnected. Reconnected the wires and mounted the bollard light to its base. Tested for proper operation.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC DIA	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
1HR LBR 1.00 SVC	1 Labor Hours Service Technician	1.00	\$165.00	\$165.00

Sub-Total \$264.00

Tax \$0.00

Total \$264.00

Payment \$0.00

Balance Due \$264.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

PC Consultants

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

Invoice

108918

INVOICE

Customer

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

Date 2/9/2026
Order No. Approved: Klenke
Rep Ken Johnson
FOB Service Call

Qty		Unit Price	TOTAL
2.1	Labor: 02/05/26 - Arrive onsite 12:06PM; Bring in (3) PC's & all supporting new equipment; Break down Front PC (ADMIN-DESKTOP); Wifi SSID: Frontier1042; Setup M70q; Connect existing monitor, wireless mouse; Use new keyboard; Boot; Connect to Wifi; Uninstall Acronis 2021 from PC during setup; Re-activate Microsoft 365/Office; MS365 not yet working; Remove Property Manager's old PC; Setup 2nd M70q; Connect all cables; Use existing Jelly combo KB/Mouse; Connect to WiFi: Frontier1042; Old PC Name: DESKTOP-0DQAVIO; Connect existing speakers which are not working well (scratchy); Test print from both new M70q's to workgroup printer in Katiria's office; OK; Called CastleGroup tech support to get email working properly on Front PC; Did not unbox the (2) LG monitors or setup 3rd M70q; Client states they will do that at later date. Actual PCC Onsite Time: 12:06PM -2:42PM = 2.6 Hrs Billed Time: 2.1 Hrs @ \$75 Per Hr Florida Consumer Certificate of Exemption Waterset Central Community Development District Certificate Number: 85-8017374216C-0 Effective: 11/30/2022; Expires: 11/30/2027	\$75.00	\$157.50
1	Service Call: 02/05/2026 (80mi -2 Hr RoundTrip)	\$50.00	\$50.00

SubTotal **\$207.50**

Payment Details

- ☐ Cash
☐ Check
☒ Net 15 #VALUE!

Taxes State
TOTAL \$207.50

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

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

Account Number 3-0696-0036370
Invoice Number 0696-001339872
Invoice Date March 17, 2026
Previous Balance \$1,091.93
Payments/Adjustments -\$1,091.93
Current Invoice Charges **\$1,069.53**

Total Amount Due \$1,069.53	Payment Due Date April 06, 2026
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 03/09	5555555	-\$1,091.93

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 Fl Waste Container 4 Yd, 2 Lifts Per Week				
Disposal:SOUTHCO - CLASS 1				
Pickup Service 04/01-04/30			\$713.86	\$713.86
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$349.72
CURRENT INVOICE CHARGES				\$1,069.53

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	\$1,069.53
Payment Due Date	April 06, 2026
Account Number	3-0696-0036370
Invoice Number	0696-001339872

☐

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.

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 #
4/2/2026	INV0000108024

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]



INVOICE

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

Invoice # INV-SN-1374
Invoice Date: 4/1/2026
Due Date: 5/1/2026
PO#: Quarterly Invoice

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

[Click Here to pay with Credit Card](#)

Check Remittance:

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

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564 2322



Bill to
Waterset Central CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details

Invoice no.: 10943 b
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance-29 Waterways	1	\$3,600.00	\$3,600.00
2.		Additional Services	Temporary Fuel Surcharge	1	\$108.00	\$108.00

Total **\$3,708.00**

Ways to pay

BANK

[View and pay](#)



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: April 06, 2026

Amount Due: \$350.99

Due Date: April 27, 2026

Account #: 221008697536

DO NOT PAY. Your account will be drafted on April 27, 2026

Account Summary

Current Service Period: February 28, 2026 - March 30, 2026

Previous Amount Due \$350.99

Payment(s) Received Since Last Statement -\$350.99

Current Month's Charges \$350.99

Amount Due by April 27, 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.



Log in or create an online account to
get personalized energy insights and
recommendations to help lower your bill.

TECOaccount.com

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



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

Account #: 221008697536

Due Date: April 27, 2026

Amount Due: \$350.99

Payment Amount: \$ _____

697062243137

Your account will be
drafted on April 27, 2026



Pay your bill online at TampaElectric.com

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

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

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: April 06, 2026
Charges Due: April 27, 2026

Service Period: Feb 28, 2026 - Mar 30, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



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: April 06, 2026

Amount Due: \$920.31

Due Date: April 27, 2026

Account #: 221008884712

DO NOT PAY. Your account will be drafted on April 27, 2026

Account Summary

Current Service Period: February 28, 2026 - March 30, 2026

Previous Amount Due	\$881.61
Payment(s) Received Since Last Statement	-\$878.00
Miscellaneous Credits	-\$3.61
Current Month's Charges	\$920.31

Amount Due by April 27, 2026 \$920.31

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 **14.63% lower** than the same period last year.



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



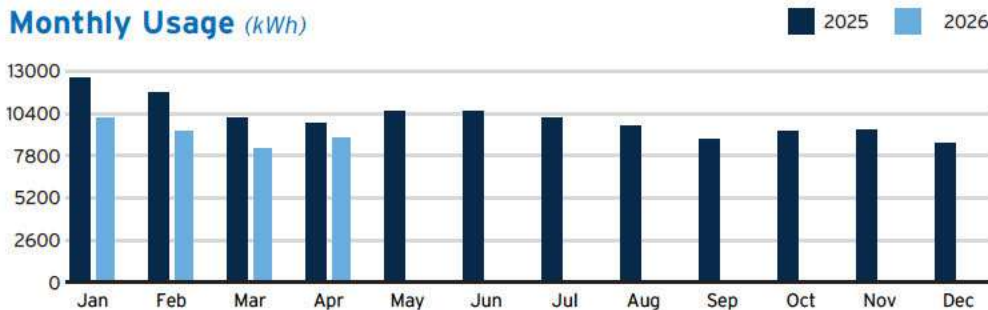
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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: April 27, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$920.31

Payment Amount: \$ _____

697062243138

Your account will be drafted on April 27, 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: April 06, 2026
Charges Due: April 27, 2026

Meter Read

Service Period: Feb 28, 2026 - Mar 30, 2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	03/30/2026	44,632		35,755		8,877 kWh	1	31 Days
1000812338	03/30/2026	15.83		0		15.83 kW	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
	Billing Demand Charge	16 kW @ \$19.06000/kW	\$304.96
	Energy Charge	8,877 kWh @ \$0.00815/kWh	\$72.35
	Fuel Charge	8,877 kWh @ \$0.03516/kWh	\$312.12
	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	8,877 kWh @ \$0.00072/kWh	\$6.39
	Clean Energy Transition Mechanism	16 kW @ \$1.15000/kW	\$18.40
	Storm Surcharge	8,877 kWh @ \$0.01035/kWh	\$91.88
	Florida Gross Receipt Tax		\$23.01
	Electric Service Cost		\$920.31

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

\$920.31

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Electric	-\$3.61
	Total Current Month's Credits	-\$3.61

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

Ways To Pay Your Bill

	Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.		In-Person Find list of Payment Agents at TampaElectric.com		Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111
	Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.		Phone Toll Free: 866-689-6469		

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
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)	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
APOLLO BEACH, FL 33572

Statement Date: April 06, 2026

Amount Due: **\$3,088.54**

Due Date: April 27, 2026

Account #: 221008930457

DO NOT PAY. Your account will be drafted on April 27, 2026

Account Summary

Current Service Period: March 03, 2026 - March 31, 2026

Previous Amount Due \$5,952.76

Payment(s) Received Since Last Statement -\$5,952.76

Current Month's Charges **\$3,088.54**

Amount Due by April 27, 2026 \$3,088.54

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 **56.81% lower** than the same period last year.



Your average daily THMS used was **46.06% lower** than it was in your previous period.



Scan here to view your account online.

Ready to dig into spring?

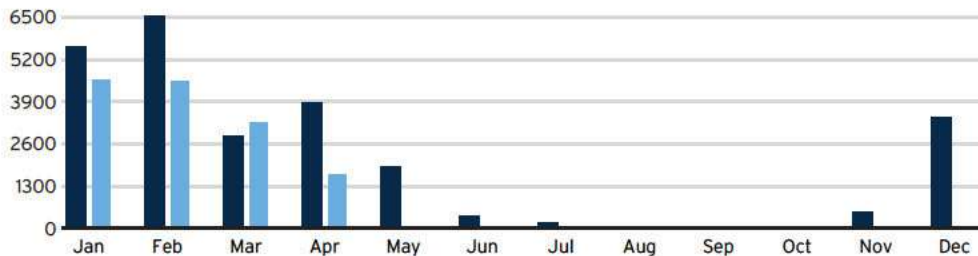
Always contact
811
before you dig.



Know what's below.
Call before you dig.

Monthly Usage (Therms)

2025 2026



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

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



Account #: 221008930457

Due Date: April 27, 2026

Amount Due: **\$3,088.54**

Payment Amount: \$ _____

697062243139

Your account will be
drafted on April 27, 2026



Pay your bill online at PeoplesGas.com

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

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

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: April 06, 2026
Charges Due: April 27, 2026

Meter Read

Service Period: Mar 03, 2026 - Mar 31, 2026

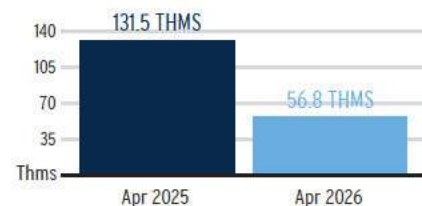
Rate Schedule: General Service 2 (GS2)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANR00230	03/31/2026	40,684	39,267	1,417 CCF	1.041	1.1168	1,647.4 Therms	29 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$151.00
Distribution Charge	1,647.4 THMS @ \$0.46326	\$763.17
PGA	1,647.4 THMS @ \$1.16057	\$1,911.92
Florida Gross Receipts Tax		\$46.97
Natural Gas Service Cost		\$2,873.06
State Tax		\$215.48
Total Natural Gas Cost, Local Fees and Taxes		\$3,088.54

Avg THMS Used Per Day



Total Current Month's Charges

\$3,088.54

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at PeoplesGas.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Residential Customer Care:

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

Online:

PeoplesGas.com

Phone:

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

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

Statement Date: April 07, 2026

Amount Due: \$5,694.11

Due Date: April 21, 2026

Account #: 321000017137

DO NOT PAY. Your account will be drafted on April 21, 2026

Your Locations With The Highest Usage



7281 PARADISO DR,
APOLLO BEACH, FL
33572-1637

10,480
KWH



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

178
KWH



Scan here to interact
with your bill online.



DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety
for more safety tips.

Account Summary

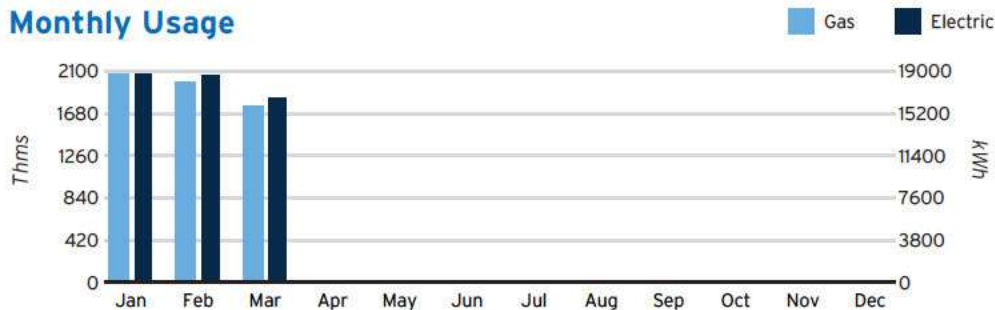
Previous Amount Due	\$6,290.79
Payment(s) Received Since Last Statement	-\$6,290.79
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$5,694.11

Amount Due by April 21, 2026

\$5,694.11

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

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: April 21, 2026

Amount Due: \$5,694.11

Payment Amount: \$ _____

700875003513

Your account will be
drafted on April 21, 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.



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.

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	03/02/2026	46,172		44,679		1,493 CCF		1.041		1.1168		1,735.7 Therms	31 Days	\$3,194.26
														 12.6%

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

Sub-Account Number: 221004023737

Meter	Read Date	Current	-	Previous	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period	Amount
SH114676	03/02/2026	48		48		0 CCF		1.041		1.0000		0.0 Therms	31 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	02/27/2026	7,658		7,480		178 kWh	1	29 Days	\$52.62
									 14.4%

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	02/27/2026	492		486		6 kWh	1	28 Days	\$21.61
									 25.0%

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

PeoplesGas.com or TampaElectric.com

Phone:

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

Hearing Impaired/TTY:
7-1-1

Natural Gas Outages:

877-832-6747

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Natural Gas Energy

Conversation Rebates:

877-832-6747

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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	02/27/2026	785		770		15 kWh	1	28 Days	\$23.20
									 6.3%

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	02/27/2026	676		663		13 kWh	1	28 Days	\$22.85
									 7.1%

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	02/27/2026	10,009		99,529		10,480 kWh	1	28 Days	\$2,216.15
1000864538	02/27/2026	16.7		0		16.7 kW	1	28 Days	 13.0%
1000864536	02/27/2026	94,162		88,366		5,796 kWh	1	28 Days	
1000864536	02/27/2026	26.52		0		26.52 kW	1	28 Days	

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

Sub-Account Number: 221006521464

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451792	02/27/2026	735		723		12 kWh	1	29 Days	\$23.39
									 0.0%

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

Sub-Account Number: 221006546453

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000559561	02/27/2026	947		933		14 kWh	1	28 Days	\$23.02
									 12.5%

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	02/27/2026	872		858		14 kWh	1	29 Days	\$23.76
									 0.0%

Continued on next page →

Summary of Charges by Service Address

Account Number: 321000017137

Energy Usage From Last Month

☒ Increased ☐ Same ☐ Decreased

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

Sub-Account Number: 221007764808

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000475292	02/27/2026	1,580		1,556		24 kWh	1	29 Days	\$25.52
									☒ 4.0%

Total Current Month's Charges

\$5,694.11



Sub-Account #: 221003734730
Statement Date: 04/01/2026

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

Meter Read

Meter Location: Pool Heaters

Service Period: 01/31/2026 - 03/02/2026

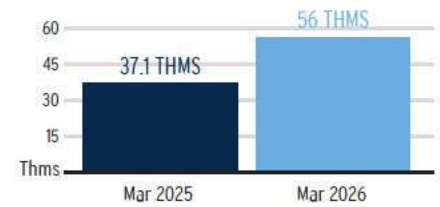
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	03/02/2026	46,172	44,679	1,493 CCF	1.041	1.1168	1,735.7 Therms	31 Days

Charge Details

 Natural Gas Charges		
Customer Charge		\$81.00
Distribution Charge	1,735.7 THMS @ \$0.47618	\$826.51
PGA	1,735.7 THMS @ \$1.16057	\$2,014.40
Florida Gross Receipts Tax		\$49.49
Natural Gas Service Cost		\$2,971.40
State Tax		\$222.86
Total Natural Gas Cost, Local Fees and Taxes		\$3,194.26

Avg THMS Used Per Day



Current Month's Natural Gas Charges

\$3,194.26

Billing information continues on next page →



Sub-Account #: 221004023737
Statement Date: 04/01/2026

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

Meter Read

Meter Location: Water Heaters
Service Period: 01/31/2026 - 03/02/2026 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	03/02/2026	48	48	0 CCF	1.041	1.0000	0.0 Therms	31 Days

Charge Details

Natural Gas Charges

Customer Charge

Natural Gas Service Cost

State Tax

Total Natural Gas Cost, Local Fees and Taxes

\$63.00

\$63.00

\$4.73

\$67.73

Current Month's Natural Gas Charges **\$67.73**

Avg THMS Used Per Day



Billing information continues on next page →



Sub-Account #: 211018655814
Statement Date: 04/01/2026

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

Meter Read

Service Period: 01/30/2026 - 02/27/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	02/27/2026	7,658		7,480		178 kWh	1	29 Days

Charge Details

⚡ Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
Energy Charge	178 kWh @ \$0.09202/kWh		\$16.38
Fuel Charge	178 kWh @ \$0.03516/kWh		\$6.26
Storm Protection Charge	178 kWh @ \$0.00568/kWh		\$1.01
Clean Energy Transition Mechanism	178 kWh @ \$0.00418/kWh		\$0.74
Storm Surcharge	178 kWh @ \$0.02121/kWh		\$3.78
Florida Gross Receipt Tax			\$1.21
Electric Service Cost			\$48.52
State Tax			\$4.10
Total Electric Cost, Local Fees and Taxes			\$52.62

Avg kWh Used Per Day



Current Month's Electric Charges

\$52.62

Billing information continues on next page →



Sub-Account #: 211019514606
Statement Date: 04/01/2026

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

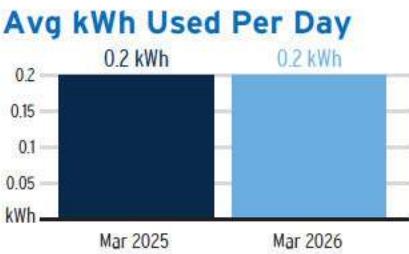
Meter Read

Service Period: 01/31/2026 - 02/27/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	02/27/2026	492		486		6 kWh	1	28 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	28 days @ \$0.66000	\$18.48
Energy Charge	6 kWh @ \$0.09202/kWh	\$0.55
Fuel Charge	6 kWh @ \$0.03516/kWh	\$0.21
Storm Protection Charge	6 kWh @ \$0.00568/kWh	\$0.03
Clean Energy Transition Mechanism	6 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	6 kWh @ \$0.02121/kWh	\$0.13
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.93
State Tax		\$1.68
Total Electric Cost, Local Fees and Taxes		\$21.61



Current Month's Electric Charges \$21.61

Billing information continues on next page →



Sub-Account #: 211021571990
Statement Date: 04/01/2026

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

Meter Read

Service Period: 01/31/2026 - 02/27/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	02/27/2026	785		770		15 kWh	1	28 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	28 days @ \$0.66000	\$18.48
Energy Charge	15 kWh @ \$0.09202/kWh	\$1.38
Fuel Charge	15 kWh @ \$0.03516/kWh	\$0.53
Storm Protection Charge	15 kWh @ \$0.00568/kWh	\$0.09
Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	15 kWh @ \$0.02121/kWh	\$0.32
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.39
State Tax		\$1.81
Total Electric Cost, Local Fees and Taxes		\$23.20

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.20

Billing information continues on next page →



Sub-Account #: 211023029229
Statement Date: 04/01/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 01/31/2026 - 02/27/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	02/27/2026	676		663		13 kWh	1	28 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	28 days @ \$0.66000	\$18.48
Energy Charge	13 kWh @ \$0.09202/kWh	\$1.20
Fuel Charge	13 kWh @ \$0.03516/kWh	\$0.46
Storm Protection Charge	13 kWh @ \$0.00568/kWh	\$0.07
Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	13 kWh @ \$0.02121/kWh	\$0.28
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.07
State Tax		\$1.78
Total Electric Cost, Local Fees and Taxes		\$22.85

Avg kWh Used Per Day



Current Month's Electric Charges

\$22.85

Billing information continues on next page →



Sub-Account #: 221003491596
Statement Date: 04/01/2026

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

Meter Read

Meter Location: POOL

Service Period: 01/31/2026 - 02/27/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	02/27/2026	10,009		99,529		10,480 kWh	1	28 Days
1000864538	02/27/2026	16.7		0		16.7 kW	1	28 Days

Charge Details



Electric Charges

Daily Basic Service Charge	28 days @ \$1.12000	\$31.36
Billing Demand Charge	17 kW @ \$19.06000/kW	\$324.02
Energy Charge	10,480 kWh @ \$0.00815/kWh	\$85.41
Fuel Charge	10,480 kWh @ \$0.03516/kWh	\$368.48
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	10,480 kWh @ \$0.00072/kWh	\$7.55
Clean Energy Transition Mechanism	17 kW @ \$1.15000/kW	\$19.55
Storm Surcharge	10,480 kWh @ \$0.01035/kWh	\$108.47
Florida Gross Receipt Tax		\$25.77

Electric Service Cost **\$1,030.62**

State Tax \$87.09

Total Electric Cost, Local Fees and Taxes **\$1,117.71**

Current Month's Electric Charges

\$1,117.71

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: 04/01/2026

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

Meter Read

Service Period: 01/31/2026 - 02/27/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	02/27/2026	94,162		88,366		5,796 kWh	1	28 Days
1000864536	02/27/2026	26.52		0		26.52 kW	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$1.12000	\$31.36
Billing Demand Charge	27 kW @ \$19.06000/kW	\$514.62
Energy Charge	5,796 kWh @ \$0.00815/kWh	\$47.24
Fuel Charge	5,796 kWh @ \$0.03516/kWh	\$203.79
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	5,796 kWh @ \$0.00072/kWh	\$4.17
Clean Energy Transition Mechanism	27 kW @ \$1.15000/kW	\$31.05
Storm Surcharge	5,796 kWh @ \$0.01035/kWh	\$59.99
Florida Gross Receipt Tax		\$25.32
Electric Service Cost		\$1,012.85
State Tax		\$85.59
Total Electric Cost, Local Fees and Taxes		\$1,098.44

Avg kWh Used Per Day



Current Month's Electric Charges

\$1,098.44

Billing information continues on next page →



Sub-Account #: 221006521464
Statement Date: 04/01/2026

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

Meter Read

Service Period: 01/30/2026 - 02/27/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	02/27/2026	735		723		12 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
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		\$0.54
Electric Service Cost		\$21.57
State Tax		\$1.82
Total Electric Cost, Local Fees and Taxes		\$23.39

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.39

Billing information continues on next page →



Sub-Account #: 221006546453
Statement Date: 04/01/2026

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

Meter Read

Service Period: 01/31/2026 - 02/27/2026

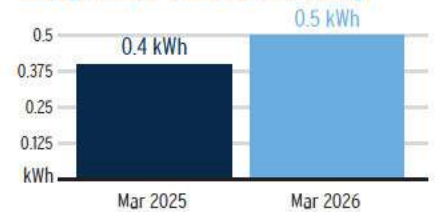
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	02/27/2026	947		933		14 kWh	1	28 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	28 days @ \$0.66000	\$18.48
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		\$0.53
Electric Service Cost		\$21.23
State Tax		\$1.79
Total Electric Cost, Local Fees and Taxes		\$23.02

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.02

Billing information continues on next page →



Sub-Account #: 221007184437
Statement Date: 04/01/2026

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

Meter Read

Service Period: 01/30/2026 - 02/27/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	02/27/2026	872		858		14 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
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		\$0.55
Electric Service Cost		\$21.91
State Tax		\$1.85
Total Electric Cost, Local Fees and Taxes		\$23.76

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.76

Billing information continues on next page →



Sub-Account #: 221007764808
Statement Date: 04/01/2026

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

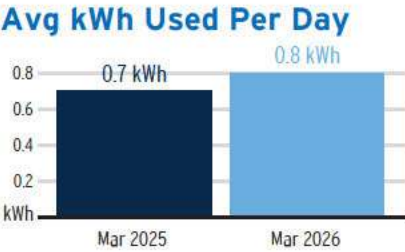
Meter Read

Meter Location: IRRIGATION
Service Period: 01/30/2026 - 02/27/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	02/27/2026	1,580		1,556		24 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Energy Charge	24 kWh @ \$0.09202/kWh	\$2.21
	Fuel Charge	24 kWh @ \$0.03516/kWh	\$0.84
	Storm Protection Charge	24 kWh @ \$0.00568/kWh	\$0.14
	Clean Energy Transition Mechanism	24 kWh @ \$0.00418/kWh	\$0.10
	Storm Surcharge	24 kWh @ \$0.02121/kWh	\$0.51
	Florida Gross Receipt Tax		\$0.59
	Electric Service Cost		\$23.53
	State Tax		\$1.99
	Total Electric Cost, Local Fees and Taxes		\$25.52



Current Month's Electric Charges \$25.52

Total Current Month's Charges \$5,694.11

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 # 7032
Invoice Date 03/31/2026

Invoice Total \$150.00

ITEM	DESCRIPTION	COST	QTY	PRICE
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Palm Root Injections

Palm Root Injections	\$150.00	1	\$150.00
Root injection of systemic insecticides at bases of palms throughout. 5 Palms			

Terms

Payment is due upon receipt.

Notes

Thank you for your business!

Refer a friend or neighbor and we will take care of your next service.

Subtotal \$150.00

Total \$150.00

Amount Paid \$0.00

Amount Due \$150.00

Account Balance \$0.00

Balance Due \$150.00

Terrapin Protection Tip - Lawn, Home & Landscape

- Water lawns early morning (4-8 AM) to reduce evaporation and turf disease. Spray heads typically run 20-25 minutes, while rotor heads require 35-40 minutes because they apply water more slowly.
- Keep St. Augustine mowed at 3.5-4 inches. Taller turf shades soil improves root depth and naturally helps suppress weeds.
- Avoid excessive irrigation around shrubs and landscape beds. Constant moisture can lead to fungus, root stress, and increased weeds homeowners may not notice right away.
- After winter, rejuvenation pruning helps shrubs recover by removing cold damage and encouraging strong spring growth.
- Palm trees should not be over-pruned. Only remove fully brown fronds to avoid weakening the palm and causing nutrient deficiencies.
- Reduce pest pressure around your home:
Keep mulch, plants, and shrubs trimmed away from the foundation to eliminate hiding places for insects.
- Moisture management is key for termite prevention. Fix leaks, maintain proper drainage, and avoid wood-to-soil contact near the home.
- Seal small entry points around doors, windows, and utility penetrations to reduce indoor pest activity.
- Consistent professional service is the best defense. Preventative treatments protect your lawn, landscape, and home from costly issues before they become

visible.

At Terrapin, we believe in protecting the homes and communities we serve—just like a shell protects the terrapin. Our mission is to safeguard your lawn, landscape, and home with expert care year-round.

Wind speed: 13mph
Wind direction: ESE
Temperature: 75 °F
Sky Condition: Clear
Humidity: 79%
Service Date: 03/31/2026
Next Service Date: 05/26/2026

MATERIALS	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Shrub - T/O Chelated Micros	128 oz	100Gal	Injections	All Common Areas		20000 Linear ft	
Bandit insecticide	20 oz	1000Sqft	Injections	All Common Areas		20000 Linear ft	

PAYMENT STUB

Terrapin Lawn Care, LLC
30929 Mirada Blvd #529
San Antonio, Florida 33576

Customer	Waterset Central CDD
Account #	5116
Invoice #	7032
Invoice Date	03/31/2026
Balance Due	\$150.00
Amount Enclosed	