



Rizzetta & Company

Waterset Central Community Development District

Board of Supervisors' Meeting July 8, 2026

**The Waterset Club:
7281 Paradiso Dr, Apollo Beach, FL 33572.
813.533.2950**

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

Board of Supervisors
Wataset Central Community
Development District

June 29, 2026

FINAL AGENDA

Dear Board Members:

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

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Aquatic Report Tab 1
 - B.** Landscape & Irrigation
 - i. Presentation of Community Asset Management Report Tab 2
 - ii. Redtree Weekly Landscape Report..... Tab 3
 - iii. Redtree Inspection Report..... Tab 4
 - v. Redtree Proposals..... Tab 5
 - C.** District Counsel
 - D.** District Engineer
 - E.** Clubhouse Manager
 - i. Presentation of Management Report..... Tab 6
 - F.** District Manager
 - i. Presentation of District Manager Report
- 4. BUSINESS ITEMS**
 - A.** Discussion of Ongoing Loitering Concerns Near Dorothy York School Along Covington Garden Drive..... Tab 7
 - B.** Consideration of Resolution 2026-03; Authorizing Disbursement of Funds Tab 8
 - C.** Consideration of Holiday Lighting Proposal Tab 9
 - D.** Consideration of Wahoo Pools Proposal Tab 10
 - E.** Presentation of 2nd Quarterly Website Audit Tab 11
 - F.** Consideration of Certificate of Liability Insurance Tab 12
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Meeting held on May 29,2026 & June 10,2026 Tab 13
 - B.** Consideration of Operations & Maintenance Expenditures for May 2026 Tab 14
- 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

JULY, 2026



1,510 x 1,0

WATERSET CENTRAL CDD

PARADISO DR
APOLLO BEACH, FL 33572
29 PONDS



SUMMARY:

The hardest days of summer are here. Water temperatures are extremely high through the next 3 months and Algae blooms will be treated and aggressively prevented. Dissolved oxygen levels are very low. Treatments will be done more strategically to prevent oxygen loss and inspections will be more frequent this time of year to help stay ahead of these blooms.



Pond #15 Treated for Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



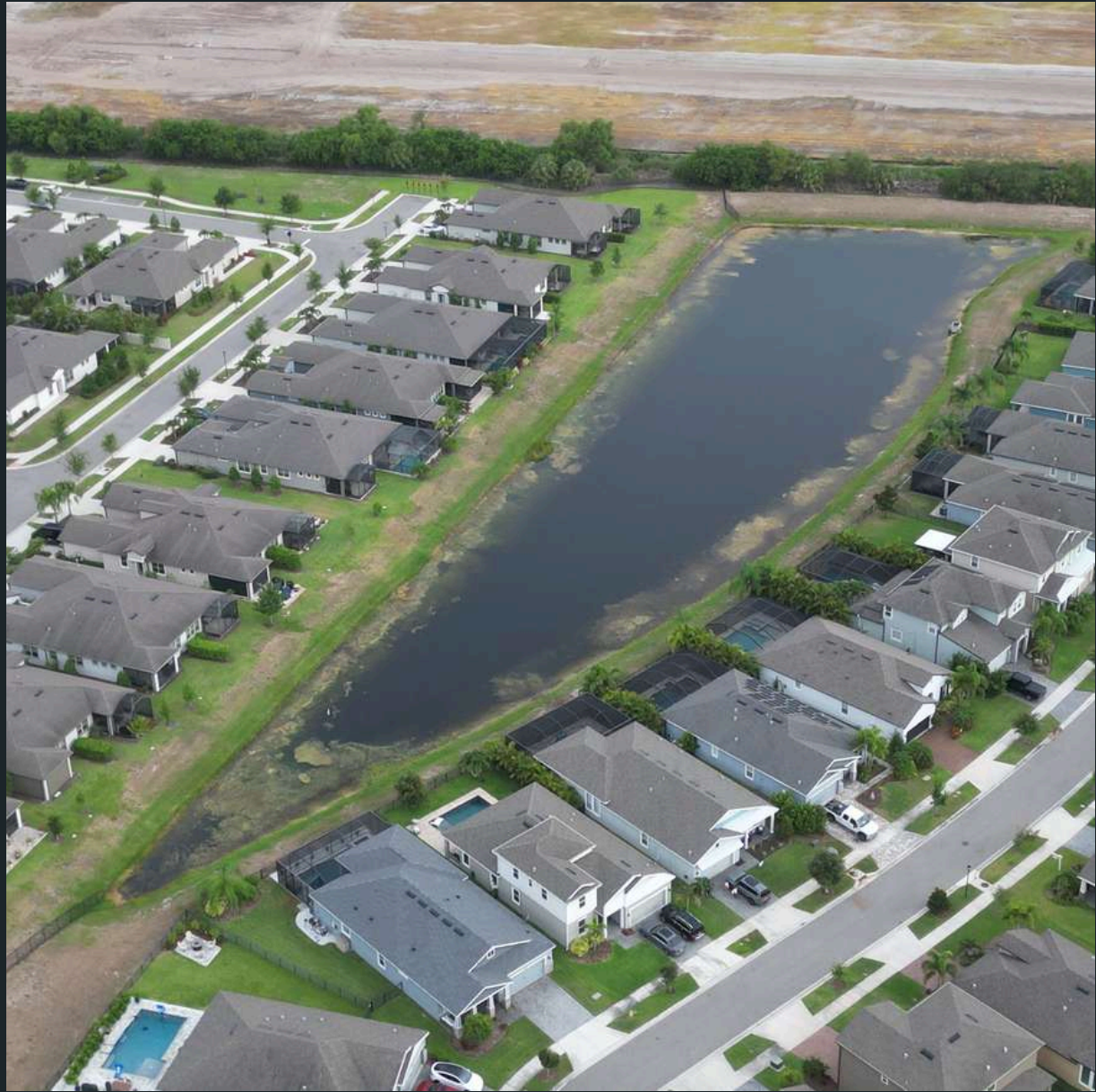
Pond #18A Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Algae and Shoreline Vegetation.



Pond #23 Treated for Algae and Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.



Pond #26 Treated for Shoreline Vegetation.



Pond #27 Treated for Algae and Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.

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

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

27: Shoreline vegetation and Algae has been treated.

28: Shoreline vegetation and Algae has been treated.

Tab 2

WATERSET CENTRAL

COMMUNITY ASSET MANAGEMENT REPORT



June 2, 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 June, all Celebration Bermudagrass shall receive an application of 850 lbs. (17 – 50 lb. bags) of a summer blend fertilizer containing iron, manganese and other micro-nutrients. Additionally, all Ornamentals shall receive an application of 1000 lbs. (20 – 50 lb. bags) of a 0-0-24 fertilizer containing Iron, Magnesium and Manganese.
- RedTree to notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. Payment for fertilization will not be approved without prior verification.

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

1. Why has the Confederate Jasmine continued to die in front of the Waterset Club? First reported in the May 6th report, I do not blame this on winter freezes as the condition is worsening. I do not feel the District needs to be presented with a proposal to replace it. (Pics 1a & b>)



2. Clean up the beds underneath the slides in the lagoon pool. (Pic 2>)
- All dead plant material has been removed and the area has been sprayed for weeds.

1 - This area has been fertilized and will continue to be monitored.



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Waterset Club, Milestone

3. There is a lot of palm debris in the Waterset Club pool landscape beds and also a lot of exposed irrigation drip lines. (Pic 3)



7. Until it can be determined why the Variegated Confederate Jasmine continues to fail in MANY areas, I will refrain from replacing any. Those on the Milestone median south of PAM continue to fail at a rapid pace. (Pic 7)



4. Now that the encroaching turf/weeds have been sprayed, they need to be removed from the sand volleyball court. - **This has been completed.**

5. In conjunction with Item No. 5 in the May report, when will the replacement Petra Crotons be replaced under warranty on the back side of the lap pool? No response was provided in the May report response. (Pic 5>)

6. The Variegated Confederate Jasmine beds as well as the Bougainvillea beds on Milestone south of Paseo Al Mar (PAM) are very weedy. Most of the dead plants have been removed. (Pic 6>) - **The fusillade was sprayed.**



3 - All palm debris has been disposed of and the drip lines have been taken care of.



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7 - Evaluation of this area is in progress.

3

5 - A work order has been made and will be completed by next inspection.

Sea Air, Goldcoast

8. Previously reported, the isolated bed of mostly Variegated Dwarf Asian Jasmine on the north side Sea Air was full of weeds. The response was that they pulled weeds and sprayed Fusilade. Now, this is what the bed looks like. (Pic 8)

8 - This area has been sprayed and fertilized and will continue to be monitored .

9. Also, reported since March, this turf area on the north side of Sea Air continued to fail for months with a response of "complete". Now it's being reported that four irrigation heads were unclogged. Why did it take more than three months to discover that? (Pics 9a & b>)

- The area has been treated and monitored, but a work order is in place to replace the St. Augustine as warranty work. Irrigation heads have been replaced and are providing proper coverage.



10. Hand pull weeds of several varieties from the Sea Air cul-de-sac. **- Weeds have been pulled and the area has been treated.**

11. Check the turf near the Sea Air mail kiosk for chinch bug. Treat accordingly. (Pic 11>)

- Chinch bugs have been eradicated and the area has been treated.

12. Check the irrigation along the south side of Goldcoast east of Milestone. It was evident that in only one area, water was crossing the sidewalk. Is this a clogged head? A head not popping up above the turf? (Pic 12)



12 - The irrigation head has been unclogged and is in working order.



30th Street, Paseo Al Mar, Covington Garden Drive

13. Make sure the entire hedge on the west side of 30th Street is being soft-edged and weeded – both the front and back sides.

- This has been completed.

14. Treat turf weeds on the 30th Street median.

- This has been completed.

15. We will need to consider a more suitable plant for the two Bougainvillea beds on the 30th Street median. These did not revive from the winter freezes, but the beds are also too wide to regularly maintain. Currently they are full of dead weeds and mostly dead Bougainvillea.

(Pic 15) - This has been noted.



16. A newly-installed Sabal Palm on the south side of PAM between the power lines and Waterset Blvd (WSBlvd.) has died and needs to be replaced again. (Pic 16)



17. Turf is still not up to par on the south ROW of PAM mostly between the power lines and WSBlvd. What is the status of the irrigation system here? Is it all working properly? Are all heads unclogged? What is the frequency and duration?

18. Tree ring maintenance is still lacking as most are becoming overrun with encroaching turf.

- The beds have been edged and sprayed.

19. Why is the turf behind the sidewalk on the west side of Covington Garden Dr. (CGD) north of Golden Sky beginning to fail? Is this chinch bug activity? Is the irrigation 100%? (Pic 19)



20. There are also several areas where turf is failing under streetlights along CGD. Please inspect for mole crickets and treat accordingly. - No mole crickets were found. IPM / Fert 0-0-24 AM was distributed.

21. Palm bracings were removed from several palms down the west side of CGD however, the banding was left on the trunks. These also need to be removed. (Pic 21>)
- The banding was removed.

22. This combination of plant materials as well as the maintenance (terracing of plant materials, tree shapes, etc.) is an excellent example of what the west side of CGD should look like. Unfortunately, Dw. Firebush (the flowering plant) was not used toward the southern end of CGD. (Pic 22>) - This has been noted. ★

16 - A work order is being prepared.

17 - The wire path had a blown fuse but has since been repaired and is operating properly



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19 - The turf was failing because the irrigation wire had been cut. It has been repaired and is operating properly. 5

Covington Garden Drive,

23. Reportedly, Fakahatchee Grasses have been treated. We will continue to monitor as Spider Mites are quite aggressive, especially in hot, dry weather. Here is more failing turf under a streetlight. (Pic 23)



24. This tree brace on the east side of CGD needs to be replaced as the District paid the previous vendor to install this after H. Milton. (Pic 24) - **Proposal is provided.**



25. I feel this patch of turf on the west side of CGD south of the Betel Palm pond needs to be replaced. (Pic 25)



26. Is the drip irrigation working properly on the west side of CGD south of Betel Palm? (200' – 300' north of Mainland) There is a section of Sweet Viburnum that is beginning to thin. (Pic 26>) - **Irrigation confirmed the drip line is working properly.**

27. Turf condition worsens the farther south we go on CGD. What is occurring here? (Pic 27>) - **There was a faulty wire and it has been fixed.**

28. Inspect turf approaching Wayfarer for Chamberbitter. Treat accordingly as this weed is very aggressive. (Pic 28>)

23 - The spider mites have been treated. The irrigation wire had been cut, which is why the turf was failing. The wire was repaired and the irrigation is operating properly.



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25 - A proposal is provided.

28 - This has been treated

Covington Garden Drive, Wayfarer, Silver Sun

- 29. Eradicate Torpedograss in the sideyard tract landscape bed on the north side of Wayfarer, east side of CGD. - **Torpedograss has been eradicated and the area has been sprayed**

- 30. Turf in the Wayfarer pocket park is yellowing



<26



<27



<28

and off-color. Inspect for fungus and treat accordingly. Was this turf fertilized? (Pic 30)

30



- 31. The sideyard landscape buffers on both sides of Paradiso, south of PAM need to be trimmed. - **This has been completed.**

- 32. Is irrigation working here on the west ROW of Silver Sun between Golden Sky and Betel Palm? Turf continues to fail and this has been previously reported. This turf is also extremely weedy. (Pic 32 & below)

32



30 - The area has been treated for chinch bugs and IPM / Fert 0-0-24 AM was distributed on 6.15.26



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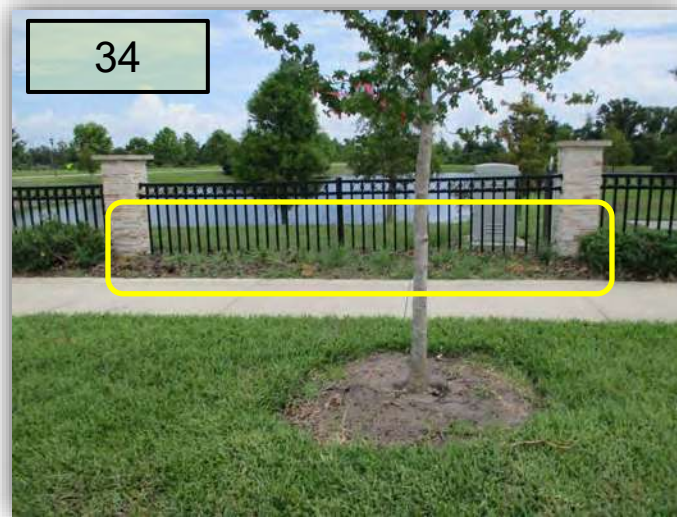
32 - Irrigation has confirmed that everything is operating properly.

Saguaro, Reservoir & Waterset Blvd., Waterline Station

33. Why does Juniper continue to brown in the Saguaro pocket park. Has this been diagnosed and treated for anything? (i.e. Twig blight? Spider mites?) (Pic 33)



34. The beds behind the sidewalks on the Reservoir bridge are full of Torpedograss. (Pic 34)- **Torpedograss has been pulled and sprayed.**



35. I requested proposals for the removal and replacement of the dead/dying Red Maples on the Reservoir bridge in the May report. I still have not received those.

- **Proposal is provided .**

36. Remove dead Ixora on the SE corner of Reservoir & WS Blvd.

- **This has been completed.**

37. All WS Blvd. median beds are very weedy. There are also dead plants. Remove water shoots from Crape Myrtles. (Pic 37>)

38. A detail crew member was using a line trimmer to trim our Bougainvillea. It is not industry standard to trim bougainvillea with a line trimmer (weed whacker). While quick-service crews sometimes use them for speed, line trimmers shred the branches, create jagged wounds that invite disease, and butcher the plant's natural shape. Please refrain from using these in the future. (Pic 38)



39. Remove a dead shrub (Walter's Viburnum?) on the north side of the Waterline Station parking lot. I will request an Install & Invoice in the proposal section. **Will be completed by the next inspection .**

40. Has the turf between the Waterline Station parking lot and adjacent pond been inspected for chinch bug?

41. **This area was treated for chinch bugs.**



33 - This area has been treated for spider mites.

37 - All dead plant material has been removed and sprayed for weeds.



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38 - The crew has been spoken to about this and will not happen again. 8

Waterline Station

41. Landscape debris has been left behind in the Blue Daze beds inside the Waterline Station pool area. I also feel crews did not cut the Blue Daze back enough after winter to encourage new growth. (Pic 41)



46. I observed a detail crew member blowing the hedge clippings out of the shrubs at the Waterline Station resulting in blowing a lot of mulch out of the bed and into the turf. Mulch is too expensive to be doing this. (Pic 46)



42. This irrigation line inside the Waterline Station totlot needs to be reconfigured and placed so it is not a tripping hazard. (Pic 42)



43. Treat Torpedograss in the totlot mulch.
- This area has been treated with Roundup.

44. Why are so many Walter's Viburnum failing surrounding the Waterline Station fencing? Is irrigation not 100% here? Is there a fungal infection? (Pic 44>)

45. This is not proper soft edging. Cutting a line at the edge of the bed but leaving the cut material in the ground is a waste of time. (Pic 45>) - Noted.



41 - All debris has been removed. Plants were cut back on the day of the report.

42 - The Irrigation line has been moved.

44 - The area was checked for a fungal infection and was inconclusive. Irrigation confirmed everything is operating at 100%

46 - The crew has been notified and the mulch has been placed back in the bed.

Del Coronado

47. We need to make sure the turf on Del Coronado is included in the quantity to withhold from previous contractor(s). (Pic 47)



- Noted.



Proposals

1. RedTree to provide a proposal to completely remove this dead Sycamore (3rd from the east on the south side of PAM past east of the power lines) and replace with a new 3" cal. Sycamore. Proposal must include an 8" -10" earthen water saucer constructed around the root ball as well as a 30 Gal. Gator Bag with a working flood bubbler attached through the top of the Gator Bag to fill the bag every time the irrigation zone runs. (Pic 1) [Proposal provided](#)



2. Install and Invoice a 3 Gal., FULL Walter's Viburnum on the north side of the Waterline Station parking lot. (Pic 2 [Will be completed by the next inspection](#))





Photo 9b- valve cleaned out- now operating

Photo 9a- valve cleaned
out- now operating



Rewired to eliminate fuses
Controller "L" - no alarms



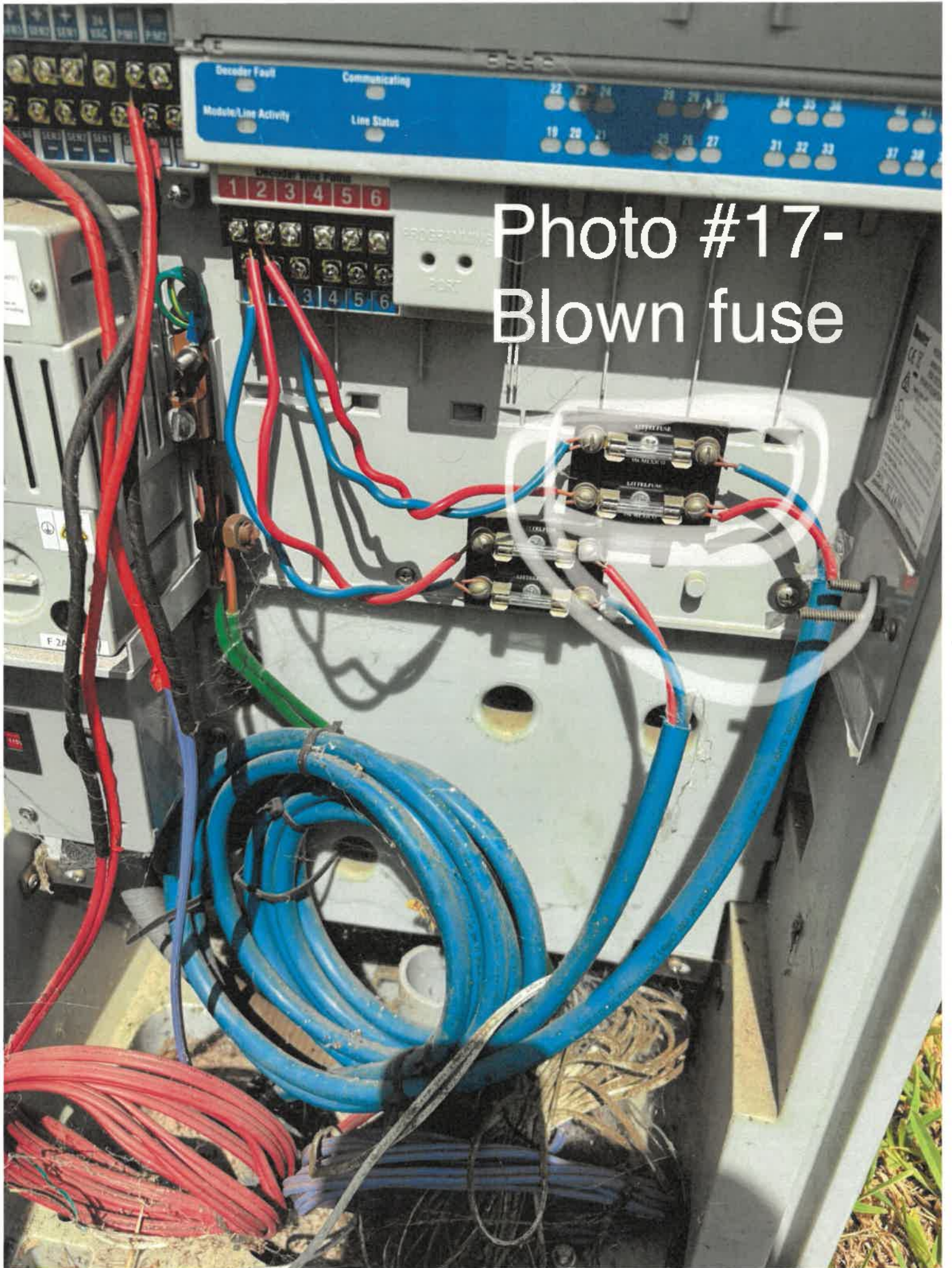


Photo #17-
Blown fuse

Photo #17- blown fuse-
alarms on zones #1
thru #26- south side
PAM- between power
lines and waterset blvd



Jun 16, 2026 at 11:10:07 AM
7231 Paradiso Dr
Apollo Beach FL 33572
United States

#3



Jun 16, 2026 at 11:48 AM
7931 Paradiso Dr
Apollo Beach, FL 33572
United States

#3



Jun 16, 2026 at 11:08:13 AM
7231 Paradiso Dr
Apollo Beach FL 33572
United States

#3



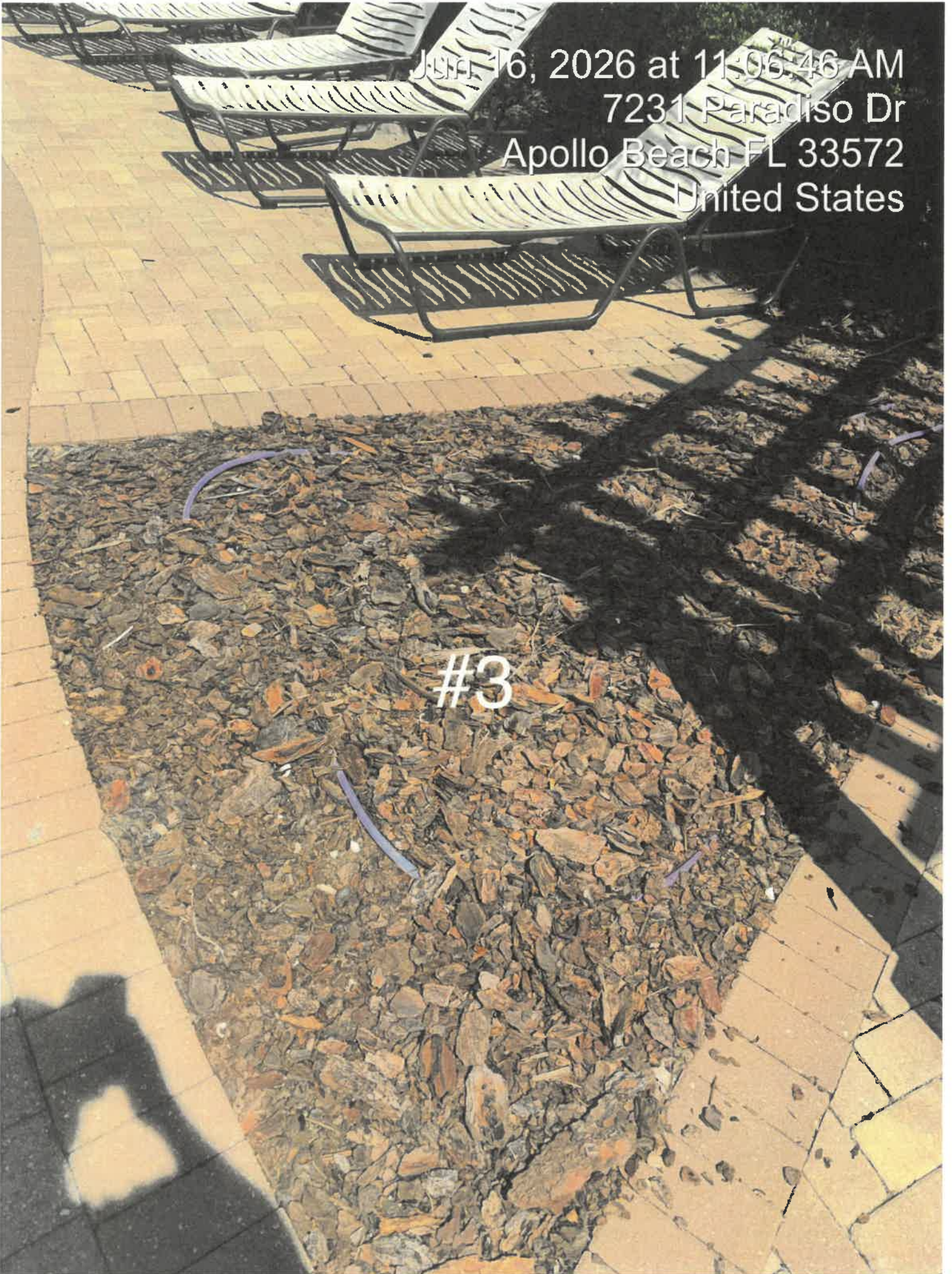
Jun 16, 2026 at 11:09:55 AM
7231 Paradiso Dr
Apollo Beach FL 33572
United States

#3



Jun 16, 2026 at 11:06:46 AM
7231 Paradise Dr
Apollo Beach FL 33572
United States

#3



Jun 16, 2026 at 11:08:01 AM
7231 Paradiso Dr
Apollo Beach FL 33572
United States

#3



Jun 16, 2026 at 11:04:21 AM
7231 Paradiso Dr
Apollo Beach FL 33572
United States

#3



Tab 3



The New Standard in Landscape Maintenance

WEEKLY LANDSCAPE REPORT

Client:	Waterset Central CDD
Week Of:	June 1, 2026

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

Service	Recap
Mowing	<ul style="list-style-type: none"> Mowing proceeded according to schedule. Items noted in previous landscape inspection were addressed and completed.
Detailing	<ul style="list-style-type: none"> Detailing proceeded according to schedule. Items noted in previous landscape inspection were addressed and completed.
Pest Control & Fertilization	<ul style="list-style-type: none"> IPM and fertilizer applications performed as needed. Items noted in previous landscape inspection were addressed and completed.
Irrigation	<ul style="list-style-type: none"> Irrigation inspections are ongoing and work orders are in progress. Controller 5A-1B is now functioning properly. Our technicians walked with Tom (Chairman / President) and made all the repairs that Tom pointed out.
Arbor Care	<ul style="list-style-type: none"> No arbor care was performed at this time.
Landscape	<ul style="list-style-type: none"> No landscape enhancement work performed at this time.



The New Standard in Landscape Maintenance

WEEKLY LANDSCAPE REPORT

Client:	Waterset Central CDD
Week Of:	June 8, 2026

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

Service	Recap
Mowing	<ul style="list-style-type: none"> Mowing proceeded according to schedule. Items noted in previous Asset Report were addressed and completed.
Detailing	<ul style="list-style-type: none"> Detailing proceeded according to schedule. Items noted in previous Asset Report were addressed and completed.
Pest Control & Fertilization	<ul style="list-style-type: none"> IPM and fertilizer applications performed as needed. Items noted in previous Asset Report were addressed and completed.
Irrigation	<ul style="list-style-type: none"> Irrigation inspections are ongoing and work orders are up to date. Controller 5A-1B wire path and repairs have been completed and adjustments to the programs/run times have been made. Asset Report items have been completed.
Arbor Care	<ul style="list-style-type: none"> No arbor care was performed at this time.
Landscape	<ul style="list-style-type: none"> No landscape enhancement work performed at this time.



The New Standard in Landscape Maintenance

WEEKLY LANDSCAPE REPORT

Client:	Waterset Central CDD
Week Of:	June 15, 2026

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

Service	Recap
Mowing	<ul style="list-style-type: none"> Mowing proceeded according to schedule.
Detailing	<ul style="list-style-type: none"> Detailing proceeded according to schedule.
Pest Control & Fertilization	<ul style="list-style-type: none"> IPM applications were performed 6/15. Treated for chinch bug and spider mites around the property.
Irrigation	<ul style="list-style-type: none"> Irrigation inspections are on-going and work orders are up to date. Repaired a 3" mainline break caused by an excavator, made repairs on Controller 5A-2A.
Arbor Care	<ul style="list-style-type: none"> No arbor care was performed at this time.
Landscape	<ul style="list-style-type: none"> Proposals submitted 6.17.25 <ul style="list-style-type: none"> East side of CGD: Staking Kit Installation West Side of CGD, South of Betel Palm Pond: Sod Replacement Reservoir Bridge: Red Maple Replacement 3rd from East of the Southside of PAM: Tree Replacement



The New Standard in Landscape Maintenance

WEEKLY LANDSCAPE REPORT

Client:	Waterset Central CDD
Week Of:	June 22, 2026

Recipient Group			
Client Contacts		RedTree Contacts	
John Toborg	JToborg@rizzetta.com	David Lucadano	daveluke@redtreelandscape.systems
Stephanie DeLuna	sdeluna@rizzetta.com	Pete Lucadano	peteluke@redtreelandscape.systems
Diana Kronick	dkronick@rizzetta.com	Rafael Rosario	rrosario@redtreelandscape.systems
		Service Desk	service@redtreelandscape.systems
		Devan Katz	dkatz@redtreelandscape.systems
		Ninoshka Torres	ntorres@redtreelandscape.systems

Service	Recap
Mowing	<ul style="list-style-type: none"> Mowing proceeded according to schedule.
Detailing	<ul style="list-style-type: none"> Detailing proceeded according to schedule.
Pest Control & Fertilization	<ul style="list-style-type: none"> IPM applications are being completed as needed.
Irrigation	<ul style="list-style-type: none"> Irrigation inspections are on-going and work orders are up to date. Investigated a possible leak at Mainland Avenue and determined that there was no leak present at this time.
Arbor Care	<ul style="list-style-type: none"> No arbor care was performed at this time.
Landscape	<p>The following proposals are pending from June 17 submission with the Community Management Asset Report:</p> <ul style="list-style-type: none"> East Side of CGD: Staking Kit Installation West Side of CGD, South of Betel Palm Pond: Sod Replacement Reservoir Bridge: Red Maple Replacement 3rd from East of the Southside of PAM: Sycamore Tree Replacement

Tab 4



powered by SmartLink Network®

June 2026

Date: Jun 01, 2026 10:04 am
Inspector: Mike Bennett

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

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

Water Days as of Jun 01, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2	2.S - NORTHWEST OF WAYFARER SIDEWALK/ BED	Pass									
3	3.D - NORTHWEST OF WAYFARER	Pass									
4	4.D - NORTHWEST WAYFARER	Pass									
5	5. B - NORTHWEST OF WAYFARER	Pass									
6	6.S - NORTHWEST OF WAYFARER, MIDDLE, SIDEWALK/ BED	Fail									
[Valve Status] decoder alarm in timer											
7	7.S - NORTHWEST OF WAYFARER, MIDDLE, SIDEWALK/ ROAD	Pass									
8	8.D - SOUTHWEST OF MAINLAND	Pass									
9	9.S - SOUTHWEST OF MAINLAND, SIDEWALK/ BED	Pass									
10	10.S - SOUTHWEST OF MAINLAND, SIDEWALK/ ROAD	Pass									
11	11.D - EAST OF MAINLAND	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lo□ er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
12	12.□S - EAST OF MAINLAND	Pass									
Valve activated but zone failed to pressurize											
13	13.□S - EAST OF POND	Pass									
14	14.□B - TREE EAST OF POND	Pass									
15	15.□B - TREE NORTHEAST OF WAYFARER ALONG SIDEWALK	Pass									
16	6.□S - NORTHEAST OF WAYFARER ON CORNER	Pass									
17	17.□S - SOUTHWEST OF WAYFARER, SIDEWALK/ BED	Pass									
18	18.□D - SOUTHWEST OF WAYFARER	Pass									
19	19.□S - SOUTHWEST OF WAYFARER, MIDDLE, SIDEWALK/ BED	Pass									
20	20.□S - SOUTHWEST OF WAYFARER, MIDDLE, SIDEWALK/ ROAD	Pass									
21	21.□B - SOUTHWEST	Pass									
22	22.□D - SOUTHWEST MIDDLE BED	Pass									
23	23.□S - SOUTHWEST, SIDEWALK/ ROAD	Pass									
24	24.□S - SOUTHWEST, SIDEWALK/ BED	Pass									
25	25.□D - SOUTHWEST TO POWER LINES	Pass									
26	26.□S - SOUTHEAST POND, POWER LINES	Pass									
27	27.□S - SOUTHEAST, MIDDLE, SIDEWALK/ ROAD	Pass									
28	28.□S - SOUTHEAST, MIDDLE, SIDEWALK/ BED	Pass									
29	29.□B - TREE SOUTHEAST POND	Pass									
30	30.□B - TREE SOUTHEAST ALONG ROAD	Pass									
31	31.□D - SOUTHEAST	Pass									
32	32.□D - SOUTHEAST OF WAYFARER	Pass									
33	33.□S - SOUTHEAST OF WAYFARER, SIDEWALK/ BED	Pass									
34	34.□MPR CONTROLLER	Pass									
35	35.□S - SOUTHEAST OF WAYFARER, SIDEWALK/ ROAD	Pass									
36	36.□D - ISLAND AT CONTROLLER & NORTH OF WAYFARER	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lo ^o er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
37	37.05 - WAYFARER AT CONTROLLER	Pass									
38		Pass									
39		Pass									
40		Pass									

Zone #1 - 06-01-26 9:24 am CDT



Zone #2 - 06-01-26 9:25 am CDT



Zone #7 - 06-08-26 10:09 am CDT



Zone #9 - 06-08-26 10:17 am CDT



Zone #10 - 06-08-26 10:20 am CDT



Zone #13 - 06-08-26 10:39 am CDT



Zone #16 - 06-08-26 10:41 am CDT



Zone #17 - 06-08-26 10:47 am CDT



Zone #19 - 06-08-26 10:53 am CDT



Zone #21 - 06-08-26 12:42 pm CDT



Zone #23 - 06-08-26 12:47 pm CDT



Zone #24 - 06-08-26 12:50 pm CDT





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June 2026

Date: Jun 01, 2026 1:57 pm
Inspector: Tom Lapoma

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

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

Water Days as of Jun 01, 2026	
Program A	Mon , Wed , Sat
Program B	
Program C	
Program D	

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

Zone #4 (Broken Drip or Micro Spray) - 06-01-26

9:02 am CDT



Zone #4 (Broken Drip or Micro Spray) - 06-01-26

9:13 am CDT





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June 2026

Date: Jun 01, 2026 2:16 pm
 Inspector: Mike Bennett

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

Controller	
Name	10. SILVER SUNDRIVE 4IN NODE
Location	
Model	
Modules	2
Controller ID	226697

Water Days as of Jun 01, 2026	
Program A	
Program B	
Program C	
Program D	

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

Nozzles replaced

Zone #2 - 06-01-26 1:25 pm CDT





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June 06

Date: Jun 01, 2026 2:26 pm
Inspector: Tom Lapoma

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

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

Water Days as of Jun 01, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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



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June 2026

Date: Jun 03, 2026 9:10 am
Inspector: Mike Bennett

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

Controller	
Name	21. SEA AIR DRIVE #1 - HYBRID
Location	6115 sea air dr
Model	
Modules	3
Controller ID	226709

Water Days as of Jun 03, 2026	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Looper Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S Sea Air and Milestone	Pass									
2	S north side of Sea Air	Pass									
3	Bubbler trees north side Sea Air	Pass									
4	Mp rotors north side field	Pass									
5	Mp rotors north side Sea Air	Fail									
[Valve Status] valve failed to pressurize											
6	6. DRIP	Pass									

Zone #1 - 06-03-26 8:31 am CDT



Zone #2 - 06-03-26 8:33 am CDT



Zone #3 - 06-03-26 8:35 am CDT



Zone #4 - 06-03-26 8:38 am CDT



Zone #5 (Valve Status) - 06-03-26 8:42 am CDT



Stressed turf as a result of valve failure



powered by SmartLink Network®

June 2026

Date: Jun 03, 2026 10:03 am
 Inspector: Mike Bennett

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

Controller	
Name	20. SEA AIR DRIVE #2 - HYBRID
Location	Sear air cul da sac
Model	
Modules	2
Controller ID	226708

Water Days as of Jun 03, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #1 - 06-03-26 9:04 am CDT



Zone #2 - 06-03-26 9:06 am CDT





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June 2026

Date: Jun 03, 2026 11:03 am
 Inspector: Mike Bennett

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

Controller	
Name	18. WAYFARER AVENUE EAST 7 N HYBRID
Location	
Model	
Modules	3
Controller ID	226706

Water Days as of Jun 03, 2026	
Program A	Every day of the week
Program B	
Program C	
Program D	

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

Zone #1 - 06-03-26 10:09 am CDT



Zone #3 - 06-03-26 10:13 am CDT



Zone #4 - 06-03-26 10:15 am CDT



Zone #5 - 06-03-26 10:17 am CDT



Zone #7 - 06-03-26 10:21 am CDT





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June 2026

Date: Jun 03, 2026 11:22 am
 Inspector: Mike Bennett

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

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

Water Days as of Jun 03, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #1 - 06-03-26 10:30 am CDT



Zone #3 - 06-03-26 10:31 am CDT



Zone #4 - 06-03-26 10:32 am CDT





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June 2026

Date: Jun 03, 2026 11:38 am
 Inspector: Mike Bernett

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

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

Water Days as of Jun 03, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Looper Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Drip	Pass									
2	Bubblers	Pass									
3	3.0MPR	Pass									

Zone #3 - 06-03-26 10:41 am CDT





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June 2026

Date: Jun 03, 2026 11:53 am
 Inspector: Mike Bennett

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

Controller	
Name	15. WAYFARER AVENUE WEST BOC
Location	5626 Wayferer ave
Model	
Modules	2
Controller ID	226703

Water Days as of Jun 03, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Loer Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	1. DRIP	Pass									
2	2. SPRAY	Pass									
3	3. SPRAY	Pass									
4	4. SPRAY	Pass									
N/A	This zone has been removed	Pass									
N/A	This zone has been removed	Pass									
N/A	This zone has been removed	Pass									
N/A	This zone has been removed	Pass									

Zone #3 - 06-03-26 10:55 am CDT



Zone #4 - 06-03-26 10:56 am CDT





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June 2026

Date: Jun 03, 2026 12:50 pm
Inspector: Mike Bennett

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

Controller	
Name	17. WAYFARER AVENUE WEST 80N0HYBRID
Location	
Model	
Modules	4
Controller ID	226705

Water Days as of Jun 03, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #2 - 06-03-26 11:54 am CDT



Zone #3 - 06-03-26 11:55 am CDT



Zone #4 - 06-03-26 11:58 am CDT



Zone #5 - 06-03-26 11:59 am CDT



Zone #7 - 06-03-26 12:04 pm CDT



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





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June 2026

Date: Jun 03, 2026 1:21 pm
 Inspector: Mike Bernett

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

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

Water Days as of Jun 03, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #2 - 06-03-26 12:25 pm CDT





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June 2026

Date: Jun 03, 2026 2:22 pm
 Inspector: Tom Lapoma

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

Controller	
Name	13. SAGUARO WAY 5N HYBRID
Location	
Model	
Modules	2
Controller ID	226701

Water Days as of Jun 03, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Tue , Thur , Sat
Program C	
Program D	

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

Zone #1 - 06-03-26 9:23 am CDT



Zone #2 - 06-03-26 9:24 am CDT



Zone #2 - 06-03-26 9:25 am CDT



Zone #3 - 06-03-26 9:26 am CDT



Zone #4 - 06-03-26 9:27 am CDT





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June 2026

Date: Jun 03, 2026 2:33 pm
 Inspector: Tom Lapoma

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

Controller	
Name	12. PARADISO DRIVE 4IN HYBRID
Location	
Model	
Modules	2
Controller ID	226700

Water Days as of Jun 03, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #1 - 06-03-26 9:34 am CDT



Zone #2 - 06-03-26 9:36 am CDT



Zone #3 - 06-03-26 9:36 am CDT



Zone #4 - 06-03-26 9:37 am CDT





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June 06

Date: Jun 03, 2026 3:14 pm
Inspector: Tom Lapoma

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

Controller	
Name	5A-1A
Location	(SE) corner paseo al mar and paradiso dr
Model	
Modules	7
Controller ID	226690

Water Days as of Jun 03, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo ^o er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
12	12.□S - PASEO AL MAR BLVD	Pass									
13	13.□S - PASEO AL MAR BLVD	Pass									
14	14.□D - EAST PASEO AI MAR BLVD	Pass						2			
15		Pass									



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June 2026

Date: Jun 04, 2026 9:18 am
Inspector: Mike Bennett

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

Controller	
Name	PHASE 4
Location	
Model	
Modules	25
Controller ID	226688

Water Days as of Jun 04, 2026	
Program A	Tue , Thur
Program B	
Program C	
Program D	Every day of the week

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Looper Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2	2.R-30™ CENTER ISLAND	Pass									
3	3.D-301H CENTER ISLAND	Pass									
4	4.B-TREE 301H	Pass									
5	5.R-30™ CENTER ISLAND	Pass									
6	6.S-301H NORTHEAST.	Pass									
7	7.S-301H NORTH.	Pass									
8	8.S-301H WEST & GOLDCOAST AVE	Pass									
9	9.B-TREE 301H NORTH	Pass									
10	10.S-301H SOUTHWEST	Pass									
11	S-301H SOUTHWEST	Pass									
12	R-301H SOUTHWEST.	Pass									
13	R-301H CENTER ISLAND	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo□ er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	S-301H SOUTHEAST	Pass									
15	S-301H SOUTHEAST.	Pass									
16	S-GOLDCOAST AVE	Pass									
17	D-301H SOUTH & GOLDCOAST AVE	Pass									
18	S-GOLDCOAST AVE	Pass									
19	B-TREE GOLDCOAST AVE	Pass									
20	S-GOLDCOAST SOUTHWEST	Pass									
21	S-GOLDCOAST SOUTHWEST	Pass									
22	S-GOLDCOAST POND	Pass			1						
Repair completed											
23	R-PARK/ MAILBOX	Fail									
24	R-PARK/ MAILBOX	Pass									
25	D-PARK/ MAILBOX	Pass									
26	S-PARK/ PREMIETER	Pass									
27	D-WESf/ LIFT STATION	Pass									
28	D-ROUND ABOUT	Pass									
29	S-ROUND ABOUT	Pass									
30	B-PARK/ ROUND ABOUT	Pass									
31	S-GOLDCOAST SOUTH	Pass									
32	S-GOLDCOAST SOUTH	Pass									
33	D-NORTH OF ROUND ABOUT	Pass									
34	S-MILESTONE WEST	Pass									
35	D-MILESTONE ENTRANCE	Pass									
36	S-MILESTONE EAST	Pass									
37	B-TREE PASEO AI MAR BLVD	Pass									
38	D-PASEO AL MAR, HEDGE LINE	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo ^o er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39	D-SIGN	Pass									
40		Pass									
41		Pass									
42		Pass									
43		Pass									
44		Pass									
45		Pass									
46		Pass									
47		Pass									
48		Pass									
49		Pass									
50		Pass									

Zone #1 - 06-04-26 8:20 am CDT



Zone #2 - 06-04-26 8:23 am CDT



Zone #5 - 06-04-26 8:29 am CDT



Zone #6 - 06-04-26 8:32 am CDT



Zone #7 - 06-04-26 8:36 am CDT



Zone #8 - 06-04-26 8:38 am CDT



Zone #10 - 06-04-26 8:42 am CDT



Zone #11 - 06-04-26 8:44 am CDT



Zone #12 - 06-04-26 8:48 am CDT



Zone #13 - 06-04-26 8:50 am CDT



Zone #14 - 06-04-26 8:54 am CDT



Zone #15 - 06-04-26 8:56 am CDT



Zone #16 - 06-04-26 9:01 am CDT



Zone #18 - 06-04-26 9:06 am CDT



Zone #20 - 06-04-26 9:09 am CDT



Zone #21 - 06-04-26 9:12 am CDT



Zone #22 - 06-04-26 9:15 am CDT



Zone #22 (Broken Head) - 06-04-26 9:17 am CDT



Zone #24 - 06-04-26 9:20 am CDT



Zone #26 - 06-04-26 9:27 am CDT



Zone #29 - 06-04-26 9:37 am CDT



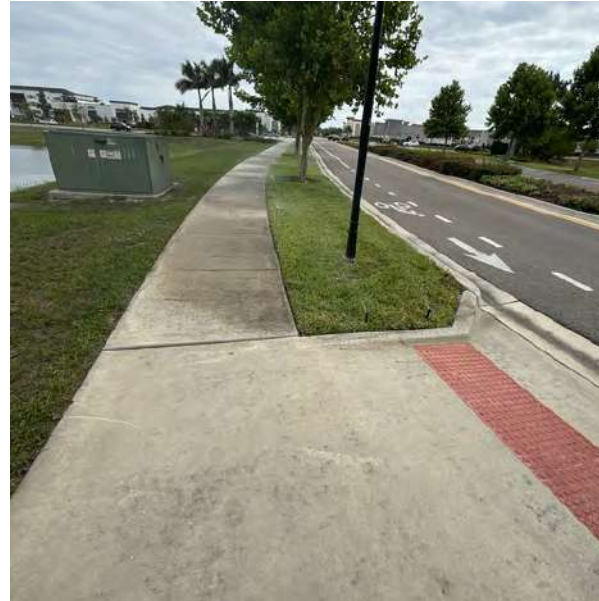
Zone #31 - 06-04-26 9:39 am CDT



Zone #32 - 06-04-26 9:43 am CDT



Zone #34 - 06-04-26 9:48 am CDT



Zone #36 - 06-04-26 9:54 am CDT





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June 2026

Date: Jun 04, 2026 11:55 am
 Inspector: Mike Bernett

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

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

Water Days as of Jun 04, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14		Pass									
15		Pass									

Zone #1 - 06-04-26 12:06 pm CDT



Zone #2 - 06-04-26 12:09 pm CDT



Zone #3 - 06-04-26 12:12 pm CDT



Zone #6 - 06-04-26 12:28 pm CDT



Zone #7 - 06-04-26 12:31 pm CDT



Zone #9 - 06-04-26 12:38 pm CDT



Zone #10 - 06-04-26 12:40 pm CDT





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June 2026

Date: Jun 09, 2026 9:15 am
Inspector: Mike Bernett

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

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

Water Days as of Jun 09, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	
Program D	

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

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lo ^o er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	14.□R - CENTER ISLAND	Pass									
15	15.□S - WSD WEST	Pass									
16	16.□R - CENTER ISLAND	Pass									
17	17.□D - CENTER ISLAND	Pass									
18	18.□S - WSD WEST	Pass									
19	19.□S - CENTER ISLAND	Pass									
20	20.□S - WSD EAST	Pass									
21	21.□S - LIFT STATION	Pass									
22	22.□S - CENTER ISLAND	Pass									
23	23.□S - CENTER ISLAND	Fail									
24	24.□D - CENTER ISLAND ACROSS FROM LIFT SATION	Pass									
25	25.□S - WSD WEST	Pass									
26	26.□S - WATERLINE COURT	Pass									
27	27.□S - WATERLINE COURT	Pass									
28	28.□D - BEDS WATERLINE COURT	Pass									
29	29.□MPR END OF WATERLINE COURT	Pass									
30	30.□S - WSD AND WATERLINE COURT	Pass									
31	AMENITY CENTER WATERLINE COURT?	Pass									
32	32 B - PARKING LOT	Pass									
33	33.□D - PARKING LOT NORTH	Pass									
34	34.□S - PARKING LOT WEST	Pass									
35	35.□S - PARKING LOT NORTH	Pass									
36	36.□D - PARKING LOT, CENTER ISLAND, EAST BED	Pass						1			
37	37.□D - POOL BED EAST	Pass									
38	38.□MPR EAST OF POOL	Pass									
39	39.□R - WEST OF PLAYGROUND	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lo ^o er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
40	40.□S - WEST OF MADRIGAL ROAD	Pass	2								
41	41.□D - FRONT OF BLD WEST OF POOL	Pass									
42	42.□B - WEST OF POOL. SOUTH OF PLAYGROUND. MAILBOXS	Pass									
43	43.□R - SOUTH OF PLAYGROUND	Pass									
44	44.□D - MAILBOX. SOUTH OF PLAYGROUND	Pass									
45	45.□MPR BEHIND MAILBOX	Pass									
46	46.□S - SOUTH OF MAILBOX	Pass									
47	S- □est side of Waterset - (s) of lift station	Pass									
48		Pass									
49		Pass									
50		Pass									

Zone #2 - 06-09-26 8:30 am CDT



Zone #3 - 06-09-26 8:33 am CDT



Zone #3 (Clogged Nozzle) - 06-09-26 8:35 am CDT



Zone #4 - 06-09-26 8:37 am CDT



Zone #5 - 06-09-26 8:41 am CDT



Zone #6 - 06-09-26 8:51 am CDT



Zone #8 - 06-09-26 8:57 am CDT



Zone #9 - 06-09-26 9:00 am CDT



Zone #10 - 06-09-26 9:03 am CDT



Zone #11 - 06-09-26 9:09 am CDT



Zone #12 - 06-09-26 9:10 am CDT



Zone #14 - 06-09-26 9:13 am CDT



Zone #15 - 06-09-26 9:16 am CDT



Zone #16 - 06-09-26 9:19 am CDT



Zone #18 - 06-09-26 9:26 am CDT



Zone #19 - 06-09-26 9:28 am CDT



Zone #20 - 06-09-26 9:31 am CDT



Zone #21 - 06-09-26 9:33 am CDT



Zone #22 - 06-09-26 9:37 am CDT



Zone #23 - 06-09-26 12:52 pm CDT



Zone #25 - 06-09-26 9:47 am CDT



Zone #26 - 06-09-26 9:49 am CDT



Zone #27 - 06-09-26 9:52 am CDT



Zone #29 - 06-09-26 9:57 am CDT



Zone #30 - 06-09-26 10:10 am CDT



Zone #31 - 06-09-26 1:24 pm CDT



Zone #34 - 06-09-26 10:19 am CDT



Zone #35 - 06-09-26 10:22 am CDT



**Zone #36 (Broken Drip or Micro Spray) - 06-09-26
10:27 am CDT**



Zone #38 - 06-09-26 10:32 am CDT



Zone #39 - 06-09-26 10:34 am CDT



Zone #40 - 06-09-26 10:37 am CDT



Zone #40 (Clogged Nozzle) - 06-09-26 10:39 am CDT



Zone #40 (Clogged Nozzle) - 06-09-26 10:39 am CDT



Zone #43 - 06-09-26 10:46 am CDT



Zone #45 - 06-09-26 10:50 am CDT



Zone #46 - 06-09-26 10:52 am CDT





powered by SmartLink Network®

June 2026

Date: Jun 09, 2026 10:34 am
Inspector: Tom Lapoma

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

Controller	
Name	TOWN CENTER
Location	
Model	
Modules	17
Controller ID	226914

Water Days as of Jun 09, 2026	
Program A	Mon , Wed , Fri , Sat
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	D- median at 30th and PAM	Fail						1			
[Valve Status] Faulty decoder replaced											
2	B- median and both sides of street at 30th and PAM	Pass							1		
3	Spray on the center island 30th and PAM	Pass									
4	Broken on 30th st entrance	Pass							1		
[Broken Lateral] Lateral break at street sleeve											
5	Bubbler	Pass									
6	S on the next of 7	Pass									
7	S on the sidewalk next to ridley mnt	Pass									
8		Pass									
9	S on the 30th end side on sea side	Pass									
10	S- exit side of 30th and PAM	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lo ^o er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
11		Pass									
12		Pass									
13	Drip line in the center island	Pass									
14	Bubbler	Pass									
15		Pass									
16	S on the side of the side ^o alk milestone	Pass									
17	S on the center island on milestone	Pass									
18	S on the exit sode milestone	Pass									
19	S next to pound exit side	Pass									
20		Pass									
21	B on the center island	Pass									
22	S on the apartment side on milestone	Pass									
23	S domn milestone next to pond and apartment	Pass									
24	S on side ^o alk next tonpound on milestone	Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30	S on exit side on milestone next to store	Pass									
31	S on the sod exit side oc milestone	Pass									
32		Pass									
33		Pass									
34	B- ^o est side milestones from PAM to sea ^o ind	Pass									
35		Pass									

Zone #1 (Valve Status) - 06-09-26 5:38 am CDT



Zone #1 (Broken Drip or Micro Spray) - 06-09-26 5:42 am CDT



Zone #2 (Broken Lateral) - 06-09-26 5:39 am CDT



Zone #2 (Broken Lateral) - 06-09-26 5:39 am CDT



Zone #4 (Broken Lateral) - 06-09-26 5:41 am CDT





powered by SmartLink Network®

June 2026

Date: Jun 11, 2026 9:25 am
Inspector: Mike Bernett

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

Controller	
Name	7. 5A-2A
Location	(NE) corner of Waterset blvd and reservoir ct
Model	
Modules	27
Controller ID	226694

Water Days as of Jun 11, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	1.S - (SW) corner at paseo al mar and Waterset blvd - curb	Pass									
2	2.S - (SE) curb and median	Pass			1						
3	3.S - Waterset east side curb south of paseo al mar	Pass									
4	4.S - CENTER ISLAND	Pass									
5	5.R - CENTER ISLAND	Pass									
6	6.S - CENTER ISLAND	Pass	1								
7	7.D - CENTER ISLAND	Pass						1			
8	8.S - curb- west side Waterset	Pass			1						
9	9.R - CENTER ISLAND	Pass									
10	10.S - EAST	Pass									
11	11.S - CENTER ISLAND	Pass									
12	12.R - CENTER ISLAND	Pass									
13	13.S - WEST SIDE- WATERSSET CURB AT SPORTS COMPLEX	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lo□ er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	14.□D - CENTER ISLAND NORTH RESERVOIR CT	Pass									
15	15.□B - WATERSET NORTH OF RESERVOIR CT	Pass									
16	16.□S - RESERVOIR CT AND MEDIAN	Pass									
17	17.□D - RESERVOIR CT	Pass									
18	18.□B - POND	Pass									
19	19.□S - RESERVOIR CT	Fail									
20	20.□S - CENTER ISLAND	Pass									
21	21.□S - BOUGVILLA - center island	Pass									
22	22.□S - CENTER ISLAND	Pass			1						
23	23.□R - CENTER ISLAND	Pass									
24	13.□S - WEST TURN LN SPORTS COMPLEX	Pass									
25	25.□SPRAY/BUBBLER TREE, EAST	Pass									
26	26.□S - EAST	Pass									
27	27.□S - EAST	Pass									
28	28.□S - EAST	Pass									
29	29.□SPRAY/ BUBBLER TREE, CENTER ISLAND	Pass									
30	30.□S - EAST	Pass									
31	31.□S - CENTER ISLAND	Pass									
32	32.□R - CENTER ISLAND	Pass									
33	33.□SPRAY- center island beds	Pass									
34	34.□R - CENTER ISLAND	Pass									
35	35.□D - CENTER ISLAND SOUTH OF RESERVOIR CT	Pass						4			
36	36.□S - CENTER ISLAND	Pass									
37	37.□S - CENTER ISLAND	Pass									
38	38.□S - WEST □ aterset- curb	Pass									
39	39.□S - WEST □ aterset- side□ alk	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Looser Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
40	40.S - WEST aterset- curb	Pass									
41	41.S - WEST aterset- side alk	Fail									
42	42.SPRAY /BUBBLER TREE, WEST	Pass									
43	43.S - EAST	Pass									
44	44.S - EAST	Pass									
45	45.R - CENTER ISLAND	Pass									
46	46.S - CENTER ISLAND	Pass									
47	47.R - CENTERISLAND	Pass									
48	48.S - CENTER ISLAND	Pass									
49	49.D - CENTER ISLAND SOUTH	Pass									
50	50.S - est aterset- side alk at aterline	Pass									
51	51.S - est aterset- curb at aterline	Pass									
52	52.S - EAST	Pass									
53	53.S - CENTER ISLAND	Pass									
54	54.S - CENTER ISLAND BOUGNVILLA- bed	Pass									
55	OPEN	Pass									

Zone #1 - 06-11-26 8:48 am CDT



Zone #2 - 06-11-26 8:51 am CDT



Zone #2 (Broken Head) - 06-11-26 8:52 am CDT



Zone #2 - 06-11-26 8:53 am CDT



Zone #3 - 06-11-26 8:54 am CDT



Zone #4 - 06-11-26 9:10 am CDT



Zone #5 - 06-11-26 9:12 am CDT



Zone #6 - 06-11-26 9:15 am CDT



Zone #6 (Clogged Nozzle) - 06-11-26 9:15 am CDT



Zone #7 (Broken Drip or Micro Spray) - 06-11-26 9:21 am CDT



Zone #8 (Broken Head) - 06-11-26 9:22 am CDT



Zone #8 - 06-11-26 9:22 am CDT



Zone #9 - 06-11-26 9:23 am CDT



Zone #10 - 06-11-26 9:27 am CDT



Zone #11 - 06-11-26 9:30 am CDT



Zone #12 - 06-11-26 9:33 am CDT



Zone #13 - 06-11-26 9:35 am CDT



Zone #16 - 06-11-26 9:45 am CDT



Zone #20 - 06-11-26 9:57 am CDT



Zone #21 - 06-11-26 10:01 am CDT



Zone #22 - 06-11-26 10:04 am CDT



Zone #22 (Broken Head) - 06-11-26 10:05 am CDT



Zone #23 - 06-11-26 10:06 am CDT



Zone #24 - 06-11-26 10:10 am CDT



Zone #26 - 06-11-26 10:15 am CDT



Zone #27 - 06-11-26 10:18 am CDT



Zone #28 - 06-11-26 10:21 am CDT



Zone #30 - 06-11-26 10:27 am CDT



Zone #31 - 06-11-26 10:30 am CDT



Zone #32 - 06-11-26 10:34 am CDT



Zone #33 - 06-11-26 10:37 am CDT



Zone #34 - 06-11-26 10:40 am CDT



**Zone #35 (Broken Drip or Micro Spray) - 06-11-26
10:46 am CDT**



**Zone #35 (Broken Drip or Micro Spray) - 06-11-26
10:46 am CDT**



**Zone #35 (Broken Drip or Micro Spray) - 06-11-26
10:46 am CDT**



Zone #36 - 06-11-26 10:47 am CDT



Zone #37 - 06-11-26 10:49 am CDT



Zone #38 - 06-11-26 10:54 am CDT



Zone #39 - 06-11-26 10:55 am CDT



Zone #40 - 06-11-26 10:58 am CDT



Zone #43 - 06-16-26 8:35 am CDT



Zone #44 - 06-16-26 8:38 am CDT



Zone #45 - 06-16-26 8:41 am CDT



Zone #46 - 06-16-26 8:50 am CDT



Zone #47 - 06-16-26 8:51 am CDT



Zone #48 - 06-16-26 8:53 am CDT



Zone #50 - 06-16-26 9:10 am CDT



Zone #51 - 06-16-26 9:13 am CDT



Zone #52 - 06-16-26 9:17 am CDT



Zone #53 - 06-16-26 9:21 am CDT



Zone #54 - 06-16-26 9:25 am CDT



Tab 5



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday, FL 34690

Reservoir Bridge
RED MAPLE REPLACEMENT PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

June 16, 2026

Scope of Work:

- Removal of (3) dead Red Maple trees by root extraction.
- Installation (3) Sweetgum, Liquidambar styraciflua "rotundiloba" 3" cal.
- Includes construction of an earth water saucer 8"-10" high with a 30-gal Gator Bag.
- Includes all labor, materials, hauling, and dumping fees.



Total: \$4,275.00

Authorized By:

Date:

Any irrigation modifications will be billed on a time-and-materials basis.

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



The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday, FL 34690

West Side of CGD, South of the Betel Palm Pond

SOD REPLACEMENT PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

June 16, 2026

Scope of Work:

- Installation (800) square feet of St. Augustine sod.
- Includes all labor, materials, hauling, and dumping fees.



Total: \$1,800.00

Authorized By:

Date:

Any irrigation modifications will be billed on a time-and-materials basis.

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



The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday, FL 34690

3rd From the East of the South Side of PAM
SYCAMORE TREE REPLACEMENT PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

June 16, 2026

Scope of Work:

- Removal of (1) dead Sycamore tree, the 3rd from the east on the South side of PAM.
- Installation of (1) 3" caliper Sycamore tree with an 8"-10" earthen water saucer constructed around the root ball, as well as a 30-gallon Gator Bag with a working flood bubbler.
- Includes all labor, materials, hauling, and dumping fees.



Total: \$1,725.00

Authorized By:

Date:

Any irrigation modifications will be billed on a time-and-materials basis.

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



The New Standard in Landscape Maintenance

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

East Side of CGD
STAKING KIT INSTALLATION PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager
June 16, 2026

Scope of Work:

- Installation of a 2"x4" tree staking kit to replace the old one.
- Includes all labor, materials, hauling, and dumping fees.



Total: \$175.00

Authorized By: _____

Date: _____

Any irrigation modifications will be billed on a time-and-materials basis.

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

Tab 6
USC

WATERSET®



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

Community Director Report
June 2026 Meeting



Administrative

CDD Access Requests: No requests this month.

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 that was approved in February.

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.

Management is currently coordinating with Rhino Epoxy to schedule repairs to the Waterline Station restroom floors. To facilitate the work, the amenity will be temporarily closed for one day. Once the repair date has been confirmed, management will provide advance notice to residents regarding the closure and anticipated reopening.

The executed copier lease agreement was provided to management on June 24, 2026, and has been forwarded to Konica Minolta for processing. Management is currently coordinating directly with the vendor to schedule the delivery and installation of the new copier. Additional updates will be provided once a delivery date has been confirmed.

On Sunday, June 21, the Waterset Club front desk attendant was required to keep the water slide closed for the day due to low water levels in both the resort pool and lap pool. Cooper Pools was contacted and responded the same day. Upon inspection, it was determined that the technician had left the automatic fill valve in the closed position following service on Friday, which prevented the pools from refilling and resulted in the water levels dropping below the required operating level.

Under the previous Board's direction, bottled water was periodically purchased for onsite staff, particularly the maintenance team, due to the nature of their outdoor work during periods of extreme heat. Management would like to confirm whether the current Board wishes to continue this practice going forward.

Under the previous Board's direction, management instructed the pool vendor to turn off the pool heaters in June and turn them back on in November. Management would like to confirm whether the current Board of Supervisors wishes to continue this practice.

Nvirotect was onsite on Monday, June 29, to install rodent bait stations at the Waterline Station amenity in response to reported rodent activity. The bait stations will be inspected and serviced on a monthly basis as part of the ongoing pest management program.



The AED at the Waterset Club is no longer operational. To ensure the clubhouse remains equipped with a functioning emergency defibrillator, management obtained a proposal from Cintas to provide a new AED and ongoing maintenance service.

The proposed monthly cost is \$150.00 and includes:

- Installation of a new AED unit.
- Regular inspections and preventative maintenance.
- Replacement of expired pads and batteries.
- Software updates, when required.
- Routine testing to ensure the AED is fully operational and ready for emergency use.
- A maintenance log documenting all inspections and service performed.

Maintenance

The maintenance team replaced the pickleball nets after the existing nets became damaged. The new nets have been installed and are available for resident use.

The maintenance team replaced a malfunctioning GFCI outlet in the Waterset Club patio area after it was found to be inoperative and emitting smoke. The damaged outlet was removed and replaced to restore safe operation.

The maintenance team secured a loose parking block in the Waterset Club parking lot to eliminate a potential safety hazard and prevent further movement.

The maintenance team located and removed a large wasp nest hidden within the shrubs adjacent to the volleyball court. The nest posed a safety concern for residents using the area. During the removal process, the Maintenance Supervisor sustained multiple wasp stings.

Report Respectfully Submitted,

Katiria Parodi, LCAM





Quotation

Cintas First Aid & Safety
 Johnny Raich
 Account Executive
 9318 Florida Palm Drive
 Tampa, FL 33619
 Phone #: 561-222-5552
 Email: johnny.raich@cintas.com

Prepared For: **Waterset Central CDD**
 Heidi Torres
 7281 Paradiso Dr
 Apollo Beach, FL 33572

Date: 5/5/2026
Quote Expires: 6/4/2026

Product Number	Product Description	Unit Price	Quantity	Extended Price
4003Z_AGRMT	Zoll 3 AED Defibrillator - Service & Lease Agreement	\$150.00	1	\$150.00

Service Charge	\$0.00
Subtotal	\$150.00

Pending applicable tax

Not an Invoice. Quote Valid for 30 days.

Signature _____

Customer hereby agrees to purchase all of the Items listed above in the noted quantities and at the listed prices. Customer will not be invoiced until the Items are delivered and will be subject to the usual payment terms. Provided quantities do not exceed those agreed upon, if any products are held in Cintas inventory longer than 90 days, customer agrees to immediately accept and pay for those goods.

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 Monument Flower Bed Accents Ground Lights	✓	✓	✓
Meteor Hanging Lights	✓	✓	✓
Palm Tree Toppers	—	✓	✓
Holiday Lights on Waterset Club House and Waterline Station	✓	✓	—
Permanent Lights on Waterset Club House and Waterline Station	—	—	✓
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 monument entry features</i>	Central	\$352.50
2	36" Wreath <i>Waterset Club entrance</i>	Central	\$450.00
3	C9 Ground Lights <i>Milestone Monument flower bed accents</i>	Central	\$409.50
4	48" Wreath <i>Waterline station area</i>	Central	\$325.00
5	Mini LED 24' Strand <i>Waterset Club palms (8) + Milestone palms (3)</i>	Central	\$3,600.00
6	Misc. Hanging Lights <i>Meteor lights — Milestone 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>Milestone Monument entry features</i>	Central	\$352.50
2	C9 Ground Lights <i>Milestone Monument flower bed accents</i>	Central	\$409.50
3	36" Wreath <i>Waterset Club House entrance</i>	Central	\$450.00
4	48" Wreath <i>Waterline Station area</i>	Central	\$325.00
5	Mini LED 24' Strand <i>Waterset Club House 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>Milestone Monument entry features</i>	Central	\$352.50
2	C9 Ground Lights <i>Milestone Monument flower bed accents</i>	Central	\$409.50
3	36" Wreath <i>Waterset Club House entrance</i>	Central	\$450.00
4	48" Wreath <i>Waterline Station area</i>	Central	\$325.00
5	Mini LED 24' Strand <i>Waterset Club House palms (8) + Milestone 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 — Milestone 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





**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	5/31/2026	Checked e-mails	Responded to all emails accordingly	31-May-26	Closed	Kaylea
Admin	SCDD	5/31/2026	Did a walkthrough with new homeowners	Gave a tour of the amenity and welcomed them to Waterset	31-May-26	Closed	Kaylea
Admin	SCDD	5/31/2026	Did a walkthrough with new potential homeowners	Gave a tour of the amenity and gave them a run down of the community and some further information.	31-May-26	Closed	Kaylea
Admin	SCDD	5/31/2026	Put buckets under vents	Put buckets under leaking vents, and put signs up to warn guests about wet surfaces	31-May-26	Closed	Kaylea
Admin	SCDD	6/1/2026	Put signs up in gym	Put closed signs up in fitness center while vendors installed mirrors.	1-Jun-26	Closed	Kaylea
Admin	NCDD	6/2/2026	Complete June 23rd Meeting Community Director Report	PM will be on vacation during the days that the report is due for the agenda.	2-Jun-26	OPEN	Kathy
Admin	CCDD	6/2/2026	Complete June 10th Meeting Community Director Report	Completed and sent into DM on 6/1/26.	2-Jun-26	CLOSED	Kathy
Admin	SCDD	6/2/2026	Complete June 11th Meeting Community Director Report	Completed and sent into DM on 6/2/26	2-Jun-26	CLOSED	Kathy
Admin	ALL	6/2/2026	Send email to all districts and HOA regarding PM Vacation	Completed	5-Jun-26	CLOSED	Kathy
Admin	HOA	6/2/2026	Landscape turnover meeting for the Cottages	Attending on Wednesday June 3rd.	3-Jun-26	CLOSED	Kathy
Admin	HOA	6/2/2026	Follow up on Master Estoppel Issuance for the Cottages	looped in Kathryn, Laura, Developer estoppels and Fiona,	5-Jun-26	Closed	Heidy/Kathy
Admin	ALL	6/2/2026	Meet with Victoria on REceipts for all districts and HOA credit cards	Complete	2-Jun-26	Closed	Kathy
Admin	HOA	6/2/2026	approve the mileage reimbursement forms for covenants coordinators	Completed	5-Jun-26	CLOSED	Kathy
Admin	NCDD	6/2/2026	Follow up with Discovery Golfcart on status of North cart for pick up	contacted Nick instead and he will be onsite week of June 9th.	5-Jun-26	CLOSED	Kathy
Admin	HOA	6/2/2026	Follow up with Floirda State Fence on confirmation of exit gate install	Contacted LT and reconfirmed we are all set for 6/4/26	2-Jun-26	CLOSED	Kathy
Admin	HOA	6/2/2026	PM Vacation Memo to Kathryn and Gabby	Completed	5-Jun-26	CLOSED	Kathy
Admin	HOA	6/2/2026	Opened ticket for IT due to PM having no access to emails	awaiting IT phone call to troubleshoot. Temporary solution provided. IT is working directly with Microsoft to find a permanent solution.	5-Jun-26	OPEN	Kathy
Admin	NCDD	6/2/2026	Attend Demo for Facilitron	Scheduled for Thursday June 4th at 3pm	4-Jun-26	CLOSED	Kathy
Admin		6/2/2026	Meet with Board member	Scheduled for Thursday June 4th at 2pm	4-Jun-26	CLOSED	Kathy
Admin	CCDD	6/1/2026	Contacted Orthopaedic office regarding their Landscape	Orthopaedic office responded and will be taking care of landscape this weekend	2-Jun-26	Closed	Heidy
Admin	SCDD	6/1/2026	Followed up with Britton AC regarding vents leaking at Founders Club	appointment was set for Tue morning.	1-Jun-26	Closed	Heidy
Admin	NCDD	6/1/2026	Asked Engineering to inspect Pergola as it's showing water damage	Engineering responded they will be inspecting	1-Jun-26	Closed	Heidy
Admin	NCDD	6/4/2026	Reported Dog park not opening after 5:30pm	Accurate working on this as they do not know why this is happening	4-Jan-26	Open	Heidy/Victoria
Admin	HOA	6/3/2026	Spoke with H/O who would like to extend his driveway beyond the garage wall and was declined	H/O had been denied and was advised to attend DRC meeting	3-Jun-26	Closed	Heidy
Admin	HOA	6/1/2026	Reviewed ARC request	Reviewed and forwarded to Committee for review	1-Jun-26	Closed	Heidy

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	5/30/2026	Managed front desk	Assisted homeowners/renters with amenity badges, answered phones, completed inspections for party	30-May-26	Closed	Erika
Admin	HOA	5/30/2026	Assisted pool monitors	Helped with unruly kids and rule enforcement	30-May-26	Closed	Erika
Admin	HOA	5/30/2026	Cleaned lobby	Swept and mopped lobby due to debris & water from wet swimmers	30-May-26	Closed	Erika
Admin	HOA	6/2/2026	Answered emails & returned phone calls	Answered emails & returned phone calls	2-Jun-26	Closed	Erika
Admin	HOA	6/2/2026	Estoppel inspections	Completed inspections for estoppels and reported back to Kathy	2-Jun-26	Closed	Erika
Admin	HOA	6/1/2026	Homeowner came into the office to inquire about ARC that needed to be submitted	Helped homeowner submit ARC	1-Jun-26	Closed	Victoria
Admin	HOA, CCDD	6/1/2026	Homeowner called and ask if work order can be put in for a patch of grass that is dead in her yard.	Put in work order	1-Jun-26	Open	Victoria
Admin	HOA	6/2/2026	Checked voicemail	Called all numbers back and took care of any inquires	2-Jun-26	Closed	Victoria
Admin	HOA	6/3/2026	Processed invoices	Done	3-Jun-26	Closed	Victoria
Admin	HOA,NCDD	6/3/2026	Homeowner notified us there is ongoing irrigation at a common area on Tideline Drive.	Put a work order into our vendor and it has been completed.	3-Jun-26	Closed	Victoria

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	6/6/2026	Checked emails	Responded to all emails appropriately	6-Jun-26	Closed	Dineen
Admin	HOA	6/6/2026	Answered phones	Assisted residents with the application process to get their amenity badges	6-Jun-26	Closed	Dineen
Admin	HOA	6/6/2026	Covered front desk for lunch break	Made amenity badges. Assisted homeowners with questions about getting badges for other members of their household.	6-Jun-26	Closed	Dineen
Admin	HOA	6/6/2026	Drove to do inspection in NORTH	Found no violations on Estoppel	6-Jun-26	Closed	Dineen
Admin	SCDD	6/7/2026	Did a walkthrough with new homeowners	Gave a tour of the amenity , provided them with further information and welcomed them to Waterset	7-Jun-26	Closed	Kaylea
Admin	HOA	6/7/2026	Checked e-mails	Responded to all emails accordingly	7-Jun-26	Closed	Kaylea
Admin	SCDD	6/7/2026	Showed event room	A couple who had rented the event room previously asked me to show them the room again so they could take photos in order to prepare.	7-Jun-26	Closed	Kaylea
Admin	SCDD	6/7/2026	Gave amenity instructions	Advised guests on how to rent event room	7-Jun-26	Closed	Kaylea
Admin	HOA	6/7/2026	Helped a resident with Townsq	A resident came in with questions on how to use theTownsq app, gave them instructions on how to login in and submit requests	7-Jun-26	Closed	Kaylea
Admin	HOA	6/8/2026	Input amenity access badges into association files with the help of Allison	Completed	8-Jun-26	Closed	Victoria
Admin	HOA	6/8/2026	Responded to townsquare request	Completed	8-Jun-26	Closed	Victoria
Admin	HOA, NCDD	6/8/2026	Reprocessed a invoice that was coded wrong into castle click.	Compled	8-Jun-26	Closed	Victoria
Admin	HOA	6/8/2026	Reorganized storage room closet	Completed	8-Jun-26	Closed	Victoria
Admin	HOA	6/8/2026	A real estate agent emailed a questionnaire inquiring about what Waterset HOA requires for a tenant to rent and use amenities here at Waterset.	Responded to all questions the realestate agent asked and attached the Waterset application and provided indetail all requirements.	8-Jun-26	Closed	Victoria
Admin	HOA	6/8/2026	Followed up with Jessica on scheduling voting delegate meeting	Scheduled for 6/19/2026	8-Jun-26	CLOSED	Kathy
Admin	HOA	6/8/2026	Follow up with Jessica on 6427 Mooring Line Circle email	in process	8-Jun-26	OPEN	Kathy/Heidy
Admin	NCDD	6/8/2026	Send Trish Excel sheet for North projects	Completed	8-Jun-26	CLOSED	Kathy
Admin	CCDD	6/8/2026	Status on decision from chairman on whether or not to turn off the pool heaters for the season.		8-Jun-26	OPEN	Kathy/Heidy
Admin	HOA	6/8/2026	Status of Safetouch repairs for Phase 4 villas gate	Safetouch is scheduled for 6/10/2026	8-Jun-26	OPEN	Kathy/Heidy
Admin	ALL	6/8/2026	Go over pending items with Heidy	Completed	8-Jun-26	CLOSED	Kathy/Heidy
Admin	CCDD	6/8/2026	Go over central report for meeting with Heidy	Completed	8-Jun-26	CLOSED	Kathy/Heidy
Admin	SCDD	6/8/2026	Go over South report for meeting with heidy	Completed	8-Jun-26	CLOSED	Kathy/Heidy
Admin	HOA	6/8/2026	provide date to C.C as to when the powerpoint needs to be provided for board approval for July meeting.	Completed	8-Jun-26	CLOSED	Kathy
Admin	All CDD's	6/8/2026	Followed up with Accurate regading Dog Park not allowing H/O in after 5:30pm	Nick from Accurate is troubleshooting as he has not been able to identify the issue.	9-Jun-26	open	Heidy
Admin	CCDD	6/5/2026	Requested quote from NViretec for Waterline Station mice problems	Received quote 6/08 will have to present to CCDD for approval	8-Jun-26	Closed	Heidy
Admin	CDDD	6/10/2026	Attended Central CDD meeting	Completed	10-Jun-26	Closed	Heidy
Admin	SCDD	6/11/2026	Attended South CDD Meeting	Complete	11-Jun-26	Closed	Heidy

**Waterset
2025 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	6/13/2026	Checked Emails	Responded to all emails accordingly	13-Jun-26	Closed	Dineen
Admin	HOA	6/13/2026	Went into TQ	Responded to requests in TQ	13-Jun-26	Closed	Dineen
Admin	HOA	6/13/2026	Covered front desk for lunch	Assisted with phones and answered questions related to booking the gathering room. Helped future residents with a tour of the amenities.	13-Jun-26	Closed	Dineen
Admin	HOA	6/13/2026	Worked out of Smartwebs	Printed upcoming inspections list	13-Jun-26	Closed	Dineen
Admin	SCDD	6/13/2026	Gave an amenity tour	Welcome new home buyers and gave a tour of the Amenity	13-Jun-26	Closed	Kaylea
Admin	HOA	6/14/2026	Checked TownSq	Responded to requests in TownSquare accordingly	14-Jun-26	Closed	Kaylea
Admin	SCDD	6/14/2026	De-escalated conflict	Some residents were having a conflict and not following staff instruction, de-escalated successfully.	14-Jun-26	Closed	Kaylea
Admin	HOA	6/14/2026	Checked Emails	Responded to all emails accordingly	14-Jun-26	Closed	Kaylea
Admin	SCDD	6/14/2026	Advised guests on how to rent event room	Advised guests who were interested in renting for a birthday party on how to rent the event room	14-Jun-26	Closed	Kaylea
Admin	HOA	6/16/2026	Checked voicemails	called left messages back	16-Jun-26	Closed	Victoria
Admin	HOA,CCDD	6/16/2026	Gathering room outlets in patio area not working	Let maintenance know and they replaced all outlets and are properly working	16-Jun-26	Closed	Victoria
Admin	HOA,CCDD	6/16/2026	Homeowner came into ask if vendor can trim bushes between homes	Put in a work order for trimming of his bushes	16-Jun-26	Open	Victoria
Admin	HOA	6/16/2026	Homeowner called to inquire about her CDD fee's	Gave homeowner number to Rizzetta & Company to get info on her fee's for her home.	16-Jun-26	Closed	Victoria
Admin	HOA	6/18/2026	Inputted security report into association files	Completed	17-Jun-26	Closed	Victoria
Admin	AICDD's	6/15/2026	Working closely with Accurate so that the dog park and ladies restroom doors function properly	Gave Accurate Team Viewer access so that he can make necessary repairs, timers on these 2 locations are listed separately.	15-Jun-26	Closed	Heidy
Admin	All CDD's	6/15/2026	Sent out schedule for Pool Monitors	complete	15-Jun-26	Closed	Heidy
Admin	HOA	6/16/2026	Helped H/O get all docs in scanned for their ARC request	completed request and forwarded to DRC Committee	16-Jun-26	Closed	Heidy
Admin	HOA	6/18/2026	Helped H/O with their account charges as they date back to 2023 and they are confused as to why they owe the amount due.	Have been emailing detail ledger information	18-Jun-26	Closed	Heidy
Admin	CDD North	6/19/2026	Followed up with RedTree regarding a service order from May	waiting for response.	19-Jun-26	open	Heidy
Admin	HOA	6/17/2026	Attended Castle Groups budget Jamborree and Lunch and learn		17-Jun-26	Closed	Kathy
Admin	CCDD	6/17/2026	Follow up on status of copier agreement	as of 6/19/2026 signed agreement has not been recieved despite it beign approved on 6/10/2026		OPEN	Kathy
Admin	SCDD	6/17/2026	Recieved South cart	completed	17-Jun-26	Closed	Maintenance
Admin	CCDD	6/17/2026	Follow up with agreement to add rodent baits and service to Waterlinestation	Followed up, no response despite agreement being approved during the June 10th meeting.		OPEN	Kathy
Admin	NCDD	6/18/2026	Follow up regading letter to homrowner from May	no responses to follow ups		OPEN	Kathy
Admin	NCDD	6/18/2026	Follow up to status of letter to copier lease company advising of termination	no responses to follow ups		OPEN	Kathy
Admin	HOA	6/18/2026	SANTA!			OPEN	Kathy/Victoria
Admin	HOA	6/18/2026	Review BTS event proposals, expense sheet and timelines	Completed.	18-Jun-26	CLOSED	Kathy/Victoria
Admin	HOA	6/18/2026	Order supplies for BTS event	ordered goodie bag items. Need to order snack items in July.	18-Jun-26	CLOSED	Kathy/Victoria
Admin	HOA	6/19/2026	Meeting with Association Attorney	Discussed voting delegates, turn over, reserves	19-Jun-26	CLOSED	Kathy/Heidy

Waterset
2025 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	6/19/2026	Meeting with Deneen and Kathryn	Discussed voting delegates, turn over, reserves and the Cottages	19-Jun-26	CLOSED	Kathy
Admin	SCDD	6/19/2026	Meeting with staff member		19-Jun-26	CLOSED	Kathy

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	6/20/2026	Checked all emails	Responded to all emails accordingly	20-Jun-26	CLOSED	Dineen
Admin	HOA	6/20/2026	Covered front desk for lunch break	Assisted residents with GR party, answered phones explained the rental application . checked calendar for party dates. made badges for new	20-Jun-26	CLOSED	Dineen
Admin	HOA	6/20/2026	Worked in Smartwebs	Printed report for next round of inspections	20-Jun-26	CLOSED	Dineen
Admin	HOA	6/19/2026	Worked on PowerPoint presentation for upcoming meeting	Completed and sent presentation to Kathy for approval	19-Jun-26	CLOSED	Dineen
Admin	SCDD	6/20/2026	Let guests know the rules for an event	Resident tried to set up early, let him know this was not permissible.	20-Jun-26	Closed	Kaylea
Admin	SCDD	6/21/2026	Gave new homeowners a tour	Gave new homeowners a tour of the amenity and welcomed them to Waterset	21-Jun-26	Closed	Kaylea
Admin	SCDD	6/21/2026	Residents came up to me about pool quality	Listened to their concerns and let them know that it would be addressed.	21-Jun-26	Closed	Kaylea
Admin	SCDD	6/22/2026	Put in work order for pool	Put in work order for Founders Club pool due to dirtiness and water quality concerns	22-Jun-26	Closed	Kaylea
Admin	SCDD	6/22/2026	Instructed a resident on how to book and event room	His date was unfortunately not available at any space in Waterset, but now he knows how to book an event space.	22-Jun-26	Closed	Kaylea
Admin	SCDD	6/22/2026	Follow up on payment status for the bulletin board	followed up no response.	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/22/2026	Follow up on payment status for Adams network	followed up no response.	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/22/2026	Follow up on signed proposal for Rhine Epoxy that was approved during June 10th meeting	Received executed agreement on 6/23/26 from district and sent over to vendor for scheduling.	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Follow up on copier signed proposal	Received executed agreement on 6/24/26 from district and sent over to vendor for scheduling.	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Request proposal from Wahoo Pools	Received	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Follow up on signed proposal from Nviroctect for rat baits for Waterline Station that was approved during June 10th meeting	Nviroctect is scheduled for Monday June 29th.	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Follow up on check #'s for payments due to Castle	no response from DM.	26-Jun-26	OPEN	Kathy
Admin	NCDD	6/22/2026	Follow up on status of letter to lease company for the copier regarding the 30 day notice.	no response. During the 6/23/26 CDD meeting DM advised it was sent out. Management requested a copy as the company has advised they have not received it. Management followed up with another email on 6/24/26 requesting a copy. Management received a copy of the notice on 6/25/26.	26-Jun-26	CLOSED	Kathy
Admin	NCDD	6/22/2026	Follow up with Munyan on status of scheduling for proposal for the landing painting.	Proposal Received	26-Jun-26	CLOSED	Kathy
Admin	NCDD	6/22/2026	Follow up on proposal for benches and trash cans. Added 2 more benches and 2 more trash cans.	Awaiting additional proposal.	26-Jun-26	OPEN	Kathy
Admin	SCDD	6/22/2026	Management cannot purchase items due to the credit card not being paid. Sent email to the district requesting someone look into this.	Initial email sent on 6/22/26 to DM. Followed up on 6/25/26, DM on vacation. Escalated matter to Matt Huber on 6/25/26. Matt advised it would be paid by the end of business day.	26-Jun-26	CLOSED	Kathy
Admin	HOA	6/22/2026	SANTA!!	ongoing	26-Jun-26	OPEN	Kathy/Victoria
Admin	HOA	6/22/2026	BTS Banners	ongoing	26-Jun-26	OPEN	Kathy/Victoria

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	ALL	6/22/2026	Signs of the offices closure due to 4th of July	Completed	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Communnity Director Report due on 6/26/26.	in progress	26-Jun-26	OPEN	Kathy
Admin	SCDD	6/22/2026	Communnity Director Report due on 6/26/26.	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Agenda for July 14th BOD meeting	Completed	26-Jun-26	CLOSED	Kathy
Admin	HOA	6/22/2026	Meeting Packet for BOD for 7/14 meeting	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Townhall agenda and email blast	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Follow up with KH on sample emails for turnover townhall		26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Send v1 of 2027 proposed budget to board	completed.	26-Jun-26	CLOSED	Kathy
Admin	HOA	6/23/2026	Spoke with Landscape Vendor regading service orders.	He will complete on this weeks visits	23-Jun-26	CLOSED	Heidy
Admin	CCDD	6/22/2026	Spoke with Pool Vendor area manager regarding the pool being low over the weekend	The pool forgot to turn on the auto fill causing the resort pool to drain	22-Jun-26	CLOSED	Heidy
Admin	AICDD's	6/22/2026	Gave out Pool Monitors schedule for the week starting 06.27.26	Completed	22-Jun-26	CLOSED	Heidy
Admin	SCDD	6/22/2026	Scheduled Britton Air to check on the ac vent leaks that are still occurring	They are scheduled for Tue in the am.	22-Jun-26	CLOSED	Heidy
Admin	HOA	6/20/2026	Front desk coverage	Assisted with reserving GR, helped pool monitors, answered phones	23-Jun-26	CLOSED	Erika
Admin	HOA	6/20/2026	Powepoint presentation	Assited Dineen with Powerpoint presentation	23-Jun-26	CLOSED	Erika
Admin	HOA	6/20/2026	Checked all emails	Responded to all emails accordingly	23-Jun-26	CLOSED	Erika
Admin	HOA	6/23/2026	Checked TownSq requests	Responded accordingly	23-Jun-26	CLOSED	Erika
Admin	HOA	6/23/2026	Completed inspections	Completed stage 2 inspections for upcoming July meeting	23-Jun-26	CLOSED	Erika
Admin	NCDD	6/24/2026	Send out north 6/23/26 meeting notes	Completed	24-Jun-26	CLOSED	Kathy
Admin	NCDD	6/24/2026	Send out email to community regarding electronic scooters/motor bikes	completed	24-Jun-26	CLOSED	Kathy
Admin	NCDD	6/24/2026	Contact vendor for bird spikes	in progress	26-Jun-26	OPEN	Kathy
Admin	NCDD	6/24/2026	Contact vendor for proposal to clean the top windows of the landing	in progress	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/24/2026	Provide list of pending items for Central	in progress	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/24/2026	Provide list of items that previous CDD board would normally approve as a general practice such as when the pool heaters are turned off	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/23/2026	Checked Voicemails	Called all inquires back and assited	23-Jun-26	Closed	Victoria
Admin	HOA	6/23/2026	Security reports saved into association files	Completed	23-Jun-26	Closed	Victoria
Admin	HOA	6/24/2026	Processed invoices	Completed	24-Jun-26	Closed	Victoria
Admin	HOA	6/24/2026	Booked 2 additional food truck vendors for back to school event.	Completed	24-Jun-26	Closed	Victoria
Admin	HOA,CCDD	6/24/2026	Resident came in needing a replacment badge.	Printed new badge	24-Jun-26	Closed	Victoria
Admin	Hoa,SCDD	6/25/2026	Inquired about a deposit check	A check was thought misplaced for an event at the Founders Club, but with the help of staff we were able to locate it. Everything is in order.	25-Jun-26	Closed	Kaylea
Admin	SCDD	6/25/2026	Inspected Amenity	Inspected amenity made sure everything was in order, some of the numbers of the pool still seem a bit dirty, but pool looks much better!	25-Jun-26	Closed	Kaylea

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA,SCDD	6/25/2026	Helped a resident locate her mailbox	A resident need help finding her mailbox, I helped her locate it.	25-Jun-26	Closed	Kaylea

Tab 7





Tab 8

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 9

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.

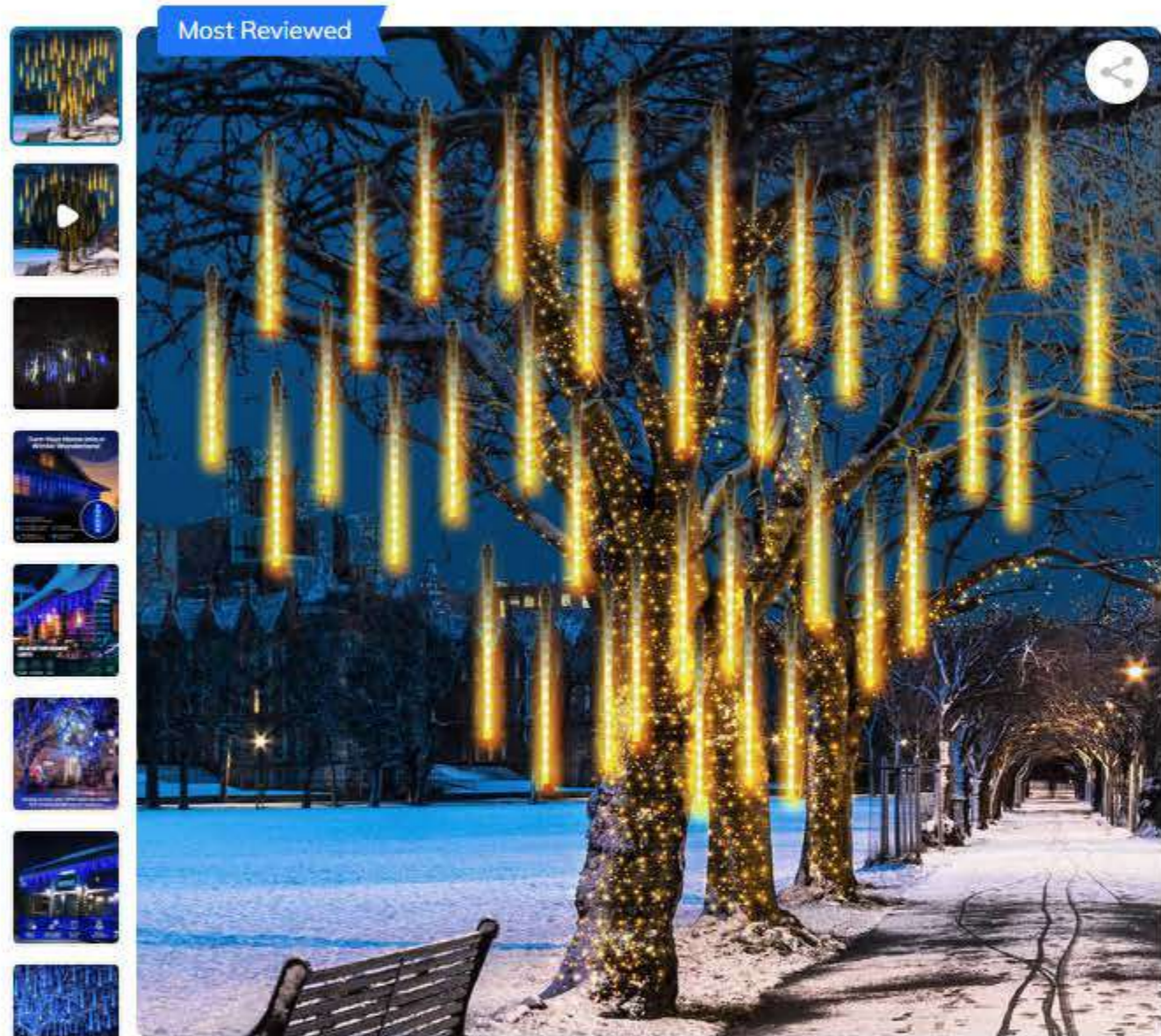
Selected Package (circle one): **GOOD** / **BETTER** / **BEST**

Authorized Signature: _____ Date: _____

Printed Name: _____ Title: _____

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

Home, Garden & Tools > Garden & Patio > Outdoor Lighting



★★★★★

Inspire Uplift Verified

LED Dripping Icicle Lights for Outdoor Christmas Decor (8-Piece Set), Perfect for Christmas, Christmas Gift Ideas

"Great addition to our home decorations."

Charles. M. Verified Purchase

Color: Warm White



\$44.97 \$89.04

You save \$44.97

or 4 interest-free installments of \$11.24 with Klarna



HomeDecorAndMo...

Message

Trending Seller | 46,116 Sold

Quantity

- 1 +

In stock — Ready to ship

Buy Now! — In High Demand

Add to Cart

Ships free

14-days returns

Secure Checkout

31 people viewing right now.

Guaranteed Safe & Secured Checkout



Questions? We're here to help

Chat now

Arrives by Jun 29 - Jul 1 if ordered today.

About this item

Illuminate Your Home with LED Dripping Icicle Lights

Transform your home's exterior into a winter wonderland with our stunning LED dripping icicle lights. These outdoor drippy lights create a mesmerizing meteor shower effect that will captivate everyone who passes by. Each set includes 8 icicle dripping lights, each measuring 20 inches and featuring 36 bright LEDs.

Delivery & Return Policy

Shipping And Return Policy

Returns: Accepted

14-days returns





Tab 10

Wahoo Pools Group

6657 US-301 S, Riverview, FL 33578

info@wahoopools.com

(813) 699-3282



Commercial Pool Maintenance

Florida License# CPC1458680

Thank you for considering Wahoo Pools for your commercial pool maintenance needs. We pride ourselves on providing high-quality, reliable, and comprehensive pool care services to ensure a safe and enjoyable swimming experience for your patrons.

Scope of Services for Waterset Central CDD

Water Chemistry Testing

Test Free & Total Chlorine, pH, Total Alkalinity, Calcium, CYA, Phosphates

Inspect Equipment & Clean Filters

Check pumps, leaks, flow meter, and pressure gauge. Clean and recharge Filters as needed.

Check Feeders / Salt System

Ensure ORP/pH controller and salt system are functioning correctly.

Skim Surface & Visual Pool Inspection

Walk pool perimeter. Check for algae, cloudy water, damaged tiles, missing drain covers, and loose railings

Full Brushing

Brush Gutters, tile line, corners, steps, walls & floor. Focus on shaded areas prone to algae.

Vacuum Pool

Vacuum as needed with overlapping passes, focusing on corners, deep ends, algae-prone areas.

Check Water Level & Autofills

Ensure water levels are correct. Check autofill valve. Adjust if low.

Water Treatment

Adjust pool chemistry as needed based on test results, including chlorine, pH, alkalinity, stabilizer, calcium, and phosphate levels. Chemical tanks will be maintained at operational levels with properly functioning skimmer pumps.

Log Book & Chemical Check

Log details into each Pool's LogBook. Check tanks for chlorine, acid, DE powder, etc.

Final Walkthrough

Final property walkthrough ensuring all doors are closed and secured equipment area. All readings, photos, and notes are complete in logbook and records.

Repairs, upgrades & remodel services available upon request.
In-House Certified Technicians and construction teams.

Pricing Structure

Based on pool volume and required services, we propose the following monthly rates:

Waterset Club Resort Pool and Lap Pool 7281 Paradiso Drive Apollo Beach FL 33572	3 visits per Week	\$3,000.00
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Waterline Station 5701 Madrigal Way Apollo Beach FL 33572	3 visits per Week	\$1,500.00
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Terms & Conditions

1. Pricing includes standard chemicals, routine equipment checks, and minor adjustments. Replacement parts or major repairs will incur additional costs, subject to prior approval.
2. Payment: Monthly billing will be sent on the 15th of the month for the following month and is due by the 1st of each month. If payment is not received by the 10th of each month, service might be stopped. On National Holidays like Christmas and New Years service might be limited due to company policy.
3. A 30-day written notice is required for cancellation.
4. Water Level: Due to the amount of time it takes to raise the water level in the pool, it is the customer's responsibility to adjust the water level of the pool. Pool water should be halfway between the tile, or more importantly halfway between the skimmer throat.

Why Choose Wahoo?

- ❖ Licensed and insured professionals.
- ❖ Certified Pool Operators and CPT in-house.
- ❖ Design, build, repair and maintain luxury pools and spas.
- ❖ Customer support for urgent issues.
- ❖ Proven track record of maintaining commercial pools in pristine condition.

Print Name

Signature

Date

Tab 11



Quarterly Compliance Audit Report

Waterset Central

Date: June 2026 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

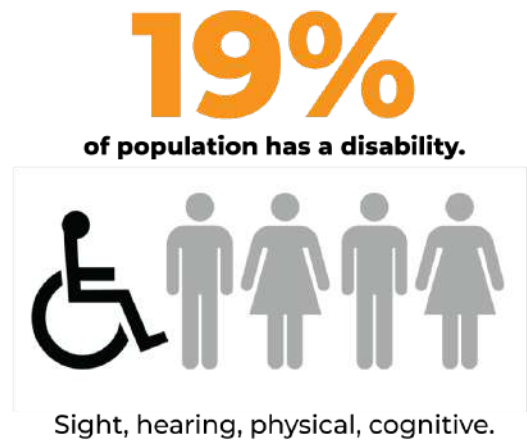
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 12



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Mainsail Insurance Solutions LLC 160 E Lemon St Tarpon Springs FL 34689		CONTACT NAME: Ray Pironti PHONE (A/C No. Ext): (813) 855-9990 FAX (A/C, No): (813) 855-8889 E-MAIL ADDRESS: rpironti@mainsailinsurance.com	
INSURED FL Drama Kids LLC 7305 Hourglass Dr Apollo Beach FL 33572		INSURER(S) AFFORDING COVERAGE INSURER A: UNITED STATES LIABILITY INSURANCE COMPAN INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 25895	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER: 01**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	N	GL 1206937C	07/07/2026	07/07/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included Abuse and Molestation \$ \$100K/\$300K
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability	N	N	GL 1206937C	7/07/2026	7/07/2027	Each Occurrence \$1,000,000 Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Education and development through dramatic arts - Drama School.

Waterset Central CDD, its officers, Supervisors, staff and employees are an additional insured on the general liability policy listed above as required by written agreement.

CERTIFICATE HOLDER**CANCELLATION**

Waterset Central CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Tab 13

MINUTES OF MEETING

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

The budget workshop of the Board of Supervisors of the Waterset Central Community Development District was held on **Friday, May 29, 2026, at 10:03 a.m.** at **The Waterset Founders Club** located at **6160 Turnbuckle Drive, Apollo Beach, FL, 33572.**

Present and constituting a quorum:

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

Also present were:

Sephanie DeLuna	District Manager, Rizzetta & Co.
Katiria Parodi	Clubhouse Manager, Castle Group
Heidy Torres	Clubhouse Manager, Castle Group

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

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Business Items**

A. Discussion of Fiscal Year 2026-2027 Budget

The Board discussed the budget in detail.

THIRD ORDER OF BUSINESS **Adjournment**

With no further business to be discussed, the workshop adjourned at 11:59 p.m.

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Assistant Secretary

Chair / Vice Chair

DRAFT

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, June 10, 2026, at 10:00 a.m.** at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572.**

Present and constituting a quorum:

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

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Co.
Sarah Sandy	District Counsel, Hopping Green and Sams (Via Phone)
John Toborg	Field Services, Rizzetta & Co
Heidy Torres	Clubhouse manager
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 confirm a quorum.

SECOND ORDER OF BUSINESS **Audience Comments**

No Comments.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

Mr. Smith presented his report and provided an update on current pond conditions and maintenance. The Board discussed water levels and ongoing

48 monitoring efforts.
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52 **B. Landscape & Irrigation**

53 **i. Presentation of Community Asset management Report**

54 Mr. Tolberg presented the report. The Board provided feedback
55 regarding ongoing maintenance priorities and discussed items
56 requiring continued attention.

57 **ii. Irrigation Inspection**

58 No comments.

59 **iii. Contractor Response Report**

60 No Comments.

61 **iv. Ratification of Redtree Irrigation Proposal**

62 The Board reviewed a proposal related to irrigation improvements.
63

On a motion by Mr. McNutt, seconded by Ms. Setta with all in favor, the Board approved the Redtree Irrigation Proposal, for the Waterset Central Community Development District.

64
65 **v. Consideration of Redtree Volleyball Court & Pool Area Sand**
66 **Replenishment Proposal**

67 The Board reviewed a proposal for replenishment of sand within
68 recreational areas and discussed the scope of work and project
69 timing.
70

On a motion by Mr. McNutt, seconded by Mr. Bentley with all in favor, the Board approved the Sand Replenishment Proposal, for the Waterset Central Community Development District.

71
72 **vi. Redtree Recap**

73 Mr. Rosario provided updates regarding landscape conditions, weed
74 management efforts, and enhancement recommendations. Staff was
75 directed to return with additional recommendations at a future
76 meeting.

77 **C. District Counsel**

78 **i. Consideration of Waterset Clubhouse Polling Place License**
79 **Agreement hold Harmless Agreement**

80
81 Ms. Sandy reviewed the proposed agreement and discussed associated terms
82 and conditions.
83

On a motion by Mr. Bentley, seconded by Mr. McNutt with all in favor, the Board approved the Polling Place License Agreement and Hold Harmless and the Chair was Authorized to execute the Agreement provided the rental fee does not exceed \$150.00, for the Waterset Central Community Development District.

- 84
85 ii. **Consideration of Resolution 2026-06: Setting a Public Hearing for**
86 **Revised Rule of Procedures**
87 The Board considered Resolution 2026-06 setting a public hearing for
88 revised rules of procedure.
89

On a motion by Mr. McNutt, seconded by Ms. Setta with all in favor, the Board adopted Resolution 2026-06, for the Waterset Central Community Development District.

- 90
91 **D. District Engineer**
92 i. **Presentation of MPH Speed Map**
93 Mr. Whited shared updates about road and construction projects. The Board
94 discussed traffic, permits, and future improvements
95

On a motion by Ms. Setta, seconded by Mr. Bentley, and approved, the Board authorized staff to coordinate with the appropriate governmental agencies regarding traffic-related matters affecting the Waterset Central Community Development District.

- 96
97 On a motion by Mr. McNutt, seconded by Ms. Setta with two votes and one abstention
98 the Drainage Improvement Proposal, the Board approved, for the Waterset Central
99 Community Development District.

- 100 **E. Clubhouse Manager**
101 i. **Presentation of Management Report**
102 Ms. Torres presented the management report and reviewed operational
103 matters affecting District facilities.

On a motion by Ms. Setta, seconded by Mr. Bentley, with all in favor, the Board approved a facility improvement proposal, for the Waterset Central Community Development District.

- 104 On a motion by Ms. Setta, seconded by Mr. Bentley, with all in favor, the Board approved
105 an additional facility enhancement proposal, for the Waterset Central Community
106 Development District.

- 107 **F. District Manager**
108 i. **Presentation of District Manager Report**
109 Ms. DeLuna presented the District Manager's Report, which included information
110 on the upcoming meeting on July 8, 2026 at the Waterset Club.
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FOURTH ORDER OF BUSINESS

Business Items

A. Presentation of Fiscal Year 2026/2027 Proposed Budget

i. Consideration of Resolution 2026-04; Approving Fiscal Year 2026/2027 Proposed Budget and Setting a Public Hearing

The Board reviewed the proposed Fiscal Year 2026-2027 Budget and discussed projected assessments and expenditures.

On a motion by Mr. Bentley, seconded by Mr. McNutt with all in favor, the Board adopted Resolution 2026-04; Approving the Fiscal Year 2026-2027 Proposed Budget and Setting a Public Hearing for the Waterset Central Community Development District.

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

B. Discussion of School Parking and Sidewalk Concerns

The Board discussed school parking, pedestrian traffic, and concerns from the community. Staff were asked to investigate ways to improve communication and coordination.

C. Discussion of Ongoing Loitering Concerns Near Dorothy York School Along Covington Garden Drive

The Board discussed ongoing community concerns and possible ways to make improvements. Staff was asked to gather more information and proposals for the Board to review at a future meeting.

D. Consideration of Holiday Lighting Proposal

Discussion ensued regarding holiday lighting services. The item was tabled for consideration at a future meeting.

E. Consideration of Cost Share and Lease Agreement for Waterset Central Copier

The Board reviewed the proposed Cost Share and Lease Agreement for the District copier and discussed the terms of the arrangement.

On a motion by Mr. Bentley, seconded by Mr. McNutt with all in favor, the Board approved the Cost Share and Lease Agreement and in substantial form and staff was authorized to move forward with execution of the agreement, for the Waterset Central Community Development District.

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

F. Consideration of Erison Restoration Proposal for 5622 Wayfarer

The Board reviewed a proposal related to erosion restoration and discussed available repair options and project scope.

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G. Consideration of Resolution 2026-05; Designating Officers

The Board reviewed Resolution 2026-05 Designating District Officers.

On a motion by Mr. McNutt, seconded by Mr. Bentley with all in favor, the Board adopted Resolution 2026-05; Designating Officers, for the Waterset Central Community Development District.

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H. Consideration of Resolution 2026-03; Authorizing Disbursement of Funds

No comments.

I. Ratification of Independent Contractor Agreement with Embody, LLC

The Board reviewed the Independent Contractor Agreement and discussed the services to be provided.

On a motion by Mr. McNutt, seconded by Ms. Setta with all in favor, the Board approved the Independent Contractor Agreement, for the Waterset Central Community Development District.

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FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of Board of Supervisors' Meeting held on May 13,2026

The Board reviewed the meeting minutes.

On a motion by Mr. Bentley, seconded by Mr. McNutt with all in favor, the Board approved the meeting minutes for the meeting held on May 13,2026, for the Waterset Central Community Development District.

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B. Consideration of Operations and Maintenance Expenditures for April 2026

The Board reviewed the operations and maintenance expenditures for April.

On a motion by Mr. McNutt, seconded by Ms. Setta with all in favor, the Board approved Operations and Maintenance Expenditures for April 2026, for the Waterset Central Community Development District.

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On a motion by Ms. Setta, seconded by Mr. Bentley with all in favor, the Board approved to move the July 8th,2026 meeting at 10:00 a.m., for the Waterset Central Community Development District.

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SEVENTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

No Comments.

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EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. McNutt, seconded by Ms. Setta, the Board agreed to the adjournment of the meeting at 1:26 p.m., for the Waterset Central Community Development District.

DRAFT

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Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 14

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 May 2026 For Board Approval

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

The total items being presented: **\$51,067.47**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	101290	141036	Maintenance & Repair 04/26	\$ 184.50
Accurate Electronics, Inc.	101290	141430	Maintenance & Repair 04/26	\$ 184.50
Accurate Electronics, Inc.	101302	141696	Maintenance & Repair 05/26	\$ 196.00
Allied Universal Security Services	101291	18398423	Security Services 04/17/26-04/23/26	\$ 1,015.20
Allied Universal Security Services	101291	18453492	Security Services 04/24/26-04/30/26	\$ 909.64
Allied Universal Security Services	101291	18465632	Security Services 05/01/26-05/07/26	\$ 1,015.20
Allied Universal Security Services	101291	18491927	Security Services 05/08/26-05/14/26	\$ 1,015.20
Alvarez Plumbing Company	101303	83845	A/C repair @ Clubhouse 04/26	\$ 234.00
Brandon Glass & Mirror Co., Inc.	101289	QB0043459	Maintenance & Repairs 04/17	\$ 1,756.21
Brandon Industries, Inc.	101292	2021075-IN	Sign Repair & Replacement 01/26	\$ 150.00
Brletic Dvorak, Inc.	101293	2421	Engineering Services 04/26	\$ 720.00
Castle Management, LLC	101294	INS-0426-338	Insurance Reimbursement 04/26	\$ 510.49
City Wide Facility Solutions	101295	32019040240	Janitorial Services 05/26	\$ 2,120.09

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 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	101295	52019011803	Janitorial Supplies 04/26	\$ 837.54
Cooper Pools Inc.	101296	2026-1359	Pool Maintenance 05/26	\$ 5,384.33
DCSI, Inc.	101297	35088	Security Monitoring & Repair 04/26	\$ 221.00
DCSI, Inc.	101297	35108	Security Monitoring & Repair 04/26	\$ 199.00
DCSI, Inc.	101297	35181	Cloud Cover Music 05/26	\$ 49.98
FitRev, Inc.	101298	38615	Fitness Maintenance 05/26	\$ 340.00
FitRev, Inc.	101298	38618	Fitness Equipment 05/26	\$ 217.00
Florida Department of Revenue	20260512-1	3980178233549-042026	Sales & Use Tax 03/26	\$ 31.60
Frontier Communications of FL	20260512-2	81364902630417235-041726	Internet 04/26	\$ 129.99
Frontier Communications of FL	20260511-1	81374106030611185-041426	Internet Services 04/26	\$ 557.12
Hillsborough County BOCC	20260513-1	7687161865-043026	Water Utility Services 04/26	\$ 5,218.89
Nvirotect Pest Control Service, Inc.	101299	392554	Pest Control 04/26	\$ 217.00
Nvirotect Pest Control Service, Inc.	101299	392900	Pest Control 04/26	\$ 135.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RedTree Landscape Systems, LLC	101300	33365	Landscape Replacement 03/26	\$ 450.00
RedTree Landscape Systems, LLC	101300	33380	Landscape Replacement 03/26	\$ 1,650.00
RedTree Landscape Systems, LLC	101300	33875	Irrigation Maintenance 04/26	\$ 5,831.00
Republic Services	20260508-1	0696-001347249	Waste & Recycle Container Service 04/26	\$ 1,521.57
Rizzetta & Company, Inc.	101288	INV0000109116	Administrative Services 04/26	\$ 6,304.49
Sitex Aquatics, LLC	101301	11047-b	Monthly Lake Maintenance 05/26	\$ 3,708.00
TECO	20260527-3	221008697536-050526	Electric Charges 04/26	\$ 350.99
TECO	20260527-1	221008884712-050526	5701 Madrigal Way (Amenity) 04/26	\$ 929.22
TECO	20260526-1	321000017137-050626	TECO Summary 321000017137 03/26	\$ 3,982.73
TECO Peoples Gas	20260527-2	221008930457-050526	Natural Gas Utility 04/26	\$ 2,061.61
The Foam Factory & More, LLC	101287	1011	Dri Fit Print 03/26	\$ 671.50
The Observer Group, Inc.	101304	26-01655H	Legal Advertising 04/26	\$ 56.88
Total				<u>\$ 51,067.47</u>

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
4/3/2026	141036

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
HEIDY TORRES	Net 30

Quantity	Description	Rate	Amount
	<p>PROBLEM REPORTED: 3/27/2026 AT 10:34AM VIA EMAIL BY HEIDY TORRES @ 813-677-2114 4/2/26 UPDATE: MEN'S BATHROOM LOCK WAS REPAIRED, BUT IT IS NOT LOCKING, HAS TO BE PUSHED FOR IT TO LOCK.</p> <p>PROBLEM FOUND: 04/03/26 AT 11:00 AM 1] FOUND THE MEN'S RESTROOM OUTSIDE DOOR IS NOT SECURING PROPERLY AT LOCK ASSEMBLY REPLACEMENT.</p> <p>ACTION TAKEN: WHILE ON SITE FOR AN APPOINTMENT WITH FRONTIER, AT THE FOUNDERS CLUB, AL ADDRESSED THE WATERSET CENTRAL MEN'S RESTROOM EXTERIOR DOOR SERVICE CALL: 1] AL ARRIVED ON SITE AND INSPECTED OVER THE DOOR STRIKE AT THE MEN'S RESTROOM. AL FOUND THAT THE DOOR STRIKE WAS WORKING. 2] AL FOUND THAT THE DOOR LATCH APPEARED TO NOT BE LONG ENOUGH TO SECURE THE DOOR PROPERLY. AL POINTED THIS OUT TO THE MAINTENANCE TEAM. THE SITE'S MAINTENANCE TECH'S WILL ADDRESS THIS ISSUE. THE DOOR STRIKE IS INSTALLED CORRECTLY AND WORKING. 3] AL UPDATED HEIDY TORRES. 4] THE SERVICE CALL IS COMPLETED.</p>		
1	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	135.00	135.00
1	TRIP CHARGE	49.50	49.50
1	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00 0.00%	0.00 0.00
Total			\$184.50

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$184.50

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
4/27/2026	141430

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
HEIDY TORRES	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 0427/26 BY HEIDY TORRES @ 813-677-2114 THE FARGO BADGE PRINTER IS OFFLINE PROBLEM FOUND: 04.27.26 AT 9:32AM 1] PER CONVERSATION WITH VICTORIA AND HEIDY THE FARGO DT1250e BADGE PRINTER IS NOT PRINTING BADGES. ACTION TAKEN: 1] TROUBLESHOOTING FOUND THAT THE DSX COMM SERVER COMPUTER RECEIVED A RECENT WINDOW UPDATE AND THIS IS RELATED TO WHEN THE FARGO PRINTER STOPPED FUNCTIONING. 2] TECHNICIAN PERFORMED A POWER RESET, DID NOT RESTORE OPERATION. 3] TECHNICIAN CONTACTED HID GLOBAL FOR ASSISTANCE, VERY LONG WAIT ON HOLD. PER THERE RECOMMENDATION MADE THE NECESSARY CHANGES WITHIN PROGRAM FILE, FIXED THE ISSUE. PRINTER IS WORKING. PRINTED TEST BADGE FUNCTIONING NORMALLY AGAIN. 4] THE SERVICE CALL IS COMPLETED.		
1	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	135.00	135.00
1	TRIP CHARGE	49.50	49.50
1	This invoice reflects a 10% discount per the maintenance contract Exempt Sales	0.00 0.00%	0.00 0.00
Total			\$184.50

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$184.50

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
5/15/2026	141696

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
1	** 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. PERFORMED QUARTERLY MAINT FOR MAY 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 (CONTRACT TERM 1 YEAR TO RENEW FOR SUCCESSIVE ONE YEAR TERMS UNLESS CANCELED IN WRITING 30 DAYS PRIOR TO TERM END.) PLEASE SEE ATTACHED CHECK LIST FOR TECH NOTES/DETAILS Exempt Sales	196.00	196.00
		0.00	0.00
		0.00	0.00
		0.00%	0.00
		Total	\$196.00

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$196.00



Invoice Date
04/23/2026

Invoice Number
18398423

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 04/17/2026 - 04/23/2026
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
04/23/2026

Invoice Number
18398423

Invoice NO. 18398423

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
04/18/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
04/19/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
04/20/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
04/21/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
04/22/26	Security Professional	MATTHEW WHITTINGTON	0:00	1:30		1.50	Hourly-Regular	
Security Professional-Regular - 17:30-00:00						32.50	\$25.38	\$824.85
04/17/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
04/18/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
04/19/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
04/20/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
04/21/26	Security Professional	MATTHEW WHITTINGTON	17:30	0:00		6.50	Hourly-Regular	
Total Hours						40.00		\$0.00

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



Invoice Date
04/30/2026

Invoice Number
18453492

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) \$909.64

Terms:
Net 30 Days

Service Location: 280530 Customer: 280530 Billing Period: 04/24/2026 - 04/30/2026
WaterSet
7281 Paradiso drive
Apollo Beach, FL 33572

Description	Quantity	UOM	Price	Amount
Security Professional-Regular - 00:00-00:30	0.50	HR	25.38	12.69
Security Professional-Regular - 00:00-01:30	1.50	HR	25.38	38.07
Security Professional-Regular - 17:30-00:00	26.00	HR	25.38	659.88
HELIAUS Mobile (IMEI=354216240041800) - April, 2026	1.00	Each	199.00	199.00
Total Hours	28.00			0.00
Subtotal				909.64
Sales Tax Subtotal				0.00
Total for - WaterSet				909.64

Subtotal	
	\$909.64
Sales Tax	
	\$0.00
Total Amount Due:	
(USD)	\$909.64



Invoice Date
04/30/2026

Invoice Number
18453492

Invoice NO. 18453492

Customer: 280530 Wasset Central CDD

Page 1 of 1

Description						Quantity	Bill Rate	Extension
Work Date	Post Description	Employee Name	In Time	Out Time	Lunch	Hours	Hours Type	
Security Professional-Regular - 00:00-00:30						0.50	\$25.38	\$12.69
04/28/26	Security Professional	WHITTINGTON, MATTHEW	0:00	0:30		0.50	Hourly-Regular	
Security Professional-Regular - 00:00-01:30						1.50	\$25.38	\$38.07
04/29/26	Security Professional	WHITTINGTON, MATTHEW	0:00	1:30		1.50	Hourly-Regular	
Security Professional-Regular - 17:30-00:00						26.00	\$25.38	\$659.88
04/24/26	Security Professional	WHITTINGTON, MATTHEW	17:30	0:00		6.50	Hourly-Regular	
04/25/26	Security Professional	WHITTINGTON, MATTHEW	17:30	0:00		6.50	Hourly-Regular	
04/26/26	Security Professional	WHITTINGTON, MATTHEW	17:30	0:00		6.50	Hourly-Regular	
04/27/26	Security Professional	WHITTINGTON, MATTHEW	17:30	0:00		6.50	Hourly-Regular	

Revenue Total	\$909.64
Tax Total	\$0.00
Grand Total	\$909.64



Invoice Date
05/07/2026

Invoice Number
18465632

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 05/01/2026 - 05/07/2026
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
05/07/2026

Invoice Number
18465632

Invoice NO. 18465632 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
05/02/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/03/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/04/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/05/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/06/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
Security Professional-Regular - 17:30-00:00						32.50	\$25.38	\$824.85
05/01/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/02/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/03/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/04/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/05/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
Total Hours						40.00		\$0.00

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



Invoice Date
05/14/2026

Invoice Number
18491927

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 05/08/2026 - 05/14/2026
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
05/14/2026

Invoice Number
18491927

Invoice NO. 18491927 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
05/09/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/10/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/11/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/12/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/13/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
Security Professional-Regular - 17:30-00:00						32.50	\$25.38	\$824.85
05/08/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/09/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/10/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/11/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/12/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
Total Hours						40.00		\$0.00

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



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

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

BILL TO

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

Customer PO
Payment Term Net 30
Due Date 6/13/2026

JOB ADDRESS

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

INVOICE #
83845

INVOICE DATE
5/14/2026

DESCRIPTION OF WORK

05/14/2026 - Alvarez Plumbing & A/C responded to a service request and found the #2 air handler condensate drain line clogged at the air handler P-trap. Technician cleared the blockage, flushed the primary drain line, and vacuumed the drain system to restore proper drainage.

Technician also inspected the evaporator coil and refrigerant levels. Refrigerant charge was found to be within proper operating range and the evaporator coil was clean at time of service. System was operating properly upon departure.

SS0515

TOTAL DUE \$234.00
PAYMENT \$0.00

BALANCE DUE \$234.00

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 5/14/2026

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 5/14/2026



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.

BRANDON GLASS & MIRROR CO., INC.

Lic# SP14231
504 N. PARSONS AVE,
BRANDON, FL 33510
(813) 689-1593 / Fax (813) 685-4431
Fed. ID# 591790621

Quote #	Q B0043459	Date	03/17/2026
Cust. #	6772114	Price Cat	1, RESID
P.O. #		Sold By	JULIE
		Inst'l By	

WATERSET CENTRAL CDD
7281 PARADISO DR
APOLLO BEACH, FL 33572

Bus.: (813) 677-2114

Qty	Part	Thickness	Description	List	Price	Total
			MEASURED BY TIM 03/24/2026			
			CONTACT - KATIRIA PARODI			
			QUOTE TO REPLACE . BROKEN MIRROR PANEL ON WALL ONE OF THREE - ONLY ONE BROKE			
1	MR1/4	1/4	58-13/16 X 117-3/4 CLEAR MIRROR	1004.48	1004.48	1004.48
1	A1		(All) POLISHED EDGES			
1	CUTOUT		CUTOUT FOR SW/RECEPTACLE (SINGLE)	38.50	38.50	38.50
1	MRPLTCVRS		ACRYLIC MIRROR PLATE COVER SINGLE	14.00	14.00	14.00
1	MASTICT		MASTIC-TUBE	19.23	19.23	19.23
1	S/C		LABOR RATE	680.00	680.00	680.00

IF APPROVED 50 % DEPOSIT REQUIRED
 EMAIL - KPARODI@CASTLEGROUP.COM

Thomas F. McNeill
 4-8-26

SPECIAL INSTRUCTIONS		Subtotal	1756.21
All material sold on this workorder/invoice is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission. No returns will be authorized for tempered, special orders or cut flat glass. 50% deposit is required on all orders. Balance of payment is due upon completion of the workorder and/or receipt of this invoice. A service charge of 1.5% per month (18.00% annum) will be added to past due accounts. Terms of payment are 0 days from Invoice date. A service charge of 1.500% per month (18.000% annum) will be added to past due accounts.		Labor	0.00
		Tax	0.00
		Total	1756.21
RECEIVED BY:		Balance	1756.21
3/17/26 10:36am by 0 Updated 3/25/26 1:05pm by 0			



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

Please Remit Payment To:
Brandon Industries, Inc.
PO Box 2230
McKinney, TX 75070

Invoice

Invoice Number: 2021075-IN
Invoice Date: 1/29/2026
Order Number : 1033815
Order Date: 1/19/2026
Salesperson: Tristin Kosco
Customer Number: 20-FLCASTLE

Bill To:
Waterset Central CDD
3434 Colwell Avenue
Ste 200
APOLLO BEACH, FL 33572

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

Confirm To:

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

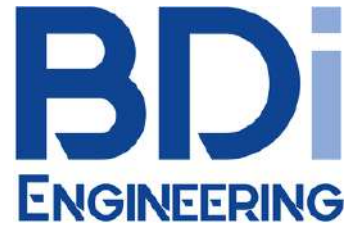
Quantity			Item Number	Description	Unit Price	Amount
Ordered	Shipped	B/O				
			/INSTALL FL	Installation Labor Florida Reinstallation of knocked down post. Replacement post (if needed) is not included.		150.00

Net Invoice: 150.00
Less Discount: 0.00
Sales Tax: 0.00
Invoice Total: 150.00

THANK YOU!

Brletic Dvorak Inc

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



INVOICE

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

INVOICE 2421
DATE 05/01/2026
TERMS Net 30
DUE DATE 05/31/2026

PROJECT NAME
Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[April 06 - April 30]	4:00	180.00	720.00

BALANCE DUE **\$720.00**

Pay invoice



WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
Apr-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	1.00	\$180	J. Whited	\$180.00
Stormwater Repairs Final Inspection Report Including	3.00	\$180	J. Whited	\$540.00
Vendor and Staff Communication.	0.00	\$120	K. Wagner	\$0.00
INVOICE TOTAL	4.00			\$720.00



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

Document No:INS-0426-338
Document Date:04/30/2026

Association: Waterset Central Community Development District Facilities Manag

Total Due: \$510.49

Date	Description	Amount
04/30/2026	Insurance Reimbursement Gomez, Victoria FRNTDS	\$122.40
04/30/2026	Insurance Reimbursement Torres, Heidy ASTPM	\$103.28
04/30/2026	Insurance Reimbursement Vucelj, Aladin GRKEEP	\$160.65
04/30/2026	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$124.16

Report Totals

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



INVOICE

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

Total Due: \$2,120.09

Invoice Number: 32019040240
 Our Order No. 31019101331
 Invoice Date: 5/1/2026
 Due Date: 5/31/2026

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

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

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

PO #	Customer ID	FSM	Payment Terms	Service Dates		
	01019000216	Seymour Wright	Net 30 days	05/01/26 to 05/31/26		
Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price	
	Managed Janitorial Services	31019101331	1	2,120.09	2,120.09	

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

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



INVOICE

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

Total Due: \$837.54

Invoice Number: 52019011803
 Our Order No. 51019010754
 Invoice Date: 4/29/2026
 Due Date: 5/29/2026

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

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

Subtotal: 837.54
Sales Tax: 0.00
Total Due: \$837.54

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
ephyrills, 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 1359
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/08/2026	STENNER QP500-1 QUICKPRO ROLLER ASSY	STENNER QP500-1 QUICKPRO ROLLER ASSY	1	\$64.33	\$64.33
2.		Monthly Commercial Maintenance	Monthly Commercial Maintenance May 2026	1	\$5,320.00	\$5,320.00

Total **\$5,384.33**

Ways to pay



[View and pay](#)



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

Invoice

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

SHIP TO
Waterset Central CDD Waterline Station Pool

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35088	04/23/2026	\$221.00	05/08/2026	Net 15	

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

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring \$199 Month no contract (30 OHE/month)	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	11	2.00	22.00

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	221.00
TAX (6.5%)	0.00
TOTAL	221.00
BALANCE DUE	\$221.00



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
35108	04/25/2026	\$199.00	05/10/2026	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
35181	05/11/2026	\$49.98	05/26/2026	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



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

Invoice

Date	Invoice #
5/5/2026	38615

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

S.O. No.	P.O. No.	Terms	Rep
41494		Due on receipt	CJ

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed				340.00	340.00

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

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



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

Invoice

Date	Invoice #
5/5/2026	38618

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 ab/back SN# BDS5C12180018 WEIGHT PIN	1	56.00	56.00
Parts	Precor FTS Glide SN# ANCDC09180092 WEIGHT PINS	1	56.00	56.00
Labor	Labor	1	80.00	80.00
Freight Sales (INV)	Freight Charges are subject to change		25.00	25.00

Subtotal		\$217.00
Sales Tax (0.0%)		\$0.00
Total		\$217.00
Payments/Credits		\$0.00
Balance Due		\$217.00

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

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



Sales and Use Tax Return

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

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

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

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

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Certificate Number: 39-8017823354-9

Reporting Period
March 2026

T

HD/PM DATE:

□□/□□/□□

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□ 31.60 □□

Due: 04/20/26

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Certificate Number: 39-8017823354-9

Reporting Period

T

HD/PM DATE:

□□/□□/□□

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side

□□□□□□ . □□

Due:

Late After:

9100 0 20229999 0001003043 5 4999999999 0000 5

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

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

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

	DOLLARS				CENTS				
1. Gross Sales <small>(Do not include tax)</small>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.		
				418	.	53			
2. Exempt Sales <small>(Include these in Gross Sales, Line 1)</small>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>			
3. Taxable Sales/Purchases <small>(Include Internet/Out-of-State → Purchases)</small>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Signature of Taxpayer		
				418	.	53	Karla Pena		
4. Total Tax Due <small>(Include Discretionary Sales Surtax from Line B)</small>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Date		
				31	.	39	05/11/2026		
5. Less Lawful Deductions	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Telephone #		
							813-642-6629		
6. Less DOR Credit Memo	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Signature of Preparer		
7. Net Tax Due	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Discretionary Sales Surtax Information		
				31	.	39	A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX		
8. Loss Collection Allowance or Plus Penalty and Interest	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
				0	.	21	B. Total Discretionary Sales Surtax Due	<input type="text"/>	<input type="text"/>
								<input type="text"/>	<input type="text"/>
9. Amount Due With Return <small>(Enter this amount on front)</small>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	E-file / E-pay to Receive Collection Allowance		
				31	.	60	Please do not fold or staple.		

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



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

Billing Date:
Apr 17, 2026

Billing Period:
Apr 17 - May 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 Apr 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
May 11



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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 04192026 NNNNNN 01 999779

WATERSET CENTRAL
PO BOX 32414
CHARLOTTE NC 28232-2414

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

9500098136490263041723000000000000000129995



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

Billing Date:
Apr 17, 2026

Billing Period:
Apr 17 - May 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.



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

04.17-05.16	Business Fiber Internet 1 Gig	\$104.99
	Valued Customer Fiber 2 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
Internet Total		\$129.99

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



Total current month charges

\$129.99

**BUSINESS
FIBER 5 GIG
INTERNET**

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197
business.frontier.com/fiber-internet

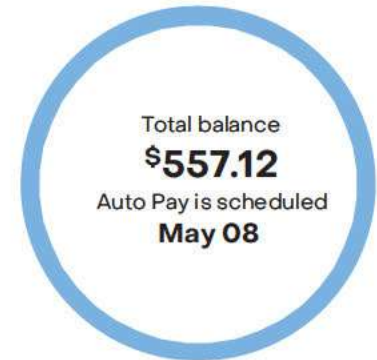
WATERSET CENTRAL CDD Account Number:
813-741-0603-061118-5

Billing Date:
Apr 14, 2026

Billing Period:
Apr 14 - May 13, 2026

Hi WATERSET CENTRAL CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.



Total balance
\$557.12
Auto Pay is scheduled
May 08

Bill history

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

Service summary

	Previous month	Current month
 Bundle	\$475.51	\$475.51
 Taxes and Fees	\$82.25	↓\$81.61
Total services	\$557.76	\$557.12
Total balance		\$557.12

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



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

6790 0107 DY RP 14 04142026 NNNNNN 01 999868

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.

911004813741060306111800000000000000557125

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

Billing Date:
Apr 14, 2026

Billing Period:
Apr 14 - May 13, 2026

WAYS TO PAY YOUR BILL



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PAYING YOUR BILL

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



Bundle

Monthly Charges

04.14-05.13	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 \$406.14 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.



Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	\$21.83
	Federal USF Recovery Charge	\$13.53
	Federal Excise Tax	\$3.49
	Federal Taxes	\$38.85
	FL State Communications Services Tax	\$17.70
	County Communications Services Tax	\$17.28
	FL State Gross Receipts Tax	\$5.88
(3)	Hillsborough County 911 Surcharge	\$1.20
	FL State Gross Receipts Tax	\$0.46
(3)	FL Telecommunications Relay Service	\$0.24
	State Taxes	\$42.76

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.

Taxes and Fees Total **\$81.61**

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.

Total current month charges **\$557.12**

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.



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

Billing Date:
Apr 14, 2026

Billing Period:
Apr 14 - May 13, 2026

LOCAL MEASURED SVC-FREE

8137410604	# of calls	Minutes	Charge
Dial Day	0	106	\$0.00
Dial Evening	58	0	\$0.00
Dial Night	0	6	\$0.00
Dial Day	0	0	\$0.00
Dial Evening	9	0	\$0.00
Dial Night	0	1	\$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 12

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Summary of Account Charges

Previous Balance	\$433.20
Net Payments - Thank You	\$-433.20
Total Account Charges	\$5,218.89

AMOUNT DUE	\$5,218.89
-------------------	-------------------

Important Message

This account has ACH payment method

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

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

731 8

DUE DATE	05/21/2026
AMOUNT DUE	\$5,218.89
AMOUNT PAID	



0076871618658 00005218896



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

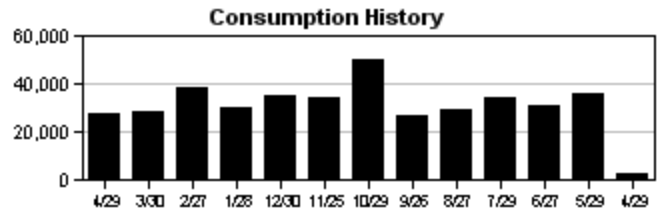
Service Address: 6116 SEA AIR DR

M-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	02/27/2026	20435	04/29/2026	21000	56500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$16.61
Total Service Address Charges	\$16.61



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

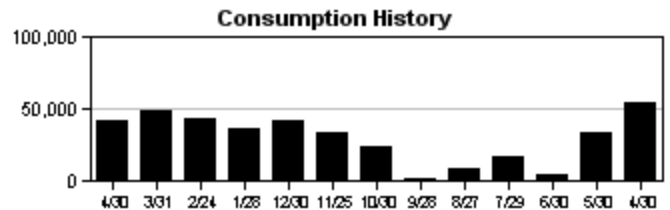
Service Address: 5701 MADRIGAL WAY

M-Page 2 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	02/24/2026	942236	04/30/2026	1032304	90068 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$272.01
Water Base Charge	\$73.56
Water Usage Charge	\$243.48
Sewer Base Charge	\$178.34
Sewer Usage Charge	\$636.78
Total Service Address Charges	\$1,410.71





Hillsborough County Florida

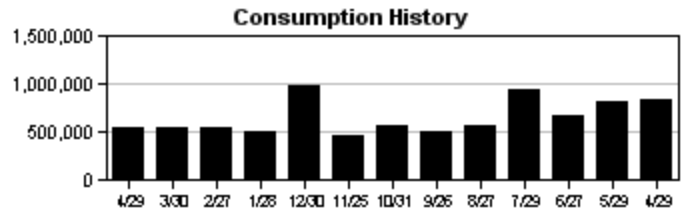
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	02/27/2026	296317	04/29/2026	307162	1084500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$397.01
Total Service Address Charges \$397.01



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 5910 COVINGTON GARDEN DR
M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	02/26/2026	372759	04/28/2026	378104	534500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$188.12
Total Service Address Charges \$188.12





Hillsborough County Florida

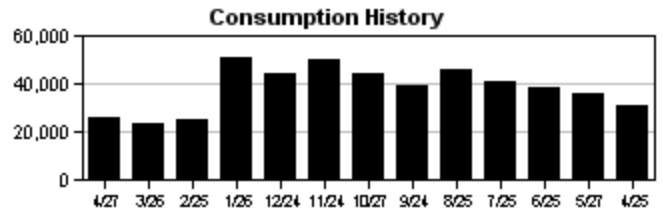
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 7533 PARADISO DR-RECLAIM
M-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	03/26/2026	16356	04/27/2026	16611	25500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.11
Total Service Address Charges \$12.11



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 7301 PARADISO DR
M-Page 4 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	03/26/2026	103738	04/27/2026	105421	168300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$36.73
Total Service Address Charges \$36.73





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 7281 PARADISO AVE

M-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	02/26/2026	59369	04/28/2026	60842	147300 GAL	ACTUAL	WATER
54230101	02/26/2026	30897	04/28/2026	31009	11200 GAL	ACTUAL	WATER
60998080	02/26/2026	282015	04/28/2026	290477	846200 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$478.67
Water Base Charge	\$175.62
Water Usage Charge	\$362.39
Sewer Base Charge	\$290.11
Sewer Usage Charge	\$79.18
Reclaimed Water Charge	\$179.47
Total Service Address Charges	\$1,571.98



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

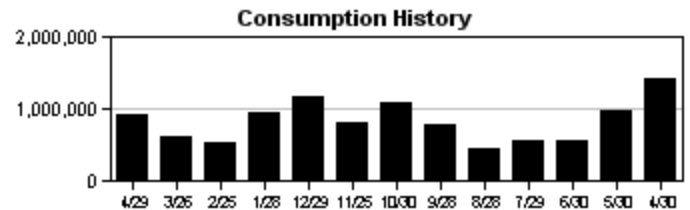
Service Address: 7030 RESERVOIR CT-RECLAIM

M-Page 5 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	03/26/2026	14338425	04/29/2026	15264756	926331 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$532.79
Total Service Address Charges	\$532.79





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 5490 WAYFARER AVE - COMM RCLM MTR
M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	02/27/2026	214999	04/29/2026	221290	629100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$147.18
Total Service Address Charges \$147.18



Hillsborough
County Florida

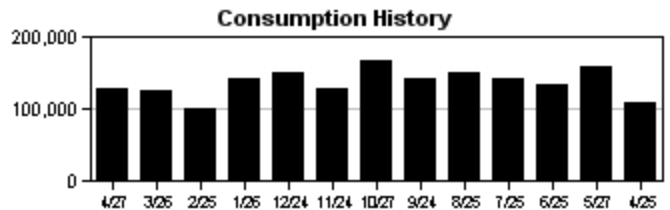
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 7054 RESERVOIR CT-RECLAIM
M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	03/26/2026	70793	04/27/2026	72068	127500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$36.43
Total Service Address Charges \$36.43





Hillsborough County Florida

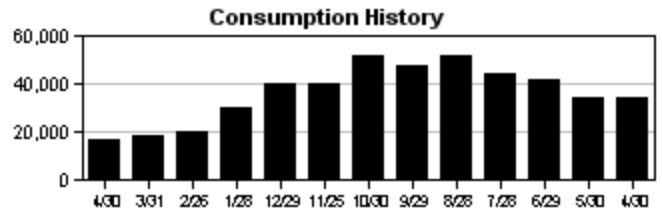
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 5459 WAYFAER AVE - COMM RCLM MTR
M-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	02/26/2026	702636	04/30/2026	737447	34811 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.71
Total Service Address Charges \$12.71



Hillsborough County Florida

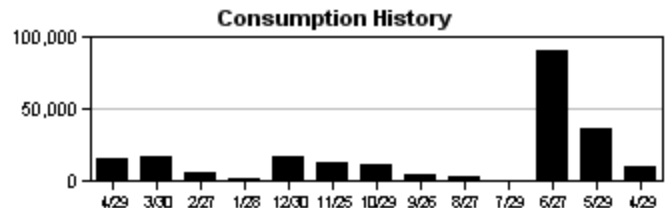
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG
M-Page 7 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	02/27/2026	7399	04/29/2026	7718	31900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.36
Total Service Address Charges \$12.36





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 5521 SILVER SUN DR

M-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	03/26/2026	9053	04/27/2026	9125	7200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.74

Total Service Address Charges \$7.74



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

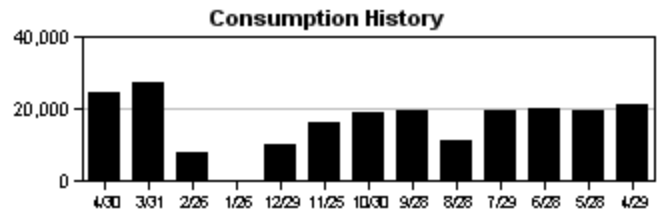
M-Page 8 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	02/26/2026	250981	04/30/2026	302838	51857 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$18.42

Total Service Address Charges \$18.42





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703562000	02/26/2026	3140405	04/29/2026	3433409	293004 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$220.29

Total Service Address Charges \$220.29



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

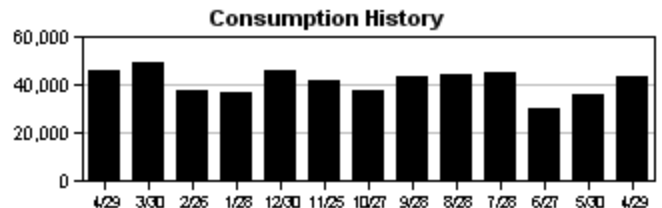
M-Page 9 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705884634	02/26/2026	518945	04/29/2026	614287	95342 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$27.77

Total Service Address Charges \$27.77





Hillsborough County Florida

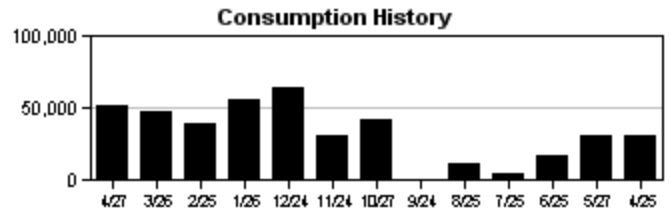
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 7306 GOLDEN SKY CT
M-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	03/26/2026	19751	04/27/2026	20268	51700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$30.42
Total Service Address Charges \$30.42



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 7020 SAGUARO WAY-RECLAIM
M-Page 10 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	03/26/2026	18999	04/27/2026	19291	29200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.72
Total Service Address Charges \$12.72





Hillsborough County Florida

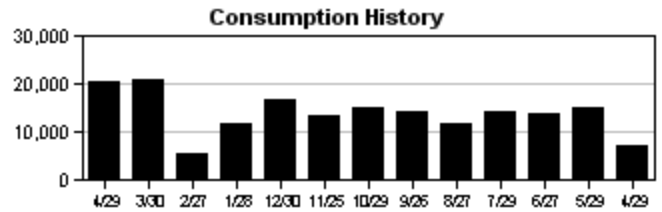
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 6112 SEA AIR DR
M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	02/27/2026	8170	04/29/2026	8583	41300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$15.28
Total Service Address Charges \$15.28



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG
M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	02/27/2026	6797	04/29/2026	6968	170 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.47
Total Service Address Charges \$6.47





Hillsborough County Florida

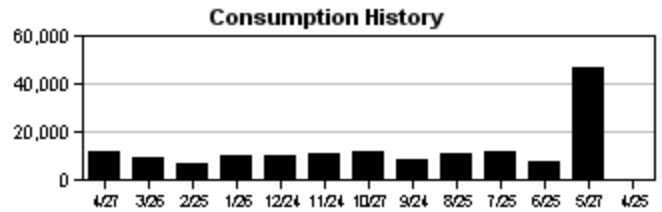
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 7310 BETEL PALM CT I
M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	03/26/2026	8945	04/27/2026	9060	11500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$34.73
Water Base Charge	\$16.98
Water Usage Charge	\$23.22
Total Service Address Charges	\$81.47



Hillsborough County Florida

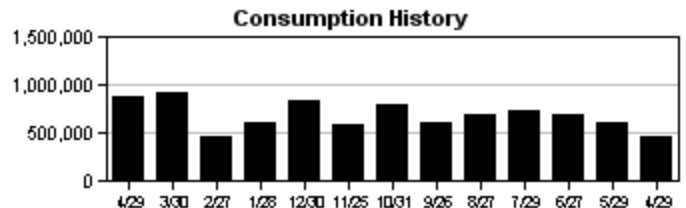
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	04/30/2026	05/21/2026

Service Address: 6060 MILESTONE DR
M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	02/27/2026	350865	04/29/2026	368850	1798500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$423.57
Total Service Address Charges	\$423.57





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: 4-28-26

Account Number: 12545

Invoice Number: 392554

Previous Balance: \$0.00

Commercial General Pests \$217.00

Sales Tax: \$0.00

Service Amount: \$217.00

Check/Cash: _____

Technician(s): EN

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

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

General Pest

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

Treatment

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

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

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: 4-28-26

Account Number: 12545

Invoice Number: 392900

Previous Balance: \$0.00

Commercial General Pests \$135.00

Sales Tax: \$0.00

Service Amount: \$135.00

Check / Cash: _____

Technician(s): en

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

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

General Pest

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

Treatment

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

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

Rodent Control

- Mice
- Rats
- _____

Treatment

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
redtreelandscapesystems.com



Bill to

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

Ship to

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

Invoice details

Invoice no.: 33365
Terms: Net 45
Invoice date: 03/02/2026
Due date: 04/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Straighten a Leaning Oak Tree and Install a Staking System: Target Area: *Side of CGD South of Betel Palm. Scope of Work: *Straighten a leaning Oak tree and install a 2"x4" staking system. *Includes all materials and labor.	1	\$450.00	\$450.00

Total **\$450.00**

Overdue 04/16/2026

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
redtreelandscapesystems.com



Bill to

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

Ship to

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

Invoice details

Invoice no.: 33380
Terms: Net 45
Invoice date: 03/05/2026
Due date: 04/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Red Maple Removal and Replacement: On the North side of the Reservoir Bridge. Scope of Work: *Remove dead Red Maple by root extraction. *Install (1) Sweetgum, Liquidambar styraciflua "rotundiloba" 3" caliper. *Includes construction of an earthen water saucer 8"-10" high with a 30- gallon Gator Bag. *Includes all materials, labor, hauling, and dump fees.	1	\$1,650.00	\$1,650.00

Total **\$1,650.00**

Overdue 04/19/2026

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
redtreelandscapesystems.com



Bill to

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

Ship to

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

Invoice details

Invoice no.: 33875
Terms: Net 45
Invoice date: 04/01/2026
Due date: 05/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Maintenance Services			
2.		Irrigation	Monthly Irrigation Maintenance	1	\$5,831.00	\$5,831.00
					Total	\$5,831.00



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 0696-001347249
Invoice Date April 17, 2026
Previous Balance \$1,069.53
Payments/Adjustments -\$1,069.53
Current Invoice Charges \$1,521.57

Total Amount Due \$1,521.57	Payment Due Date May 07, 2026
---------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 04/06	5555555	-\$1,069.53

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 FI Waste Container 4 Yd, 2 Lifts Per Week Disposal:SOUTHCO - CLASS 1				
Waste/Recycling Overage 03/18		1.0000	\$88.00	\$88.00
Waste/Recycling Overage 03/25		1.0000	\$88.00	\$88.00
Waste/Recycling Overage 03/25		1.0000	\$88.00	\$88.00
Pickup Service 05/01-05/31			\$713.86	\$713.86
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$537.76
CURRENT INVOICE CHARGES				\$1,521.57

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5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

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

Total Amount Due \$1,521.57
Payment Due Date May 07, 2026
Account Number 3-0696-0036370
Invoice Number 0696-001347249

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



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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 #
5/2/2026	INV0000109116

Bill To:

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

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

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

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.: 11047 b
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance-29 Waterways	1	\$3,600.00	\$3,600.00
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: May 05, 2026

Amount Due: \$350.99

Due Date: May 26, 2026
Account #: 221008697536

DO NOT PAY. Your account will be drafted on May 26, 2026

Account Summary

Current Service Period: March 31, 2026 - April 29, 2026

Previous Amount Due	\$350.99
Payment(s) Received Since Last Statement	-\$350.99
Current Month's Charges	\$350.99

Amount Due by May 26, 2026 \$350.99

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



Scan here to view your account online.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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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: May 26, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$350.99

Payment Amount: \$ _____

608174822911

Your account will be drafted on May 26, 2026

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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



Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 211008697536
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Service Period: Mar 31, 2026 - Apr 29, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges

\$350.99

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

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

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

Statement Date: May 05, 2026

Amount Due: \$929.22

Due Date: May 26, 2026
Account #: 221008884712

DO NOT PAY. Your account will be drafted on May 26, 2026

Account Summary

Current Service Period: March 31, 2026 - April 30, 2026	
Previous Amount Due	\$920.31
Payment(s) Received Since Last Statement	-\$920.31
Current Month's Charges	\$929.22
Amount Due by May 26, 2026	\$929.22

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

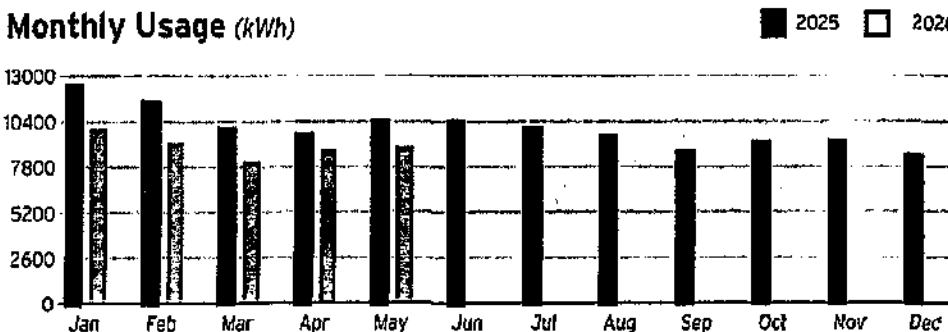
Your Energy Insight

- Your average daily kWh used was 10.7% lower than the same period last year.
- Your peak billing demand was 20% lower than the same period last year.



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Monthly Usage (kWh)



DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety

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: May 26, 2026

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

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

Amount Due:	\$929.22
Payment Amount: \$	_____

608174822912

Your account will be drafted on May 26, 2026

00000390 FTECC105082600202710 00000 01 00000000 390 005

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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





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

Account #: 21D08884712
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Meter Read

Service Period: Mar 31, 2026 - Apr 30, 2026

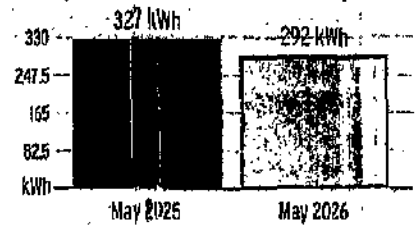
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	04/30/2026	53,669	44,632		9,037 kWh	1	31 Days
1000812338	04/30/2026	16.41	0		16.41 kW	1	31 Days

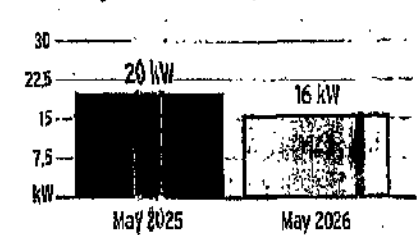
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.2000	\$34.72
Billing Demand Charge	16 kW @ \$19.06000/kW	\$304.96
Energy Charge	9,037 kWh @ \$0.00815/kWh	\$73.65
Fuel Charge	9,037 kWh @ \$0.03516/kWh	\$317.74
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	9,037 kWh @ \$0.00072/kWh	\$6.51
Clean Energy Transition Mechanism	16 kW @ \$1.15000/kW	\$18.40
Storm Surcharge	9,037 kWh @ \$0.01035/kWh	\$93.53
Florida Gross Receipt Tax		\$23.23
Electric Service Cost		\$929.22

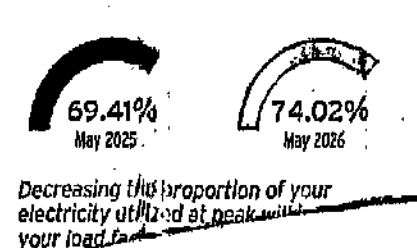
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Total Current Month's Charges \$929.22

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

Ways To Pay Your Bill

- Bank Draft**
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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: **865-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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

Account #: 22108884712
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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If you're struggling with your energy bill, help is available.



TAMPA ELECTRIC PROGRAMS

We're committed to helping you stay connected.

- **Payment arrangements** - If you're struggling to meet your due date, you may qualify
- **TECO Share program** - Helps pay energy bills for customers facing a temporary crisis
- **Energy-saving programs** - We offer dozens of options to help lower your bill



COMMUNITY SUPPORT PROGRAMS

These programs may be able to assist.

- **LIHEAP** - See if you qualify for energy bill support by visiting the Low-Income Home Energy Assistance Program website on weekdays from 9 a.m. to 5 p.m.
- **EHEAP** - Emergency Home Energy Assistance Program may be available if someone in your home is 60 or older
- **Florida 211** - Provides local support for needs such as food, housing and medical services



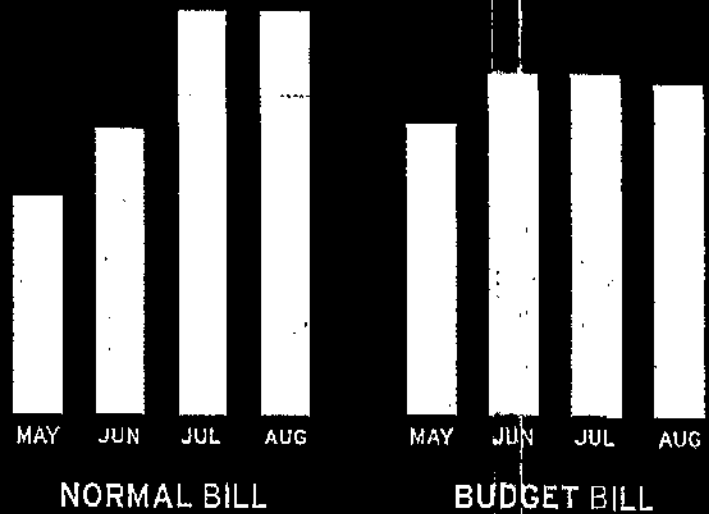
Learn more at TampaElectric.com/PayAssist.



TECO
TAMPA ELECTRIC

Get a STEADIER MONTHLY PAYMENT

With Budget Billing, avoid hot-weather bill spikes and pay a more predictable monthly amount based on your 12-month average.



Learn more at TampaElectric.com/BudgetBilling.



TECO
TAMPA ELECTRIC



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

Statement Date: May 06, 2026

Amount Due: \$3,982.73

Due Date: May 20, 2026

Account #: 321000017137

DO NOT PAY. Your account will be drafted on May 20, 2026

Your Locations With The Highest Usage

- 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637 **11,977 KWH**
- 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611 **165 KWH**

Account Summary

Previous Amount Due	\$5,694.11
Payment(s) Received Since Last Statement	-\$5,694.11
Miscellaneous Credits	-\$3.03
Credit Balance After Payments and Credits	-\$3.03
Current Month's Charges	\$3,985.76

Amount Due by May 20, 2026 \$3,982.73

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



Scan here to interact with your bill online.

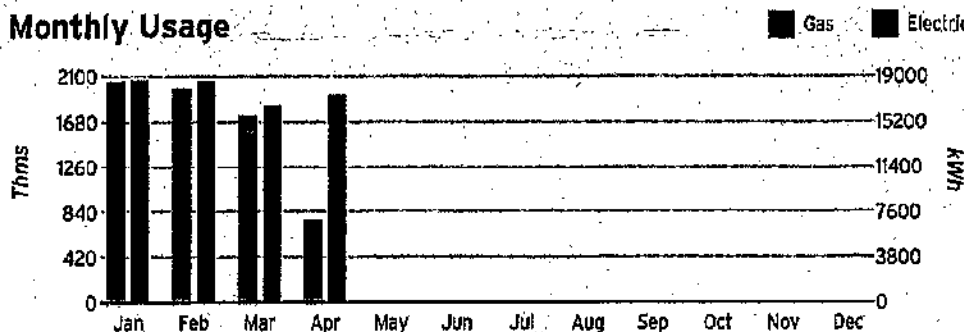


DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage



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

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



Account #: 321000017137

Due Date: May 20, 2026

Amount Due: \$3,982.73

Payment Amount: \$ _____

700375003902

Your account will be drafted on May 20, 2026

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

Summary of Charges by Service Address

Account Number: 321000017137

Energy Usage From Last Month

▲ Increased ▬ Same ▼ Decreased

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

Sub-Account Number: 221003734730

Meter	Read Date	Current	- Previous	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period	Amount
ANX04032	03/31/2026	46,832	46,172	660 CCF	1.041	1.1168	767.3 Therms	29 Days	\$1,460.67
									▼ 55.8%

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	03/31/2026	48	48	0 CCF	1.041	1.0000	0.0 Therms	29 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	03/30/2026	7,823	7,658	165 kWh	1	31 Days	\$51.80
							▼ 7.3%

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	03/30/2026	500	492	8 kWh	1	31 Days	\$24.17
							▲ 33.3%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free: 866-689-6469

All Other

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

Contact Us

Online:
PeoplesGas.com or
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Natural Gas Outages:
877-832-6747
Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909
Natural Gas Energy
Conversation Rebates:
877-832-6747

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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	03/30/2026	801		785		16 kWh	1	31 Days	\$25.57
									▲ 6.7%

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	03/30/2026	690		676		14 kWh	1	31 Days	\$25.23
									▲ 7.7%

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

Sub-Account Number: 221003491596

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000864538	03/30/2026	21,986		10,009		11,977 kWh	1	31 Days	\$2,226.56
1000864538	03/30/2026	22.86		0		22.86 kW	1	31 Days	▼ 9.9%
1000864536	03/30/2026	99,383		94,162		5,221 kWh	1	31 Days	
1000864536	03/30/2026	19.1		0		19.1 kW	1	31 Days	

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

Sub-Account Number: 221006521464

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451792	03/30/2026	747		735		12 kWh	1	31 Days	\$24.86
									= 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	03/30/2026	969		947		22 kWh	1	31 Days	\$26.61
									▲ 57.1%

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

Sub-Account Number: 221007184437

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000534959	03/30/2026	886		872		14 kWh	1	31 Days	\$25.23
									= 0.0%

Continued on next page →

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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	03/30/2026	1,606		1,580		26 kWh	1	31 Days	\$27.33
									<input checked="" type="checkbox"/> 8.3%

Total Current Month's Charges

\$3,985.76



Sub-Account #: 221003734730
Statement Date: 05/01/2026

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

Meter Read

Meter Location: Pool Heaters

Service Period: 03/03/2026 - 03/31/2026

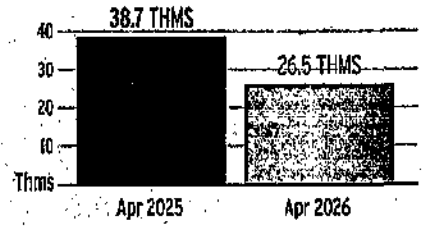
Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	03/31/2026	46,832	46,172	660 CCF	1,041	1.1168	767.3 Therms	29 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$81.00
Distribution Charge	767.3 THMS @ \$0.47618	\$365.37
PGA	767.3 THMS @ \$1.16057	\$890.51
Florida Gross Receipts Tax		\$21.88
Natural Gas Service Cost		\$1,358.76
State Tax		\$101.91
Total Natural Gas Cost, Local Fees and Taxes		\$1,460.67

Avg THMS Used Per Day



00000002-00000000-Page 7 of 16

Current Month's Natural Gas Charges \$1,460.67

Billing information continues on next page →



Sub-Account #: 221004023737
Statement Date: 05/01/2026

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

Meter Read

Meter Location: Water Heaters

Service Period: 03/03/2026 - 03/31/2026

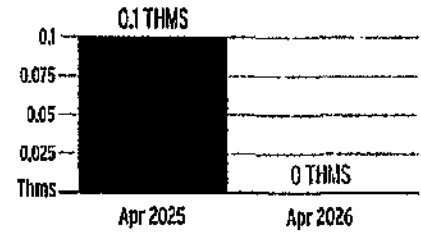
Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
SH114676	03/31/2026	48	48	0 CCF	1,041	1.0000	0.0 Therms	29 Days

Charge Details

Natural Gas Charges	
Customer Charge	\$63.00
Natural Gas Service Cost	\$63.00
State Tax	\$4.73
Total Natural Gas Cost, Local Fees and Taxes	\$67.73

Avg THMS Used Per Day



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Current Month's Natural Gas Charges \$67.73

Billing information continues on next page →



Sub-Account #: 211018655814
Statement Date: 05/01/2026

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

Meter Read

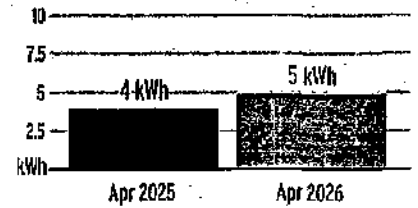
Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	03/30/2026	7,823	7,658		165 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	165 kWh @ \$0.09202/kWh	\$15.18
Fuel Charge	165 kWh @ \$0.03516/kWh	\$5.80
Storm Protection Charge	165 kWh @ \$0.00568/kWh	\$0.94
Clean Energy Transition Mechanism	165 kWh @ \$0.00418/kWh	\$0.69
Storm Surcharge	165 kWh @ \$0.02121/kWh	\$3.50
Florida Gross Receipt Tax		\$1.19
Electric Service Cost		\$47.76
State Tax		\$4.04
Total Electric Cost, Local Fees and Taxes		\$51.80

Avg kWh Used Per Day



00000002-0000014-Page 8 of 18

Current Month's Electric Charges \$51.80

Billing information continues on next page →



Sub-Account #: 211019514606
Statement Date: 05/01/2026

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

Meter Read

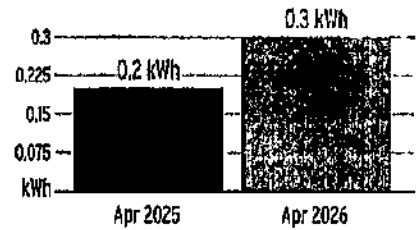
Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000533624	03/30/2026	500	492	8 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	8 kWh @ \$0.09202/kWh	\$0.74
Fuel Charge	8 kWh @ \$0.03516/kWh	\$0.28
Storm Protection Charge	8 kWh @ \$0.00568/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.29
State Tax		\$1.88
Total Electric Cost, Local Fees and Taxes		\$24.17

Current Month's Electric Charges \$24.17

Billing information continues on next page →



Sub-Account #: 211021571990
Statement Date: 05/01/2026

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

Meter Read

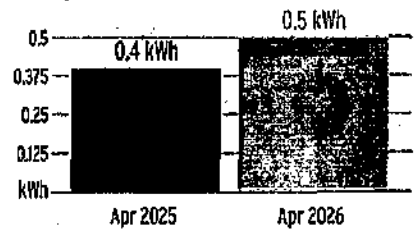
Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	03/30/2026	801	785		16 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	16 kWh @ \$0.09202/kWh	\$1.47
Fuel Charge	16 kWh @ \$0.03516/kWh	\$0.56
Storm Protection Charge	16 kWh @ \$0.00568/kWh	\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh	\$0.34
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.58
State Tax		\$1.99
Total Electric Cost, Local Fees and Taxes		\$25.57

Current Month's Electric Charges \$25.57

Miscellaneous Credits	
Deposit Refund	-\$3.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit	-\$0.03
Total Current Month's Credits	-\$3.03

Billing information continues on next page →



Sub-Account #: 211023029229
Statement Date: 05/01/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 02/28/2026 - 03/30/2026

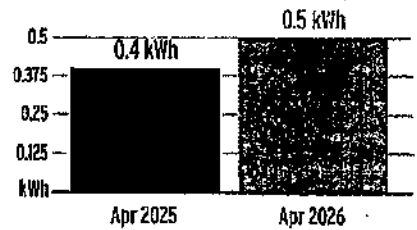
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	03/30/2026	690	676		14 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	14 kWh @ \$0.09202/kWh	\$1.29
Fuel Charge	14 kWh @ \$0.03516/kWh	\$0.49
Storm Protection Charge	14 kWh @ \$0.00568/kWh	\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.26
State Tax		\$1.97
Total Electric Cost, Local Fees and Taxes		\$25.23

Avg kWh Used Per Day



Current Month's Electric Charges

\$25.23

Billing information continues on next page →

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Sub-Account #: 221003491596
Statement Date: 05/01/2026

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

Meter Read

Meter Location: POOL

Service Period: 02/28/2026 - 03/30/2026

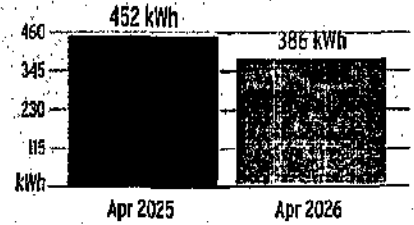
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	03/30/2026	21,986	10,009		11,977 kWh	1	31 Days
1000864538	03/30/2026	22.86	0		22.86 kW	1	31 Days

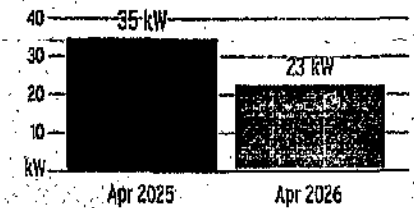
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	23 kW @ \$19.06000/kW	\$438.38
Energy Charge	11,977 kWh @ \$0.00815/kWh	\$97.61
Fuel Charge	11,977 kWh @ \$0.03516/kWh	\$421.11
Capacity Charge	23 kW @ \$0.72000/kW	\$16.56
Storm Protection Charge	23 kW @ \$2.02000/kW	\$46.46
Energy Conservation Charge	23 kW @ \$0.79000/kW	\$18.17
Environmental Cost Recovery	11,977 kWh @ \$0.00072/kWh	\$8.62
Clean Energy Transition Mechanism	23 kW @ \$1.15000/kW	\$26.45
Storm Surcharge	11,977 kWh @ \$0.01035/kWh	\$123.96
Florida Gross Receipt Tax		\$31.59
Electric Service Cost		\$1,263.63
State Tax		\$106.78
Total Electric Cost, Local Fees and Taxes		\$1,370.41

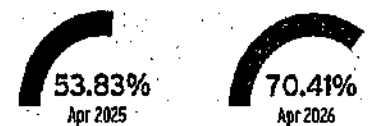
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Current Month's Electric Charges

\$1,370.41

Billing information continues on next page →

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

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Sub-Account #: 221003491596
Statement Date: 05/01/2026

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

Meter Read

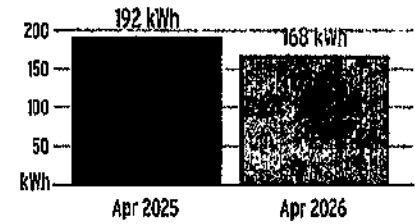
Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	03/30/2026	99,383	94,162		5,221 kWh	1	31 Days
1000864536	03/30/2026	19.1	0		19.1 kW	1	31 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	19 kW @ \$19.06000/kW	\$362.14
Energy Charge	5,221 kWh @ \$0.00815/kWh	\$42.55
Fuel Charge	5,221 kWh @ \$0.03516/kWh	\$183.57
Capacity Charge	19 kW @ \$0.72000/kW	\$13.68
Storm Protection Charge	19 kW @ \$2.02000/kW	\$38.38
Energy Conservation Charge	19 kW @ \$0.79000/kW	\$15.01
Environmental Cost Recovery	5,221 kWh @ \$0.00072/kWh	\$3.76
Clean Energy Transition Mechanism	19 kW @ \$1.15000/kW	\$21.85
Storm Surcharge	5,221 kWh @ \$0.01035/kWh	\$54.04
Florida Gross Receipt Tax		\$19.74
Electric Service Cost		\$789.44
State Tax		\$66.71
Total Electric Cost, Local Fees and Taxes		\$856.15

Current Month's Electric Charges \$856.15

Billing information continues on next page →



Sub-Account #: 221006521464
Statement Date: 05/01/2026

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

Meter Read

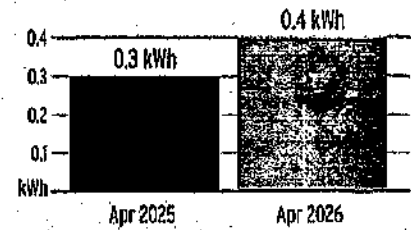
Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	03/30/2026	747	735		12 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.57
Electric Service Cost		\$22.92
State Tax		\$1.94
Total Electric Cost, Local Fees and Taxes		\$24.86

Current Month's Electric Charges \$24.86

Billing information continues on next page →



Sub-Account #: 221006546453
Statement Date: 05/01/2026

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

Meter Read

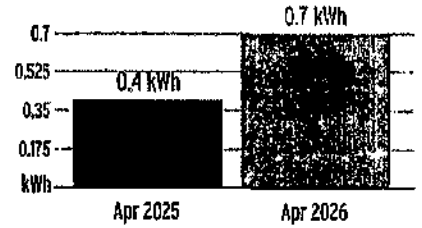
Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000559561	03/30/2026	969	947	22 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	22 kWh @ \$0.09202/kWh	\$2.02
Fuel Charge	22 kWh @ \$0.03516/kWh	\$0.77
Storm Protection Charge	22 kWh @ \$0.00568/kWh	\$0.12
Clean Energy Transition Mechanism	22 kWh @ \$0.00418/kWh	\$0.09
Storm Surcharge	22 kWh @ \$0.02121/kWh	\$0.47
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.54
State Tax		\$2.07
Total Electric Cost, Local Fees and Taxes		\$26.61

Avg kWh Used Per Day



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Current Month's Electric Charges \$26.61

Billing information continues on next page →



Sub-Account #: 221007184437
Statement Date: 05/01/2026

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

Meter Read

Service Period: 02/28/2026 - 03/30/2026

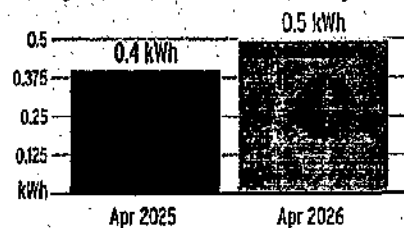
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	03/30/2026	886	872		14 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	14 kWh @ \$0.09202/kWh	\$1.29
Fuel Charge	14 kWh @ \$0.03516/kWh	\$0.49
Storm Protection Charge	14 kWh @ \$0.00568/kWh	\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.26
State Tax		\$1.97
Total Electric Cost, Local Fees and Taxes		\$25.23

Avg kWh Used Per Day



Current Month's Electric Charges \$25.23

Billing information continues on next page →

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Sub-Account #: 221007764808
Statement Date: 05/01/2026

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

Meter Read

Meter Location: IRRIGATION

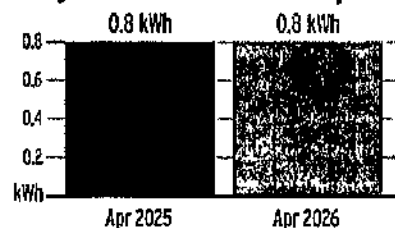
Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000475292	03/30/2026	1,606	1,580	26 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	26 kWh @ \$0.09202/kWh	\$2.39
Fuel Charge	26 kWh @ \$0.03516/kWh	\$0.91
Storm Protection Charge	26 kWh @ \$0.00568/kWh	\$0.15
Clean Energy Transition Mechanism	26 kWh @ \$0.00418/kWh	\$0.11
Storm Surcharge	26 kWh @ \$0.02121/kWh	\$0.55
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.20
State Tax		\$2.13
Total Electric Cost, Local Fees and Taxes		\$27.33

Current Month's Electric Charges \$27.33

Total Current Month's Charges \$3,985.76



WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: May 05, 2026

Amount Due: \$2,061.61

Due Date: May 26, 2026
Account #: 221008930457

DO NOT PAY. Your account will be drafted on May 26, 2026

Account Summary

Current Service Period: April 01, 2026 - May 01, 2026

Previous Amount Due	\$3,088.54
Payment(s) Received Since Last Statement	-\$3,088.07
Miscellaneous Credits	-\$0.47
Current Month's Charges	\$2,061.61

Amount Due by May 26, 2026 \$2,061.61

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

Your Energy Insight

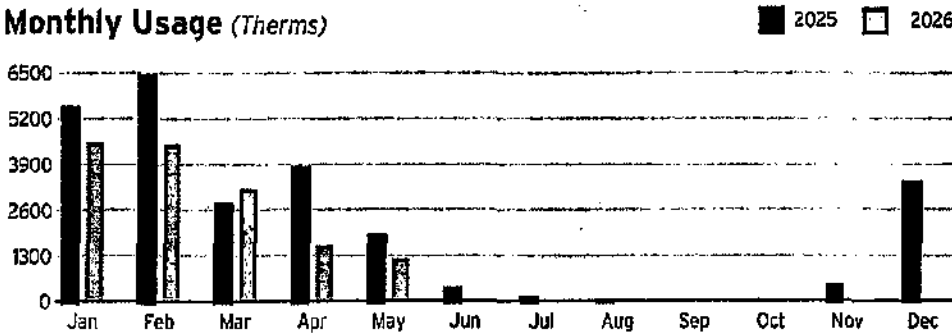
- Your average daily THMS used was 25.77% lower than the same period last year.
- Your average daily THMS used was 27.99% lower than it was in your previous period.



Scan here to view your account online.

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Monthly Usage (Therms)



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

Smell Gas?

1. Leave immediately and get to a safe location
2. Call 911
3. Call Peoples Gas at 877-832-6747

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

Account #: 221008930457
Due Date: May 26, 2026



Pay your bill online at PeoplesGas.com

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

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

Amount Due: \$2,061.61

Payment Amount: \$ _____

608174822913

Your account will be drafted on May 26, 2026

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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





Service Fort
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 21008930457
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Meter Read

Service Period: Apr 01, 2026 - May 01, 2026

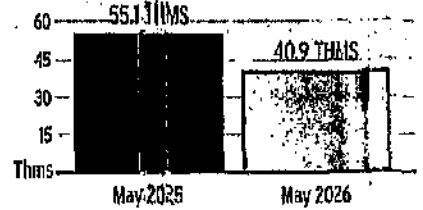
Rate Schedule: General Service 2 (GS2)

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANR00230	05/01/2026	41,778	40,684	1,094 CCF	1.039	1.1168	1,269.4 Therms	31 Days

Charge Details

Avg THMS Used Per Day

Natural Gas Charges		
Customer Charge		\$151.00
Distribution Charge	1,269.4 THMS @ \$0.46326	\$588.06
PGA	1,269.4 THMS @ \$0.90000	\$1,142.46
Florida Gross Receipts Tax		\$36.26
Natural Gas Service Cost		\$1,917.78
State Tax		\$143.83
Total Natural Gas Cost, Local Fees and Taxes		\$2,061.61



Total Current Month's Charges \$2,061.61

Miscellaneous Credits	
Interest for Cash Security Deposit - Gas	-\$0.47
Total Current Month's Credits	-\$0.47

Important Messages

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

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

Ways To Pay Your Bill

- Bank Draft**
Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at PeoplesGas.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com. Convenience fee will be charged.
- Phone**
Toll Free:
866-689-6469

Contact Us

- Residential Customer Care:**
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)
- Online:**
PeoplesGas.com
- Phone:**
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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

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**Storm season is almost here.
Be ready with storm tips from Peoples Gas.**

Peoples Gas works year-round to be sure we're ready for all types of severe weather. We're committed to the safety of our pipelines, our people and our communities. Here are 3 critical tips to help you weather it better.

Don't Touch The Main Valve

Your natural gas meter will likely operate uninterrupted through a storm. The main valve should only be handled by qualified Peoples Gas or emergency personnel. The individual supply valves near each gas appliance are safe for you to operate if you wish. Any issues relighting pilot lights should be referred to a plumber or appliance service contractor.

Call Before You Dig

Removing tree roots, fixing a fence or repairing other property damage? Call 811 to have your underground utilities marked for free. Please allow two business days for this service.

Smell Gas? Act Fast.

If you smell the odor of rotten eggs near your home or business, a gas line may be damaged or leaking. Immediately move to a safe location, call 911, then call us at 877-832-6747. We're ready to handle your emergency 24/7.

For more guidance and safety tips visit PeoplesGas.com/StormSafety.

Weather it Better

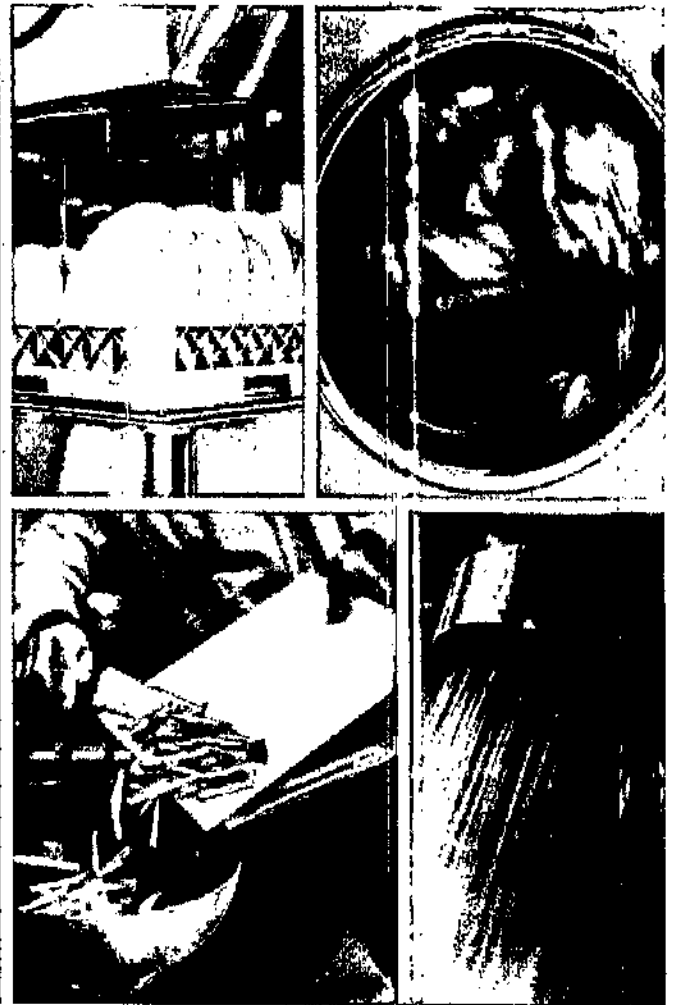
With Natural Gas



Peoples Gas Helps Florida Businesses Save.

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

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



Do you own a natural gas standby generator or plan to install one? Peoples Gas would like to know.

Unreported standby generators can lead to undersized natural gas infrastructure serving you and your neighbors. Your input helps us plan for future needs.

Please notify us about your generator.

Use online form:

Submit your generator details at PeoplesGas.com/GeneratorInfo



or

QR code:

Scan the QR code to submit generator details



Peoples Gas takes the opportunity to serve your energy needs seriously, and we are committed to delivering safe, affordable and reliable natural gas.

For any generator related questions, call us at 877-832-6747 or email ApplianceInfo@PeoplesGas.com

INVOICE

The Foam Factory & Signs LLC
727 Tillman Pl
Ste 107
Plant City, FL 33566-5253

paul@tffsigns.com
+1 (813) 441-4003



Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Invoice details

Invoice no.: 1011
Terms: Due on receipt
Invoice date: 03/26/2026
Due date: 03/26/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Mens & Womens dri fit printed in 2 locations	34	\$19.75	\$671.50

Total **\$671.50**

Ways to pay



[View and pay](#)

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01655H

Date 05/15/2026

Attn:
Waterset Central - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-01655H Notice of Qualifying Period for Candidates for the Board of Supervisors RE: Waterset Central CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26 Published: 5/15/2026	\$56.88
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$56.88

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

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INVOICE

Legal Advertising

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

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

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

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

May 15, 2026

26-01655H

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