Rizzetta & Company

Waterset Central
Community Development District

Board of Supervisors' Meeting
August 12, 2026

Waterset Club:

7281 Paradiso Drive, Apollo Beach, Florida 33572

www.watersetcentralcdd.org

WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT

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

District Board of Supervisors	Thomas McNutt	Chairman
	Brandon Bentley	Vice Chairman Assistant
	Keana Pitts	Secretary Assistant
	Curtis Thornton	Secretary Assistant
	Kelly Setta	Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Counsel	Sarah Sandy	Kutak Rock Law
District Engineer	Stephen Brletic	BDI Engineering

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

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

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

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

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 2700 S. FALKENBURG RD, STE 2745 • RIVERVIEW, FL 33578

Board of Supervisors
Waterset Central Community
Development District

August 4, 2026

FINAL AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Wednesday, August 12, 2026, at 10:00 a.m.,** at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572.**

1. CALL TO ORDER
2. AUDIENCE COMMENTS
3. STAFF REPORTS
- **A.** Aquatic Report ..... Tab 1
- **B.** Landscape & Irrigation
  - **1.** Presentation of Community Asset Management Report ..... Tab 2
  - **2.** Contractor Response Report ..... Tab 3
  - **3.** RedTree Irrigation Proposals ..... Tab 4
  - **4.** RedTree Weekly Recap Report ..... Tab 5
- **C.** District Counsel
- **D.** District Engineer
  - **1.** Presentation of Engineer's Report ..... Tab 6
- **E.** Clubhouse Manager
  - **1.** Presentation of Clubhouse Manager Report ..... Tab 7
- **F.** District Manager

4. BUSINESS ITEMS
- **A.** Public Hearing Approving Fiscal Year 2026/2027 Final Budget ..... Tab 8
  - **1.** Consideration of Resolution 2026-07; Approving Fiscal Year 2026/2027 Final Budget ..... Tab 9
- **B.** Public Hearing Levying Fiscal Year 2026/2027 O&M Assessments
  - **1.** Consideration of Resolution 2026-08; Levying Fiscal Year 2026/207 Assessments ..... Tab 10
- **C.** Public Hearing on Revised Rules of Procedure
  - **1.** Consideration of Resolution 2026-09; Approving Revised Rules of Procedure ..... Tab 11
- **D.** Consideration of Resolution 2026-10; Approving Fiscal Year 2026/2027 Meeting Schedule ..... Tab 12
- **E.** Ratification of Red Tree Proposal ..... Tab 13
- **F.** Ratification Fiscal Year 2025 Financial Audit ..... Tab 14
- **G.** Consideration of Holiday Lighting Agreement ..... Tab 15

5. BUSINESS ADMINISTRATION
- **A.** Consideration of Minutes of Board of Supervisors' Meeting held on July 8, 2026 ..... Tab 16
- **B.** Consideration of Operations & Maintenance Expenditures for June 2026 ..... Tab 17
- **C.** Review of Financial Statement for June 2026 ..... Tab 18

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

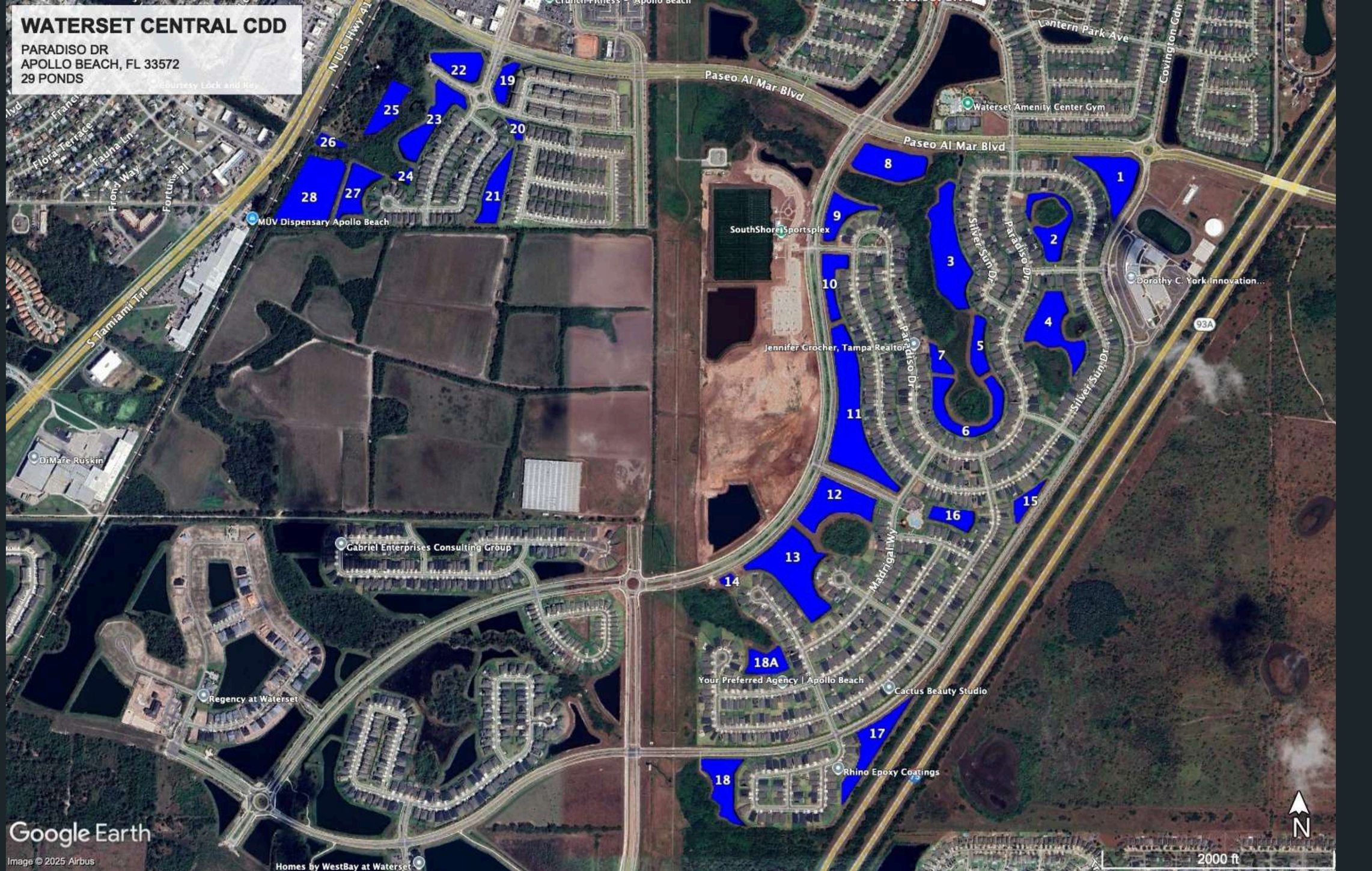
Sitex Aquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

AUGUST, 2026




WATERSET CENTRAL CDD
PARADISO DR
APOLLO BEACH, FL 33572
29 PONDS
Paseo Al Mar Blvd
Lantern Park Ave
Waterset Amenity Center Gym
MÜV Dispensary Apollo Beach
SouthShore Sportsplex
Jennifer Grocher, Tampa Realtor
Dorothy C. York Innovation...
DiMare Ruskin
Gabriel Enterprises Consulting Group
Regency at Waterset
Your Preferred Agency | Apollo Beach
Cactus Beauty Studio
Rhino Epoxy Coatings
Homes by WestBay at Waterset
S Tamiami Trl
N US Hwy 41
Silver Sun Dr
Paradiso Dr
Madrigal Wy
Google Earth
Image © 2025 Airbus
2000 ft
N

SUMMARY:

The well needed rain is finally coming and extremely appreciated. During this time we hope to see water levels increase tremendously over the next several weeks and bring us back to those high water marks. With this rain we'll see an increase of trash that has compiled in the storm drains from lack of rain water flow. We will be diligent as we go attending to the influx of trash.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



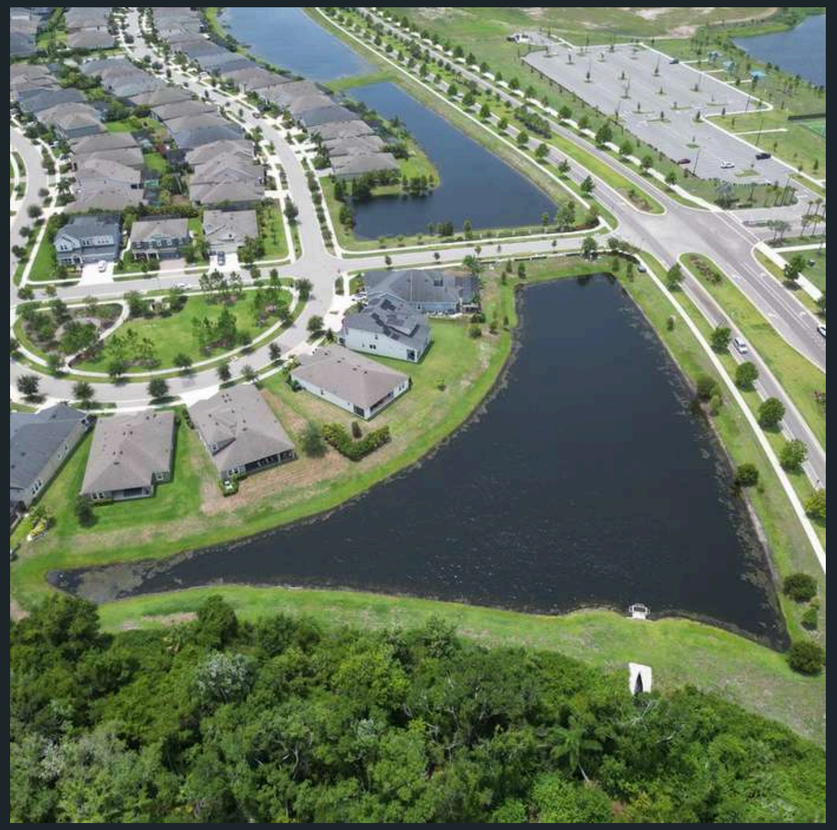
Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Spike rush and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.

Tab 2

WATERSET CENTRAL

COMMUNITY ASSET MANAGEMENT REPORT



June 24, 2026

Rizzetta & Company
John R. Toborg – Division Manager
Community Asset Management

Rizzetta & Company
Professionals in Community Management

Updates, Waterset Club

General Updates, Recent & Upcoming Maintenance Events:

- During the month of July, all Bahia turf shall receive an application of 350 lbs. (7 – 50 lb. bags) of a liquid iron (Fe). Also in July, all St. Augustine turf shall receive an application of 2000 lbs. (40 – 50 lb. bags) of a summer blend fertilizer containing iron, manganese and other micro-nutrients. Additionally, all Celebration Bermudagrass shall receive an application of 300 lbs. (6 – 50 lb. bags) of a liquid iron (Fe). And finally, all Zoysia turf shall receive an application of 750 lbs. (15 - 50 lb. bags) of a summer blend fertilizer containing iron, manganese and other micro-nutrients.
- 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. I realize the goal in performing this type of pruning (being able to prune both sides of the hedge), however, I feel the thinness of this hedge is a bit extreme. (Pic 1) - Will let it fill up.



2. Like many other beds of Confederate Jasmine, beds by the tennis courts are also developing bare spots in the interiors. This will only grow outward and will end up taking the entire bed. Has RedTree verified irrigation is running throughout the entire dripline system (in this bed)? Have they taken root samples to see if there are fungal issues? Confederate Jasmine does best when there is ample airflow and sunlight THROUGH the plant - such as it would receive when planted to grow up a trellis. When grown as a groundcover, old stems and leaves pile on top of each other at the ground level, blocking sun and trapping moisture, exacerbating the onsite of fungal issues. I would suggest regular applications of a fungicide as a preventative for the inevitable. (Pic 2)



- All leaves were removed from the beds, and the plants were inspected with no fungus found.

2 - Irrigation confirmed the area is free of defects and operating properly.

Waterset Club

3. The Giant Birds-of-Paradise between the tennis and basketball courts still need to be dead-headed. (Pic 3) - All have been dead headed.



4. Regarding Item No. 5 in the June 2nd report as well as the May report, we still need to have a couple Petra Croton replacements made on the back side of the lap pool deck. The response to the June 2nd report was a work order has been generated, and new plants will be in by the next inspection. They have not yet been planted. (Pic 4)



5. Too much debris was left behind after the maintenance of the Waterset Club pool deck. (Pic 5>) - All debris was picked up from bed.

6. Although it was reported from last month's report that the area underneath the pool slides was cleaned up, there remain tall weeds and palm saplings. (Pic 6>)

7. We've been monitoring the newer-installed Ribbon Palm in the Waterset Club parking lot. It may (or may not) have survived the winter. The spear leaf has developed a lean which often is not a good sign for palm mortality but could also be caused by wind alone. (Pic 7)







- 4. Plant material installed 7/14.

- 6. All weeds were pulled and sprayed.

- 7. Awaiting scheduling.

Milestone, Sea Air, Paseo Al Mar

8. Inspect the Bougainville at the outbound side monument at Milestone and Paseo Al Mar (PAM) for Bougainvillea Looper. Treat accordingly. (Pic 8) - All bougainville was treated.



9. What has occurred with this turf in the open lawn behind the Sea Air mail kiosk? (Pics 9a & b>) - Irrigation confirmed that this area is operating properly.



10. Eradicate weeds of various types in the Sea Air cul-de-sac. I request these be hand pulled, as is required per the contract due to size, but mostly out of fear of herbicide damage to landscape plants in this severe heat and drought. - All weeds were pulled out.

11. Is irrigation working in this Sweet Viburnum hedge on the east side of 30th Street south of Goldcoast? It is extremely thin compared to other areas. (Pic 11>)
- **Irrigation replaced a bad decoder and solenoid and confirmed everything is operating properly.**

12. There are area on the south ROW of PAM approaching WSBlvd. from the west that will not recover. These areas were not ever part of the previous contractor's chronic turf list. (Pic 12)







- 12. Just to clarify when the turf began to decline, RedTree was not responsible for irrigation. By the time we became responsible for the irrigation, it was too late to recover the turf.

Paseo Al Mar, Covington Garden Drive

13. I've not been provided any information regarding this leaning damaged Oak on the south side of PAM west of WSBlvd. Can RedTree attempt to straighten and re-stake this tree. It may require some aesthetic pruning to remove damaged/dead wood. (Pic 13) - Proposal was sent for approval.



14. The turf on the south ROW of PAM along the right turn lane to southbound WSBlvd. has continued to fail over the past months. Again, this area was never a part of the previous vendor's chronic turf list.
    - Proposal will be submitted.
15. Remove Cogongrass and climbing vines from the Dwarf Firebush, Magnolias and Oaks along the south side of PAM west of Paradiso.
    - This area was cleaned and all vines were removed and sprayed.
16. If Dwarf Firebush has not rejuvenated from the winter freezes, they probably will not and should be removed. There appear to be several along the rear hedge on the south side of PAM east of Paradiso.
    - All dead plant material was removed.
17. Nearing the pond at the SW corner of PAM and Covington Garden Dr. (CGD) eastbound on PAM, there is an extremely weedy bed of Dwarf Firebush near the third house from the beginning of the pond. (Pic 17>)
    - All weeds were removed and sprayed.
18. We have received a proposal from RedTree for the removal of some palm braces. Does this proposal include those on Sea Air?
    - 18. Yes, you are correct.
19. Remove water shoots from the trees along CGD, mostly on the west to the north.
    - All tree suckers were removed.
20. Remember to try to maintain a good "terraced" effect of about 18" between the top of the rear hedge and the top of the front hedge along the west side of CGD. This area is north of Golden Sky. (Pic 20) - Bushes have been trimmed.

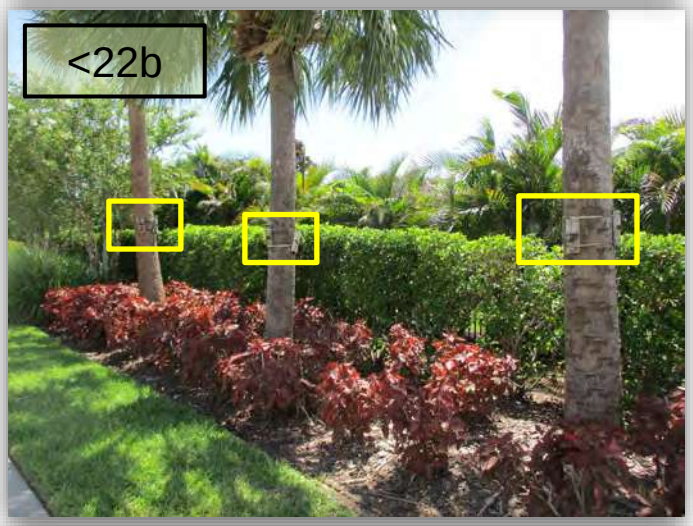


21. There are many Copperleaf Plants along the west side of CGD that need to have dead wood removed. We should keep track of any completely dead plants so we can get an all-inclusive proposal for their replacement.
    - All copper plants have been removed.
22. It was reported after the June 2nd report that all palm brace banding along the west side of CGD had been removed. By June 24th, it had not been. (Pics 22a – d>)
    - All braces have been removed.



Covington Garden Drive







23. Why is turf so dry here on the west side of CGD south of Golden Sky between Gap 5 & 6. Or is this chinch bug activity? (Pic 23>)
- There was a problem with irrigation wire and it has been fixed.



24. There are 5-7 dead Copperleaf plants on the west side of CGD between Gaps 6 & 7 that need to be removed. Please keep track of these to be included in the winter kill plant replacement proposal. (Pic 24)





24 - Irrigation confirmed that all zones are operating properly.

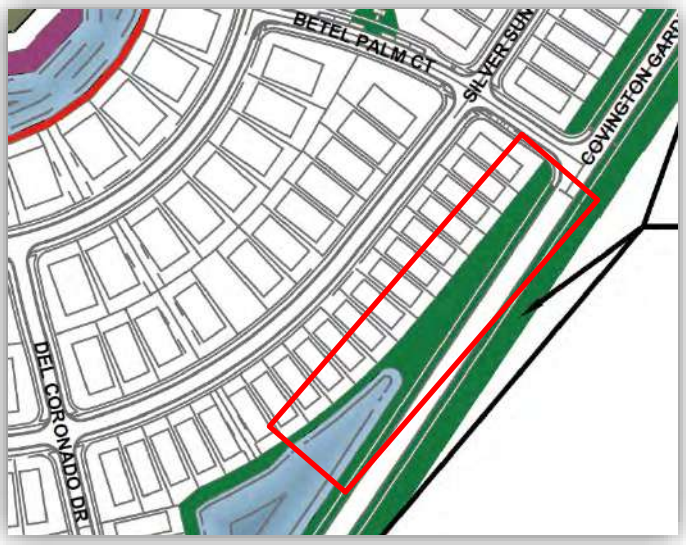
Covington Garden Drive

25. The hedges on the west side of CGD from the northern end of the buffer, at least to Betel Palm need to have all volunteer Brazilian Peppers removed. There are many.
- All Brazillian pepper were removed.

26. Fakahatchee Grasses continue to remain brown up and down both sides of CGD. Not that I expect the brown to “green up”, but these grasses need to be thoroughly drenched (at least once, if not twice, 10 days apart) and then cut to low (4” -6”) mounds. Some other beds are being taken over by Torpedograss. (Pic 26)



27. Crews need to do a better job at maintaining the fence line on the west side of the Betel Palm pond on the west side of CGD. Also, pond bank trees need to be maintained (tree rings) better. (see below) - Fence line was trimmed.



28. At the southern end of the Betel Palm pond on the west side of CGD, turf beneath a streetlight is dead. My guess is mole crickets. Has this turf been inspected and treated for mole crickets if they were present? Mole crickets are attracted to night light. (Pic 28)



29. Although this landscape bed doesn’t contain much landscaping on the west side of CGD, but what is there is mostly weeds. (Pic 29)



30. There is another section of Sweet Viburnum hedge along the west side of CGD north of Mainland that is thinning significantly. Is irrigation running through this entire drip line system? Are there clogs? (Pic 30>)- Irrigation has confirmed that it is operating properly.

31. In the area north of Mainland on the west side of CGD, turf becomes VERY rough looking. It appears to be the hill-valley-hill phenomenon coming full circle.

- 26. All Fakahatchee grasses were treated for spider mites , and all weeds were pulled and spray.

- 28.We treated area for mole crickets an checked irrigation.

- 29. All weeds were pulled out of beds.

- 31.We will continue to monitor turf and make irrigation adjustments as needed to improve overall consistency and turf quality.

Covington Garden Drive, Silver Sun, Betel Palm, Waterset Blvd.

32. This bed on the east side of CGD north of the pond south of Wayfarer (east leg) as well as the bed on the west side of the house on the north side of Wayfarer (east leg) are nothing but Torpedograss. (Pic 32)



33. Torpedograss is still taking over the plant beds in the Tagalong mail kiosk park.
- All torpedo grass was pulled and sprayed.

34. There are very stressed sections of turf in the CGD east ROW south of the southern tip of the Betel Palm pond.

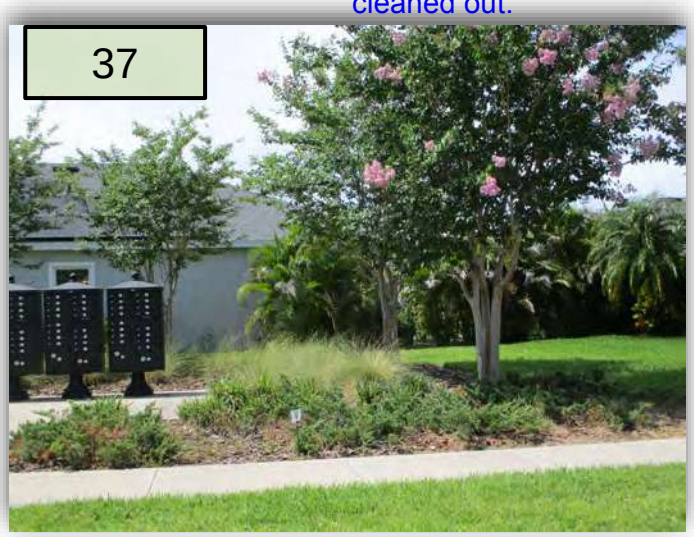
35. I am still concerned about the turf condition on the west side of Silver Sun between Golden Sky and Betel Palm. Irrigation has said the irrigation is working fine, but the turf is still in poor condition, the tree rings are not being maintained and the turf in the ROW as well as behind the sidewalk is very weedy.



36. Although the new Red Maple has been installed on the north ROW of Betel Palm near the mail kiosk, there is no earthen saucer, no gator bag and no mulch. (Pic 36)



37. Brown Juniper is snot being trimmed o ut of the Saguaro pocket park. And overall, this corner tract has never been up to par aesthetically. (Pic 37)
- All junipers have been cleaned out.



38. There is still Torpedograss and browning Juniper in Reservoir Park as well.
- All torpedo grass has been removed.

39. There are still dead and yellowing Ixora on the WSBlvd. median between Reservoir and PAM. And the ornamental grass beds are being overrun with large weeds. (Pic 39>)
-39. All dead plants materials were removed.

32 - All Torpedograss has been pulled and sprayed.

34 - Irrigation has confirmed that this area is operating properly.

- 35. Irrigation working and all tree rings have been sprayed.

- 36. A gator bag was installed.

Waterset Blvd., Waterline, Waterline Station

40. The Bougainvillea beds on the WSBlvd. medians at Reservoir are now failing and full of grassy weeds. Are these being monitored for Bougainvillea Looper? (Pic 40)



41. Remove water shoots from the Crape Myrtles in the WSBlvd. median beds as well as all volunteer Brazilian Peppers.
- Complete.

42. This bed of Bougainvillea on the WSBlvd. median just north of Waterline is now full of grassy weeds again. This is the same bed where I witnessed a crew member "trimming" the Bougainvillea with a line trimmer. (Pic 42>) - All weeds were pulled and spray.

43. Previously discussed in a board meeting, there are several irrigation hi-pops that were installed along the sidewalk edges at the Bougainvillea beds on both sides of Waterline. These were probably installed by the installing contractor for the job. This is not proper and may cause tripping hazards. Hi pops, although they extend app. 12" above grade, need to be installed "at" grade and not installed several inches above grade. The options available are installing shrub risers in the middle of the bed. (Pic 43)







44. Treat clumps of weeds in the Waterline Station lawn on the Madrigal side of the park.
- All weeds were treated.

45. I asked for all Blue Daze to be cut to the ground and lightly fertilized going into spring. It wasn't, and the Blue Daze in many places including the very popular Waterline Station pool deck looks like this! (Pic 45>)
- All blue daze was cut back and fertilized.

-40. All bougainville was treated and all grassy weeds were removed.

43 - Irrigation confirmed all spray heads are set at ground level.

Waterline Station, Mainland

46. There are still a few dead Walter's Viburnum on the outside of the Waterline Station pool fencing. And there are still dead Ixora around the Waterline Station mail kiosk. (Pic 46) - All dead plant material was removed.





47. Last month I requested this flex pipe to be permanently buried to avoid a tripping hazard at the entrance to the totlot at the Waterline Station. (Pic 47>) -
- Irrigation confirmed that the flex pipe has been buried.

48. I called in this irrigation issue at Mainland to RedTree from the field as it appears water had been leaking for quite some time! (Pics 48a & b>)
- Irrigation confirmed that the drip line has been repaired.







Proposals

1. RedTree installed this Sabal Palm on the south side of PAM west of WSBlvd. It has died. First reported in the June 2nd report, I requested it be replaced under warranty. (Pic 1) - Completed.



2. I have requested a proposal from RedTree to convert all Variegated Dwarf Asian Jasmine beds along the east side of CGD between the street and sidewalk to St. Augustine turf, along with the conversion from drip lines to spray heads. I have also requested a proposal from RedTree to convert the Milestone median between PAM and Goldcoast from Variegated Confederate Jasmine to Pringles Podocarpus or an option for Green Island Ficus. My concern with Green Island Ficus is it's potential for cold damage.- A proposal is forthcoming and is expected by 7/25.

3. RedTree to provide a proposal to completely remove this dead/dying Red Maple from the parallel parking space islands along Reservoir Park and replace with a " cal. Sweet Gum, *Liquidambar styraciflua "rotundiloba".* Proposal must include the construction of an 8" – 10" earthen saucer, a 30 Gal. gator bag with a working flood bubbler attached through the top of the gator bag as well as new mulch. (Pic 3>)
   - A proposal is forthcoming and is expected by 7/25.



Covington Garden Drive Gap Fill-Ins (North to South)



1. All good!



4. All good!



2. Replace one dead 7 Gal. Sweet Viburnum under warranty. At least two Dw. Firebush should be replaced as there are only 2 – 3 limbs with leaves remaining. - Will be completed by next inspection.



5. All good!



3. Replace two dead/water-stress damaged, 7 Gal. Sweet Viburnum under warranty. Re-install drip line that is above ground strung through the plant.

3 - Will be completed by next inspection.

Covington Garden Drive Gap Fill-Ins (North to South)



6. All good!



7. All good!



8. All good!

Tab 3


Photo #36- Contr betel palm- zone #1- gator bag added


Replaced 6”” heads with
12” heads- lowered all
heads to grade level

Tab 4

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS-AMENITY CENTER CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION A

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 3 you will find additional information on Centralus.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $615.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS-AMENITY CENTER CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. Waterset Central CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 3.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $375.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Centralus is a two-part platform.

The first part is Centralus controller and who operates as the "manager" of the controller in the system (Matt Olson- RedTree Landscape Systems). This is usually a contractor that is managing the controller or property. The reason why this is the first portion of the Centralus platform is that not all controllers require a separate Cellular payment plan. Only Controllers that require cellular connection to the internet do.

The second part is Centralus Billing (ZipIt) and this is who "owns" or pays for the cellular service module attached to the controller. This person or business does not necessarily need to be the same as the controller manager in Centralus. The person or business that pays the subscription is the total owner because without cellular service, the controller will not communicate to the platform with that module. The manager of the controller in Centralus does not have access to the Owner's information in Billing unless they are one in the same person or business.

Ultimately, as the owner of the billing portion of Centralus, you have the ability to hire or fire the manager of the controller potion of Centralus. If you use one contractor for your controller(s) and decide you want to transfer to a different contractor or user, it is a simple phone call and we are able to transfer access to the new contractor OR to the billing owner's account if requested.

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Landscape Systems

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS-5A-1A CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION A

Scope of Work

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Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $615.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS- 5A-1A CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. Waterset Central CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 3.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $375.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

Centralus is a two-part platform.

The first part is Centralus controller and who operates as the "manager" of the controller in the system (Matt Olson- RedTree Landscape Systems). This is usually a contractor that is managing the controller or property. The reason why this is the first portion of the Centralus platform is that not all controllers require a separate Cellular payment plan. Only Controllers that require cellular connection to the internet do.

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5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS-5A-1B CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION A

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 3 you will find additional information on Centralus.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $615.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS-5A-1B CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. Waterset Central CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 3.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $375.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS-5A-2A CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION A

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 3 you will find additional information on Centralus.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $615.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS-5A-2A CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. Waterset Central CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 3.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $375.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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CELLULAR COMMUNICATIONS-5B-1 CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION A

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 3 you will find additional information on Centralus.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $615.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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CELLULAR COMMUNICATIONS-5B-1 CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. Waterset Central CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 3.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $375.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS-5B-2 CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION A

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 3 you will find additional information on Centralus.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $615.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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CELLULAR COMMUNICATIONS-5B-2 CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. Waterset Central CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 3.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $375.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS-PHASE 4 CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION A

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 3 you will find additional information on Centralus.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $615.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS- PHASE 4 CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. Waterset Central CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 3.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $375.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS-RESERVOIR COURT CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION A

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 3 you will find additional information on Centralus.

Materials

- Hunter Cellular Communication Module
- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $2,210.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CELLULAR COMMUNICATIONS- RESERVOIR COURT CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

July 27, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. Waterset Central CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 3.

Materials

- Activation & Programming
- Miscellaneous Parts
- Labor

Total Cost: $1970.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

Proposal submitted by Matt Olson, Irrigation Manager
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Tab 5

The New Standard in Landscape Maintenance

WEEKLY LANDSCAPE REPORT

Client:	**Waterset Central CDD**
Week Of:	**July 6, 2026**

Recipient Group			
Client Contacts		**RedTree Contacts**	
John Toborg	JToborg@rizzetta.com	David Lucadano	daveluke@redtreelandscape.systems
Stephanie DeLuna	sdeluna@rizzetta.com	Pete Lucadano	peteluke@redtreelandscape.systems
Katiria Parodi	kparodi@castlegroup.com	Rafael Rosario	rrosario@redtreelandscape.systems
Derrick Evans	devans@rizzetta.com	Service Desk	service@redtreelandscape.systems
		Office Admin	ntorres@redtreelandscape.systems
		Devan Katz	dkatz@redtreelandscape.systems

Service	Recap
Mowing	• Mowing operations proceeded according to schedule.
Detailing	• Detailing proceeded according to schedule.
Pest Control & Fertilization	• IPM applications were performed on July 8. • Community Asset Management Report pest control and fertilization line items are in progress of being evaluated and addressed.
Arbor Care	• No arbor care was performed at this time.
Landscape	• The Bahia sod and fill dirt proposal for the shoreline project was submitted on July 10. • Volleyball Court and Pool Area Sand Replenishment proposal pending approval.
Irrigation	• Irrigation Inspections completed for June. • All work orders completed throughout the week. • Working through the Community Asset Management Report and #43 and #36 are completed so far. • #47 investigated and is not for RedTree, but for the pool company.

The New Standard in Landscape Maintenance

RECAP REPORT

Client:	**Waterset Central CDD**
Week Of:	**July 13, 2026**

Recipient Group			
Client Contacts		**RedTree Contacts**	
John Toborg	JToborg@rizzetta.com	David Lucadano	daveluke@redtreelandscape.systems
Stephanie DeLuna	sdeluna@rizzetta.com	Pete Lucadano	peteluke@redtreelandscape.systems
Katiria Parodi	kparodi@castlegroup.com	Rafael Rosario	rrosario@redtreelandscape.systems
Derrick Evans	devans@rizzetta.com	Service Desk	service@redtreelandscape.systems
		Office Admin	ntorres@redtreelandscape.systems
		Devan Katz	dkatz@redtreelandscape.systems

Service	Recap
Mowing	• Mowing proceeded according to schedule.
Detailing	• Detailing proceeded according to schedule.
Pest Control & Fertilization	• Community Asset Management Report PC/ Fert Items are in progress.
Arbor Care	• No arbor care was performed at this time.
Landscape	• Installed warranty Sable Palm. • Installed warranty Little John Bottlebrush.
Enhancements	• Tree removal and staking proposal submitted 7/13.
Irrigation	• Inspections are ongoing. • All work orders completed and up to date. • Repaired irrigation issues at the Waterline Station Amenity Center and Madrigal Park.

The New Standard in Landscape Maintenance

RECAP REPORT

Client:	**Waterset Central CDD**
Week Of:	**July 27, 2026**

Recipient Group			
Client Contacts		**RedTree Contacts**	
John Toborg	JToborg@rizzetta.com	David Lucadano	daveluke@redtreelandscape.systems
Stephanie DeLuna	sdeluna@rizzetta.com	Pete Lucadano	peteluke@redtreelandscape.systems
Katiria Parodi	kparodi@castlegroup.com	Rafael Rosario	rrosario@redtreelandscape.systems
Diana Kronick	dkronick@rizzetta.com	Service Desk	service@redtreelandscape.systems
Angelica Sierra	asierra@rizzetta.com	Office Admin	ntorres@redtreelandscape.systems
		Devan Katz	dkatz@redtreelandscape.systems

Service	Recap
Mowing	• Mowing proceeded according to schedule.
Detailing	• Detailing proceeded according to schedule.
Pest Control & Fertilization	• Community Asset Management Report PC/ Fertilization items are in progress.
Arbor Care	• No arbor care was performed at this time.
Landscape	• No landscape projects were performed at this time.
Enhancements	• Warranty work: Ribbon palm replacement at clubhouse. • Received approved proposal for sand replenishment for volleyball area and is in the process of being scheduled.
Irrigation	• Inspections are ongoing. • Work orders are up to date. Communication proposals submitted with two options available for Centralus accounts.

Tab 6
USC

WATERSET CENTRAL CDD

ENGINEERS REPORT FOR AUGUST 12th, 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Pergola Base Repairs:

The bases of the pergolas were repaired, however after we inspected the bases we had some warranty repair requests that were communicated to the contractor including some sloppy chalking of the top joints that resulted in some gaps. We will follow up once the warranty repairs are completed to close out the action item.

Watfarer Bank Restoration:

A proposal to repair 35 linear foot of eroded CDD proper behind 5622 Wayfarer has been received from Finn Outdoor and is attached to this report for Board consideration. BDi will be available at the Board of Supervisors meeting to answer any questions about the proposal.

MPH Signs Discrepency:

A case has been submitted to Hillsborough County to inquire about the uniformity of the existing speed limit signs and the missing speed limit sign in Waterset Central. An exhibit showing the locations of the signs was uploaded to the case. For reference, the case number is CN0662216.

Conservation Cutbacks and Encroachments Analysis:

Please see below line by line report for the conservation areas in Waterset Central CDD:

Waterset Central CDD - Conservation Cutbacks and Encroachments Analysis				
Pond #	**Location of Vegetation Encroachment**	**Approximate Depth of Encroachment**	**Notes**	**Option to Control Vegetation**
1	None	None	No Conservation Area Nearby	None
2	South Side of Tract B36 Conservation Area	10'	This area encoraches just on CDD property berm and does not appear to cause an issue for mowing or maintenance access.	The CDD is authorized to cut back the vegetation the extent of the encroachment past the setback line and up to 3' into the setback area if it desires to do so.

Pond #	Location of Vegetation Encroachment	Approximate Depth of Encroachment	Notes	Option to Control Vegetation
3	East side of Tract B30	10'	This area encoraches just on CDD property berm and does not cause an issue for mowing. Additionally, the vegetation from B30 on the West side encroaches onto private property of the homes on Paradiso that back up to this conservation area, however there is a 30' Wetland Area Conservation Setback Line on the private property, this vegetation is to be retained in a natural state based on Hillsborough County Land Development Code.	The CDD is authorized to cut back the vegetation the extent of the encroachment past the setback line and up to 3' into the setback area if it desires to do so.
4	East side of Tract B37	30'	Tract B37 adjacent to Silver Sun Dr encroaches approximatly 30' past the conservation area setback onto the CDD drainage easement. The encroachment does not impact private property or seem to impact mowing or maintenance access. There are homes on Paradiso that back up to the conservation area to the SW of pond 4 where vegetation encroaches onto the private property, however the same 30' wetland serback as previously stated is located in this area and it is to be retained in a natural state. There is vegetation encroaching 15-30' past the setback line behind 5559 and 5557 Silver Sun Dr. to the East of this conservation area, however from the aerials it does not appear that the vegetation is encroaching on private property at this time.	The CDD is authorized to cut back the vegetation the extent of the encroachment past the setback line and up to 3' into the setback area if it desires to do so.
5, 6, 7	None	None	There is a conservation area in the middel of ponds 5, 6 and 7. The vegetation in the conservation area does not appear to be encroaching onto the CDD property past the wetland area conservation setback line. There appears to be no vegetation effecting private property in this area.	None
8	None	None	To the South and East side of pond 8 there is a conservation area in Tract B30. The vegetation in this conservation area does not appear to be encroaching onto the CDD property past the wetland area conservation setback line.	None
9	None	None	To the North of pond 9 is the conservation area in Tract B30 does not look to have encroaching vegetation past the WACSL.	None
10, 11	None	None	No Conservation Area Nearby	None
12, 13	None	None	There is a conservation area to the East side of ponds 12 and 13, the vegetation in the conservation area does not appear to be encroaching on the CDD property berms around ponds 12 and 13. The residents on Madrigal Way and Mainland Ave that back up to the East side of the conservation area do have vegetation encroaching on their private property but it all appears to be within the 30' wetland area conservation setback line and is intended to be retained as natural.	None

Pond #	Location of Vegetation Encroachment	Approximate Depth of Encroachment	Notes	Option to Control Vegetation
14	None	None	There is a conservation area on Tract B58 to the South of pond 14. The vegetation in this conservation area does encroach onto the private property lots on Wayfarer that back up to the conservation area to the South, however these lots all have a 30' wetland area conservation setback line and is intended to be retained as natural.	None
15	None	None	No Conservation Area Nearby	None
16	None	None	No Conservation Area Nearby	None
17	None	None	We verified that Tract B40 South of pond 17 in this area is designated as a CDD owned open space and not a conservation area, so the lack of vegetation in this area makes sense. No conservation area in this area to consider.	None
18	None	None	There is a conservation area to the SW of pond 18 identified as Tract B40. The vegetation in the conservation area does not appear to be encraching onto the CDD owned berm on the SW side of the pond. The conservation area South of the homes on Wayfarer Ave in this area is a parcel owned by Hillsborough County and is not owned or maintained by the CDD. Folio #054245-0000. There appears to be a similar WACSL easement in the backs of these properties and the vegetation from the County conservation area does not appear to be encroaching past that line.	None
19	None	None	No Conservation Area Nearby	None
20	None	None	No Conservation Area Nearby	None
21	None	None	No Conservation Area Nearby	None
22	None	None	There is a conservation area that boarders the NW side of this pond. The property the conservation area is in is not owned by the CDD or County, it is owned by an LLC and the folio number is 053966-0200. The vegetation in the conservation area does not appear to be encroaching on the CDD owned pond berm.	None
23	West side of pond 23, East side of conservation area on Tract B47	10'-15'	There is a conservation area to the West of pond 23 on Tract B47. The vegetation in the conservation area does appear to be encroaching 10'-15' throughout the entire West side of the pond bank. It does not appear that the vegetation would be impacting mowing or maintenance access at this time. The vegetation in this area is not encroaching on private resident property.	The CDD is authorized to cut back the vegetation the extent of the encroachment past the setback line and up to 3' into the setback area if it desires to do so.

Pond #	Location of Vegetation Encroachment	Approximate Depth of Encroachment	Notes	Option to Control Vegetation
24	West side of pond 24, East side of conservation area on Tract B47	10'-15'	The NW pond bank of pond 24 is covered with vegetation that has encroached past the wetland area conservation setback line by approximatly 10'-15'. This is preventing access fully around the pond. This encroachment does not appear to be creating any issue with mowing or access for maintenance at this time. This vegetation is not encroaching on any provate resident property.	The CDD is authorized to cut back the vegetation the extent of the encroachment past the setback line and up to 3' into the setback area if it desires to do so.
25, 26	None	None	Pond 25 and 26 are located on folio 053975-2073. The ownership of the parcel lists NNP-SOUTHBEND II LLC as the owner of the property. It appears this parcel may have been intended to be conveyed to the CDD but still sits in the ownership of the developer. It is recomended to have the District Counsel investigate this parcel to see if any conveyances are needed and if the CDD should be maintaining these ponds at this time.	None
27	East Side of Conservation Area	20'	There is a conservation area South of pond 27. The East side of the conservation area has vegetation that appears to be encroaching approximatly 20' East onto CDD pond berm property. The vegeation does not appear to be encroaching on the adjacent provate resident property at this time.	The CDD is authorized to cut back the vegetation the extent of the encroachment past the setback line and up to 3' into the setback area if it desires to do so.
28	North, West & South Pond Berms	10'-15'	Pond 28 is surrounded by vegetation on the North, West and South sides. There is an access berm between pond 27 and 28 to get to the stormwater structure and to inspect and treat the pond, so access is not an issue. The vegetation in the surrounding conservation areas are encroachin approximatly 10'-15' past the wetland area conservation setback line and looks to extend over the entire pond berms to the water line. The encroachment does not appear to be creating any issue with mowing or access for maintenance at this time. This vegetation is not encroaching on any private residident property.	The CDD is authorized to cut back the vegetation the extent of the encroachment past the setback line and up to 3' into the setback area if it desires to do so.

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Estimate details
Estimate no.: 2576
Estimate date: 07/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Erosion Restoration**	5622 Wayfarer -- Restore 35 linear feet of bank to design slope with compacted fill soils and Bahia sod.	1	$3,150.00	$3,150.00

Total **$3,150.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

Tab 7

WATERSET®



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

Community Director Report
August 2026 Meeting

CASTLE GROUP
Unparalleled Property Services

Administrative

CDD Access Requests: No requests this month.

Management would like to follow up on the status of the signed proposal for the sand replenishment at the volleyball court and the sand play area at the Waterset Club, which was approved by the Board during the June meeting. At this time, RedTree has been unable to complete the work because they have not yet received the executed proposal. Management is requesting an update on the status of the signed proposal so the work can be scheduled and completed.

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.

Beginning Monday, August 10, 2026, the Waterset Club water slides will move to a weekend-only operating schedule due to the start of the school year. Weekend operations will continue through Labor Day. Pool monitor staffing will be adjusted accordingly and will be provided on weekends only during this time. Following Labor Day, the water slides will close for the season, and pool monitor services will be suspended until operations resume during Spring Break.

Rhino Epoxy completed the floors in the men's and women's restroom at Waterline Station.

Management would like to follow up on the status of the AED machine. The additional information requested by the Board during the July 8th meeting was provided to the District on July 10th. Management is requesting an update on the status of this item.

Attached are several bench design options for consideration to replace the two existing benches at the Waterset Club. Management is requesting direction from the Board regarding the preferred bench design so that staff may proceed with obtaining pricing and coordinating the replacement.

The Waterset Club Gathering Room will be closed from Monday, August 24, through Friday, August 28, while the maintenance team completes painting of the room.

Management contacted Munyan after a decorative foam shutter piece detached from the roof area of the Waterset Club. Munyan responded promptly and was able to securely reattach the shutter.

Report Respectfully Submitted,

Katiria Parodi, LCAM

Site Amenities Options - nonmetal

Link to Site Amenities color applier

Contour ($1,460)





The Contour Bench is made from high-quality recycled plastic materials. The seat and seat back slats are made from 100% post-consumer plastic lumber with powder coated steel frames. Choose from 6-foot or 8-foot lengths and surface or in-ground mount. Color choice of Cedar or Grey.

Gateway ($2,095)

Link to Site Amenities color applier



Recycled planking in your choice of four colors. Powder coated cast aluminum frame Combined portable/surface mount frame 4' or 6' length options

Cascades ($1,750)



Link to Site Amenities color applier

The Cascades bench includes a cast aluminum frame and recycled planking in your choice of cedar, brown, green, or gray, and stainless steel hardware. Portable or surface mount options, 6' and 8' lengths available.

Round trash receptacle ($775)

Light gray or cedar



32 Gallon, Recycled Plastic Lumber Slats

CreativeRecreation PRODUCTS

Arches trash receptacle ($1,820 with flat top)

Dark brown/cedar/grey/green available



32 Gallon, Recycled Planking, Steel Accent Planking, Lid and Liner Included, Portable. Flat top, rain bonnet or ash bonnet top.

- Lifetime* Warranty on Stainless Steel Hardware
- 10 year Limited Warranty on recycled planks
- 7-Year Limited Warranty on Textured Polyethylene Site Amenities Coating (bench frames)
- 5-Year Limited Warranty on Frames and Powder Coating
- 1-Year Limited Warranty on Materials Not Covered Above

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	7/5/2026	Checked Townsquare requests	Responded to and closed requests appropriately.	5-Jul-26	Closed	Kaylea
Admin	SCDD	7/5/2026	Account Balance Inquiry	A resident asked why their account showed a incorrect balance I reviewed the ledger and explained that the extra balance came from a prior remaining	6-Jul-26	Closed	Kaylea
Admin	SCCD	7/6/2026	Inspected Amenity	Inspected amenity made sure everything was in order	6-Jul-26	Closed	Kaylea
Admin	HOA	7/6/2026	Cheked e-mails	Responded to all emails accordingly.	6-Jul-26	Closed	Kaylea
Admin	SCDD	7/6/2026	Checked Voicemails	There were no voicemails.	6-Jul-26	Closed	Kaylea
Admin	HOA	7/6/2026	SANTA!		10-Jul-26	OPEN	Kathy
ADmin	CCDD	7/6/2026	Follow up on status of towing enforcement that was approved in February	During Central Meeting DM advised that the towing agency is having signs redone as they have the wrong statute. Will follow up again	10-Jul-26	CLOSED	Kathy
Admin	CCDD	7/6/2026	Follow up on email requesting check #'s for Castle Group payments from DM	No response from District management	10-Jul-26	CLOSEd	Kathy
Admin	NCDD	7/6/2026	Contact Spectrum to try and get better packages for internet, phone for landing.	will be completed week of 7/13.	10-Jul-26	OPEN	Kathy
Admin	NCDD	7/6/2026	Follow up on benches and trash cans quotes	Recieved, need to review.	10-Jul-26	OPEN	Kathy
Admin	NCDD	7/6/2026	Follow up on payment for playground timbers		10-Jul-26	OPEN	Kathy
Admin	SCDD	7/6/2026	Follow up on email to DM regarding payment status for the bulletin board	No response from District management	10-Jul-26	OPEN	Kathy
Admin	SCDD	7/6/2026	Follow up with DM on status of pool permit for Founders Club that expired on 6/30/26	During South meeting, Matt Huber advised they have been paid and not yet recieved.	10-Jul-26	OPEN	Kathy
Admin	NCDD	7/6/2026	Follow up with DM on status of cart registration that expired on 6/30/2026	No response from District management	10-Jul-26	OPEN	Kathy
Admin	HOA	7/6/2026	BOD meeting packet for 7/14/26 meeting	Completed and emailed to the board	10-Jul-26	CLOSED	Kathy
Admin	HOA	7/6/2026	Completed Voting Delegate neighborhood list for 7/14/26 meeting	Complete	10-Jul-26	CLOSED	Kathy/Heidy
Admin	HOA	7/6/2026	Post Agenda for 7/14/2026 meeting	Completed.	10-Jul-26	CLOSED	Kathy
Admin	HOA	7/6/2026	Email agenda to community	Emailed on 7/10/26	10-Jul-26	CLOSED	Kathy
Admin	HOA	7/6/2026	Townhall notice email and posted for 7/14/2026	Completed on 7/8/2026	10-Jul-26	CLOSED	Kathy
Admin	CCDD	7/8/2026	Attend central BOS meeting	Completed	8-Jul-26	Closed	Kathy/Heidy
Admin	SCDD	7/9/2026	Attend South BOS meeting	Completed	9-Jul-26	Closed	Kathy
Admin	HOA	7/6/2026	Contact Post Office regarding our mail not being delivered	Received a call back from Post Office, we need to decide if we want a mailbox for 7281 in front of the office or have the mail from 7281 forwareded to our current mailbox 7231.	9-Jul-26	Open	Heidy
Admin	All CDD's	7/6/2026	Created Pool Monitors schedule and distributed	Complete	6-Jul-26	Closed	Heidy
Admin	SCDD	7/9/2026	Ant Complaint on Townsq	Had maintenance come out and treat the mounds	9-Jul-26	Closed	Kaylea
Admin	HOA	7/9/2026	Put out notice of DRC meeting for next week Wed	complete	9-Jul-26	Closed	Heidy

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	All CDD"s	7/9/2026	Labeled and put away Hurricane prep items for each CDD	Complete	9-Jul-26	Closed	Heidy
Admin	SCDD	7/9/2026	Helped H/O who is trying to find out who tagged her tree upfront	sent email to developer	9-Jul-26	Open	Heidy
Admin	HOA	7/6/2026	Processed Invoices	Complete	7-Jul-26	Closed	Victoria
Admin	HOA	7/7/2026	Checked Voicemails	Called all inquires back	7-Jul-26	Closed	Victoria
Admin	HOA,SCDD	7/7/2026	Sent work order for our FC gate exit button	Complete	7-Jul-26	Closed	Victoria
Admin	HOA,CCDD	7/8/2026	Saved security report to association files	Complete	8-Jul-26	Closed	Victoria
Admin	HOA,NCDD	7/9/2026	Hedges are over growing at the mailboxes on Parkshore drive common area.		9-Jul-26	open	Victoria
Admin	CCDD	7/7/2026	contacted Cooper Pools to treat the pool due to H/O's child having an incident in the pool.	cooper pools came in and serviced pool	7-Jul-26	Closed	Heidy
Admin	HOA	7/8/2026	Completed inspections	Completed inspections	8-Jul-26	Closed	Erika
Admin	HOA	7/8/2006	Replied to emails	Replied to emails accordingly	8-Jul-26	Closed	Erika
Admin	HOA	7/9/2026	Completed inspections	Completed inspections	9-Jul-26	Closed	Erika
Admin	HOA	7/9/2026	Covered front desk fo lunch	Covered front desk fo lunch	9-Jul-26	Closed	Erika
Admin	HOA	7/9/2026	Checked Townsquare requests	Responded to and closed requests appropriately.	9-Jul-26	Closed	Erika
Admin	HOA	7/9/2026	Checked email	Responded to all email accordingly	9-Jul-26	Closed	Dineen
Admin	HOA	7/9/2026	Did inspections in NORTH	Went in smartwebs and issued violation letters	9-Jul-26	Closed	Dineen
Admin	HOA	7/9/2026	Checked TQ	Responded to homeowners	9-Jul-26	Closed	Sineen
Admin	HOA	7/9/2026	Assisted with phones	Helped answer questions regarding violations, estoppels, neighbor complaints, how to navigate TQ	9-Jul-26	Closed	Dineen
Admin	HOA	7/9/2026	Updated agenda for July email	Sent reminder email with updated Agenda to committee memebers	9-Jul-26	Closed	Dineen

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	7/11/2026	Checked all emails	Responded to emails accordingly	11-Jul-26	Closed	Dineen
Admin	HOA	7/11/2026	Did inspection in NORTH	Cleared ESTOPPELL	11-Jul-26	Closed	Dineen
Admin	HOA	7/11/2026	Assisted with phones	Answered question about mailbox number, helped an homeowner with their ARC request	11-Jul-26	Closed	Dineen
Admin	HOA	7/11/2026	Adjusted PowerPoint prestation and Agenda	Printed Agenda for meeting and put it on front door	11-Jul-26	Closed	Dineen
Admin	HOA	7/11/2026	Let vendor know about downed trees	Maintenance sent in photos of down trees around the commuity, I made a document and sent it via email to Redtree	11-Jul-26	Closed	Kaylea
Admin	SCDD	7/11/2026	Lightning struck nearby, warned residents	It was storming and lightning struck nearby, I warned residents who were in the pool as the monitors were on lunch	11-Jul-26	Closed	Kaylea
Admin	HOA	7/13/2026	Transition committee charter	Created	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Attend Board meeting and TH on 7/14/2026		14-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Follow up with Jessica on whether or not we can move funds already existing into the pooled reserves.	Jessica confirmed that if we were to move funds from the existing reserve lines to pooled reserve we wouls need membership approval.	17-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Create Tranisiton committee application	Created	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Meeting sign in forms printed for TH	completed	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Voter registration printed from Jenark for Board meeting sign in	Completed and placed alphabetically	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Print 100 copies of TH notice	completed	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Print copies of BOD meeting agenda	completed	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Print copy of neighbor hoods per supplements for meeting	completed	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Email out transition committee application on 7/15/2026	Completed	16-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Submit turnover meeting date to production via castlenet	Completed	14-Jul-26	CLOSED	Kathy
Admin	NCDD	7/13/2026	Completed North Community director report and submit to DM		17-Jul-26	OPEN	Kathy
Admin	NCDD	7/13/2026	Follow up on second proposal from bird spikes for the landing	Trutech will be onsite on 7/17/26 to inspect and provide a proposal. Still awaiting scheduling from Critter Control.	17-Jul-26	CLOSED	Kathy
Admin	CCDD	7/13/2026	Email communication to residents regarding Waterline closure due to resurfacing of floors	completed	17-Jul-26	CLOSED	Kathy
Admin	CCDD	7/13/2026	Follow up on Castle open invoices - payment status		17-Jul-26	OPEN	Kathy
Admin	NCDD	7/13/2026	Second proposal for landing booth chairs reupholstering	awaiting 2nd proposal. Second vendor was onsite on 7/14/2026	14-Jul-26	CLOSEd	Kathy
Admin	NCDD	7/13/2026	Follow up on epoxy proposal from Epoxy Rhino	Recieved and will be presented to North board. Will need to get a 2nd proposal.	17-Jul-26	CLOSED	Kathy
Admin	SCDD	7/16/2026	Inspected amenity	made sure everything was in order before opening.	16-Jul-26	Closed	Kaylea
Adnmin	SCDD	7/16/2026	Closed pool umbrellas	Closed all open pool umbrellas as it is super windy and storming	16-Jul-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	7/16/2026	Read e-mails	Responded to emails accordingly	16-Jul-26	Closed	Kaylea
Admin	CCDD	7/13/2026	Waterline Station Pool Equipment Repair Proposal	Submitted to chairman and DM on 7/13/26. Follwed up on 7/15/26, no response.	17-Jul-26	OPEN	Kathy
Admin	NCDD	7/13/2026	Splash pad proposal for disconnecting and removing the existing pump motor starter and installing a new motor starter, which includes a new contactor and overload protection.	Sent on 7/13/26. Follwed up on 7/15/26. Recieved approval on 7/16/26. Will schedule work	16-Jul-26	CLOSED	Kathy
Admin	NCDD	7/16/2026	Send Board and DM proposal for the replacement of the Waterset Blvd/Paradiso Dr street sign that was damage during vehicular accident on 7/13/26. Awaiting approval.		17-Jul-26	OPEN	Kathy
Admin	NCDD	7/15/2026	Sent email to DM requesting certified mail tracking number for notice that was sent to previous copier lease vendor as they stated they never received the May letter and will need the tracking number to see if they can backdate the cancellation, otherwise there are 2 bills left that need to be paid.	No response	17-Jul-26	OPEN	Kathy
Admin	ALL	7/16/2026	Schedule ICIMS Candidates for meetings		17-Jul-26	CLOSED	Kathy
Admin	All CDD's	7/13/2026	Sent out schedule for week 07.18 to 7.24 to Pool Monitors and adjusted based on days off requested	complete	13-Jul-26	Closed	Heidy
Admin	SCDD	7/13/2026	Reported sign down to vendor - requested estimate	Complete	13-Jul-26	Closed	Heidy
Admin	CCDD	7/14/2026	Report leak to irrigation vendor at Madrigal playground	complete	14-Jul-26	Closed	Heidy
Admin	NCDD	7/14/2026	Reported landscape damage to vendor due to car accident on Waterset Blvd. and Paradiso heading South.	waiting on vendor to provide damage estimate	14-Jul-26	Open	Heidy
Admin	NCDD	7/14/2026	Reported street sign to vendor due to car accident on Waterset Blvd and Paradiso heading South	waiting on approval	15-Jul-26	Open	Heiy
Admin	HOA	7/15/2026	Attended DRC meeting	complete	15-Jul-26	Closed	Heidy
Admin	HOA	7/11/2026	Covered front desk	Assisted with front desk duties during lunch breaks	11-Jul-26	Closed	Erika
Admin	HOA	7/11/2026	Worked in smartwebs	Worked in smartwebs reviewing open violations	11-Jul-26	Closed	Erika
Admin	SCDD	7/15/2026	Covered front desk at Founders Club	Covered front desk at Founders Club	15-Jul-26	Closed	Erika
Admin	HOA	7/16/2026	Attended Compliance Meeting	Attended Compliance Meeting	16-Jul-26	Closed	Erika
Admin	HOA	7/16/2026	Answered emails & Town Square requests	Answered emails & Town Square requests	16-Jul-26	Closed	Erika
Admin	HOA	7/13/2026	Processed invoices	Completed	13-Jul-26	Closed	Victoria
Admin	HOA	7/13/2026	Put together a office supply list sent to Kathy to order	Completed	13-Jul-26	Closed	Victoria
Admin	HOA	7/14/2026	Sent out Blood Drive email blast to community	Completed	14-Jul-26	Closed	Victoria
Admin	HOA,CCDD	7/14/2026	Booked a party for gathering room and put it on our calendar and community portal	Completed	14-Jul-26	Closed	Victroia
Admin	HOA	7/15/2026	Sent out Back to school flyer to communtiy portal townsq	Completed	15-Jul-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	7/18/2026	Checked all emails	Answered all emails accordingly	18-Jul-26	Closed	Dineen
Admin	HOA	7/18/2026	Assisted with front desk	Made several badges, annswered phones, assisted new homeowners with questions	18-Jul-26	Closed	Dineen
Admin	HOA	7/18/2026	Did walk through at the end of GR party	Checked everything off and signed off on sheet	18-Jul-26	Closed	Dineen
Admin	HOA	7/18/2026	Worked out of smartwebs	Printed out violation list for upcoming inspections	17-Jul-26	Closed	Dineen
Admin	HOA	7/17/2026	Did inspections in NORTH	Issued 49 violations	17-Jul-26	Closed	Dineen
Admin	SCDD	7/18/2026	Enforced rules for the event	Renters allowed children and guests to use lobby and kick balls around, I informed this this was not allowed	18-Jul-26	Closed	Kaylea
Admin	SCDD	7/19/2026	Let maintenance know about ants	There were lots of aggressive ants in the Event Roonm, had them dealt with	19-Jul-26	Closed	Kaylea
Admin	HOA	7/19/2026	Gave tour	Gave a tour of the amenity to new home owners	19-Jul-26	Closed	Kaylea
Admin	HOA	7/20/2026	Agenda for 8/4 Board Meeting	Completed	24-Jul-26	CLOSED	Kathy
Admin	HOA	7/20/2026	Send BTS event information to BOD	Sent on 7/21/2026	24-Jul-26	CLOSED	Kathy
Admin	HOA	7/20/2026	Review G/L renewal sent over by Amy and present to BOD	Sent to BOD on 7/21/2026	24-Jul-26	CLOSED	Kathy
Admin	HOA	7/20/2026	Discussion regarding HOA budget with Deneen	Scheduled for 7/21/26	24-Jul-26	CLOSED	Kathy
Admin	CCDD	7/20/2026	Follow up on email to the district on 7/13/26 for electrical repairs for the waterliens tation pool equipment	recieved approval on 7/20/2026. Repairs taking place on 7/21/26	20-Jul-26	CLOSED	Kathy
Admin	NCDD	7/20/2026	Follow up with district on certified tracking number for the copier notice of termination		24-Jul-26	OPEN	Kathy
Admin	NCDD	7/20/2026	Follow up on status of 2nd proposal for landing booths	still awaiting propiosal due to several vendors declining the job.	24-Jul-26	OPEN	Kathy
Admin	HOA	7/20/2026	put together all proposals recieved for the phase 4 villas gate upgrade for board review.	in process. call scheduled with Bay business for clarification on proposal.	24-Jul-26	OPEN	Kathy
Admin	NCDD	7/20/2026	Follow up on status of North cart registration		24-Jul-26	OPEN	Kathy
Admin	SCDD	7/20/2026	Follow up on status of pool permit for Founders Club	Sent follow email on 7/21/2026. As of 7/23/26 no response from district.	24-Jul-26	OPEN	Kathy
Admin	SCDD	7/20/2026	Inspected amenity before opening	Inspected amenity before opening making sure everything was in order.	20-Jul-26	Closed	Kaylea
Admin	SCDD	7/20/2026	Read e-mails	Responded to emails accordingly	20-Jul-26	Closed	Kaylea
Admin	HOA	7/19/2026	Making goodie bags for our community back to school event	Pending	19-Jul-26	Open	Victoria
Admin	HOA	7/19/2026	Processed Invoices	Completed	19-Jul-26	Closed	Victoria
Admin	HOA,CCDD	7/20/2026	Assisted with reserved gathering room for homeowner	Completed	20-Jul-26	Closed	Victoria
Admin	HOA,CCDD	7/20/2026	Sent work order for Phase 4 villas to vendor for irrigation	Irrigation for the unit has been tuned off until repairs are made	20-Jul-26	Open	Victoria
Admin	HOA,CDD,NCC,SCDD	7/21/2026	Sent out calendar reminder for confirmation on all group activities for the month of August	Completed	23-Jul-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	7/18/2026	Covered front desk	Made several badges, annswered phones, assisted new homeowners with questions, completed walk thru's with GR party		Closed	Erika
Admin	HOA	7/18/2026	Assisted pool monitor's	Assisted with unruly guests		Closed	Erika
Admin	HOA	7/21/2026	Read emails & worked in Smart Webs	Responded to emails accordingly		Closed	Erika
Admin	HOA	7/21/2026	Completed stage 1 inspections	Completed stage 1 inspections		Closed	Erika
Admin	HOA	7/22/2026	Completed stage 2 reinspections	Completed stage 2 reinspections		Closed	Erika

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	7/24/2026	Worked on PowerPoint & Agenda for upcoming meeting	Completed PowerPoint & Agenda and sent over to Kathy for approval	24-Jul-26	Closed	
Admin	HOA	7/25/2026	Checked all emails	Responded to all emails	25-Jul-26	Closed	Dineen
Admin	HOA	7/25/2026	Covered front desk AM	Answered phones, assisted H/O with badges,looking into booking the GR	25-Jul-26	Closed	Dineen
Admin	HOA	7/25/2026	Worked in smartwebs	Printed out violation list for next round of inspections	25-Jul-26	Closed	Dineen
Admin	HOA	7/25/2026	Went into TQ	Responded to residents	25-Jul-26	Closed	Dineen
Admin	SCDD	7/25/2026	Taught a resident how to book the rental room at FC	Taught a resident how to book the rental room and what to bring and gave them an application.	25-Jul-26	Closed	Kaylea
Admin	HOA	7/25/2026	Assisted front desk	Provided amenity badges for new H/O, competed walk thru for GR party, answered phone	25-Jul-26	Closed	Erika
Admin	SCDD	7/26/2026	Gave a tour	Gave a tour of the amenity.	26-Jul-26	Closed	Kaylea
Admin	SCDD	7/26/2026	Told rental guests to not convene in the lobby	Told rental guests to not convene in the lobby and told them party rules	26-Jul-26	Closed	Kaylea
Admin	SCDD	7/26/2026	Cleaned up the event room	Guests from last night left event room nasty and I cleaned it before the party today at noon.	26-Jul-26	Closed	Kaylea
Admin	HOA	7/27/2026	Reviewed new submitted ARC request and assigned to DRC Committee	complete	27-Jul-26	Closed	Heidy
Admin	CCDD	7/27/2026	Followed up with CCDD as H/O from Limelight is wanting an update about the SOD behind his home. This was reported back in March and he would like an update or he will make the repairs.	pending waiting to hear back from Rizzetta	27-Jul-26	Open	Heidy
Admin	HOA	7/27/2026	Send out email reminders regarding the application for transition committee	Completed	30-Jul-26	CLOSED	Kathy
Admin	HOA	7/27/2026	Post board meeting agenda by Friday July 31st	Posted on 7/30/26	30-Jul-26	CLOSED	Kathy
Admin	HOA	7/27/2026	Create board meeting packet	completed and sent to board.	30-Jul-26	CLOSEd	Kathy
Admin	NCDD	7/27/2026	Attend North CDD meeting on 7/28/2026	Completed	30-Jul-26	CLOSED	Kathy
Admin	SCDD	7/27/2026	Follow up with District Manager on status of founders Club Pool Permit	Pool permit recieved on 7/29/2026	30-Jul-26	CLOSED	Kathy
Admin	CCDD	7/27/2026	Set schedule for painting of the Waterset Club gathering room	scheduled for end of August	30-Jul-26	CLOSED	Kathy
Admin	HOA	7/27/2026	Attend pre deposition meeting for Pena matter	completed	30-Jul-26	CLOSED	Kathy
Admin	HOA	7/27/2026	Attend deposition for Pena Matter on Wednesday, July 29th	Rescheduled for August 20th at 1pm	30-Jul-26	CLOSED	Kathy
Admin	NCDD	7/27/2026	Cooper Pool proposal for splash pad pump replacement	board approved during the 7/28/26 meeting. Repairs completed on 7/29/2026	30-Jul-26	CLOSED	Kathy
Admin	NCDD	7/28/2026	Call the Hillsborough County Sheriff to obtain a report number for accident on the median on Waterset Blvd. between Milestone and Covington	waiting for Deputy Ortiz to call me back, Deputy called back and there is not report any accidents.	28-Jul-26	OPEN	Heidy
Admin	HOA	7/28/2026	Checked voicemails an called back to complete answer inquires homeowners called about	Completed PowerPoint & Agenda and sent over to Kathy for approval	28-Jul-26	Closed	Victoria
Admin	HOA	7/28/2026	Filled in August calendar with all activites for the month	Comepleted	30-Jul-26	Closed	Victoria
Admin	HOA	7/28/2026	Saved security reports into association files	Completed	28-Jul-26	Closed	Victoria
Admin	HOA	7/28/2026	Processed Invoices	Completed	28-Jul-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	7/28/2026	Answered emails, worked on powerpoint for Aug meeting	Responded to all emails	28-Jul-26	Closed	Erika
Admin	HOA	7/28/2026	Reinspected stage 2 violations	Reinspected stage 2 violations	28-Jul-26	Closed	Erika
Admin	SCDD	7/29/2026	Conducted 2 interviews for the Front Desk attendant at Founders Club	complete	29-Jul-26	Closed	Heidy
Admin	HOA	7/29/2026	Followed up with Post Office - we will need to do a forwarding of mail from 7281 to 7231	Need to submit forwarding mail form	29-Jul-26	Closed	Heidy
Admn	SCDD	7/29/2026	Booked a reservation event at Founders Club	Complete	29-Jul-26	Closed	Heidy
Admin	HOA	7/29/2026	New homeowners came in to turn in deed and get welcome packets	Completed	29-Jul-26	Closed	Victoria
Admin	HOA	7/29/2026	Inspected stage 1 violations	Inspected stage 1 violations	29-Jul-26	Closed	Erika
Admin	NCDD	7/29/2026	Completed North meeting notes		30-Jul-26	OPEN	Kathy
Admin	HOA	7/29/2026	Addition staff support schedule for 8/4/2026 BOD meeting	completed	30-Jul-26	CLOSED	Kathy
Admin	SCDD	7/30/2026	Inspected amenity	Walked around amenity making sure everything was in order	30-Jul-26	Closed	Kaylea
Admin	HOA	7/30/2026	worked in smartwebs & Town Square requests	worked in smartwebs & Town Square requests	30-Jul-26	Closed	Erika

Tab 8

Rizzetta & Company

Waterset Central
Community Development District

www.watersetcentralcdd.org

Approved Proposed Budget
for
Fiscal Year 2026/2027

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Proposed Budget

Waterset Central Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	**ASSESSMENT REVENUES**						
3							
4	***Special Assessments***						
5	Tax Roll	$ 1,889,722	$ 1,889,722	$ 1,874,559	$ 15,163	$ 2,069,263	$ 194,704
6							
7	**Assessment Revenue Subtotal**	**$ 1,889,722**	**$ 1,889,722**	**$ 1,874,559**	**$ 15,163**	**$ 2,069,263**	**$ 194,704**
8							
9	**OTHER REVENUES**						
10							
11	***Interest Earnings***						
12	Interest Earnings	$ 10,832	$ 18,569	$ -	$ 18,569	$ -	$ -
13	***Other Miscellaneous Revenues***						
14	Balance Forward from Prior Year	$ -	$ -	$ 26,000	$ (26,000)	$ 26,000	$ -
15	Clubhouse Rentals	$ 19,876	$ 24,073	$ -	$ 24,073	$ -	$ -
16							
17	**Other Revenue Subtotal**	**$ 30,708**	**$ 42,642**	**$ 26,000**	**$ 16,642**	**$ 26,000**	**$ -**
18							
19	**TOTAL REVENUES**	**$ 1,920,430**	**$ 1,932,364**	**$ 1,900,559**	**$ 31,805**	**$ 2,095,263**	**$ 194,704**
20							
21	**EXPENDITURES - ADMINISTRATIVE**						
22							
23	***Legislative***						

Proposed Budget

Waterset Central Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
24	Supervisor Fees	$ 4,000	$ 14,400	$ 14,400	$ (0)	$ 14,000	$ (400)
25	***Financial & Administrative***						
26	Accounting Services	$ 12,469	$ 21,375	$ 21,376	$ 1	$ 22,445	$ 1,069
27	Administrative Services	$ 3,100	$ 5,314	$ 5,314	$ (0)	$ 5,580	$ 266
28	Arbitrage Rebate Calculation	$ -	$ -	$ 450	$ 450	$ 450	$ -
29	Assessment Roll	$ 5,905	$ 5,905	$ 5,905	$ -	$ 6,200	$ 295
30	Auditing Services	$ -	$ 3,400	$ 3,400	$ -	$ 3,400	$ -
31	Bank Fees	$ 1,261	$ 2,162	$ 2,500	$ 338	$ 2,500	$ -
32	Disclosure Report	$ 2,916	$ 5,000	$ 5,000	$ 0	$ 5,000	$ -
33	District Engineer	$ 12,675	$ 21,729	$ 12,000	$ (9,729)	$ 25,000	$ 13,000
34	District Management	$ 14,146	$ 24,250	$ 24,250	$ (0)	$ 25,463	$ 1,213
35	Dues, Licenses & Fees	$ 179	$ 700	$ 700	$ 0	$ 700	$ -
36	Financial & Revenue Collections	$ 3,100	$ 5,314	$ 5,314	$ (0)	$ 5,580	$ 266
37	Legal Advertising	$ 558	$ 957	$ 3,000	$ 2,043	$ 3,000	$ -
38	Public Officials Liability Insurance	$ 3,209	$ 3,500	$ 3,500	$ -	$ 3,530	$ 30
39	Trustees Fees	$ 2,694	$ 5,000	$ 5,000	$ -	$ 5,000	$ -
40	Utility Bond	$ 197	$ 338	$ 500	$ 162	$ 500	$ -
41	Website Hosting, Maintenance, Backup & Email	$ 2,553	$ 4,377	$ 4,000	$ (377)	$ 5,520	$ 1,520
42	***Legal Counsel***						
43	District Counsel	$ 35,694	$ 61,190	$ 65,000	$ 3,810	$ 65,000	$ -
44							
45	**Administrative Subtotal**	**$ 104,656**	**$ 184,910**	**$ 181,609**	**$ (3,301)**	**$ 198,868**	**$ 17,259**
46							

Proposed Budget

Waterset Central Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
47	**EXPENDITURES - FIELD OPERATIONS**						
48							
49	***Security Operations***						
50	Employee - Workers Comp	$ -	$ -	$ -	$ -	$ -	$ -
51	Security Services and Patrols	$ 29,660	$ 65,000	$ 65,000	$ 0	$ 65,000	$ -
52	***Electric Utility Services***						
53	Utility - Recreation Facilities	$ 6,661	$ 11,419	$ 20,000	$ 8,581	$ 20,000	$ -
54	Utility - Street Lights	$ 2,639	$ 4,524	$ -	$ (4,524)	$ 4,524	$ 4,524
55	Utility Services	$ 15,331	$ 26,282	$ 35,000	$ 8,718	$ 35,000	$ -
56	***Gas Utility Services***						
57	Utility - Recreation Facilities	$ 46,820	$ 80,263	$ 25,000	$ (55,263)	$ 70,000	$ 45,000
58	***Garbage/Solid Waste Control Services***		$ -				
59	Garbage - Recreation Facility	$ 8,135	$ 13,946	$ 12,000	$ (1,946)	$ 14,000	$ 2,000
60	***Water-Sewer Combination Services***						
61	Utility - Reclaimed	$ 10,181	$ 17,453	$ 18,000	$ 547	$ 18,000	$ -
62	Utility Services	$ 6,999	$ 11,998	$ 20,000	$ 8,002	$ 20,000	$ -
63	***Stormwater Control***		$ -				
64	Aquatic Maintenance	$ 25,200	$ 43,200	$ 43,200	$ -	$ 44,496	$ 1,296
65	Lake/Pond Bank Maintenance/Midge Flys	$ -	$ -	$ 10,000	$ 10,000	$ 25,000	$ 15,000
66	Mitigation Area Monitoring & Maintenance	$ -	$ -	$ 2,500	$ 2,500	$ 2,500	$ -
67	Wetland Monitoring & Maintenance	$ 32,500	$ 55,714	$ 5,000	$ (50,714)	$ 5,000	$ -
68	***Other Physical Environment***						
69	Fire Ant Treatment	$ -	$ -	$ 7,500	$ 7,500	$ 7,500	$ -

Proposed Budget

Waterset Central Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
70	General Liability Insurance	$ 5,072	$ 5,072	$ 4,500	$ (572)	$ 5,036	$ 536
71	Holiday Decorations	$ 6,818	$ 11,688	$ 9,000	$ (2,688)	$ 15,000	$ 6,000
72	Irrigation Maintenance	$ 35,184	$ 60,315	$ 70,000	$ 9,685	$ 70,000	$ -
73	Irrigation Repairs	$ 7,770	$ 19,320	$ 20,000	$ 680	$ 20,000	$ -
74	Landscape - Mulch	$ -	$ 103,000	$ 103,000	$ -	$ 103,000	$ -
75	Landscape Inspection Services	$ 7,000	$ 12,000	$ 12,000	$ -	$ 13,200	$ 1,200
76	Landscape Maintenance	$ 161,875	$ 440,000	$ 440,000	$ -	$ 440,000	$ -
77	Landscape Replacement Plants, Shrubs, Trees	$ -	$ -	$ 50,000	$ 50,000	$ 80,000	$ 30,000
78	Property Insurance	$ 46,364	$ 46,364	$ 50,000	$ 3,636	$ 44,496	$ (5,504)
79	***Road & Street Facilities***						
80	Sidewalk Repair & Maintenance	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ -
81	Street Sign Repair & Replacement	$ 6,053	$ 10,377	$ 10,000	$ (377)	$ 10,000	$ -
82	***Parks & Recreation***						
83	Access Control Maintenance & Repair	$ 5,626	$ 9,645	$ 15,000	$ 5,355	$ 15,000	$ -
84	Athletic/Park Court/Field Repairs	$ 7,250	$ 12,429	$ 500	$ (11,929)	$ 10,500	$ 10,000
85	Basketball Court Maintenance & Supplies	$ 40	$ 5,501	$ 5,500	$ (1)	$ 5,500	$ -
86	Clubhouse - Facility Janitorial Supplies	$ 5,920	$ 10,149	$ 10,000	$ (149)	$ 12,500	$ 2,500
87	Clubhouse Janitorial Services	$ 14,840	$ 25,440	$ 26,000	$ 560	$ 28,848	$ 2,848
88	Computer Support, Maintenance & Repair	$ 2,875	$ 4,929	$ 750	$ (4,179)	$ 2,000	$ 1,250
89	Facility A/C & Heating Maintenance & Repair	$ 509	$ 873	$ 10,000	$ 9,127	$ 10,000	$ -
90	Facility Supplies	$ 2,371	$ 8,000	$ 8,000	$ 0	$ 8,000	$ -
91	Fitness Equipment Maintenance & Repairs	$ 2,952	$ 15,000	$ 15,000	$ 0	$ 25,000	$ 10,000
92	Maintenance & Repairs	$ 10,001	$ 35,000	$ 35,000	$ 0	$ 45,000	$ 10,000

Proposed Budget

Waterset Central Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
93	Management Contract	$ 75,177	$ 290,000	$ 290,000	$ 0	$ 304,295	$ 14,295
94	Office Supplies	$ 1,768	$ 3,031	$ 2,000	$ (1,031)	$ 3,500	$ 1,500
95	Pest Control	$ 3,240	$ 5,554	$ 8,000	$ 2,446	$ 8,000	$ -
96	Playground Equipment and Maintenance	$ -	$ 4,800	$ 8,500	$ 3,700	$ 8,500	$ -
97	Playground Mulch	$ -	$ 8,500	$ 12,000	$ 3,500	$ 12,000	$ -
98	Pool Permits	$ -	$ 1,500	$ 1,500	$ -	$ 1,500	$ -
99	Pool Repairs	$ 32,071	$ 54,979	$ 25,000	$ (29,979)	$ 35,000	$ 10,000
100	Pool Service Contract	$ 36,420	$ 62,434	$ 63,000	$ 566	$ 63,000	$ -
101	Security System Monitoring & Maintenance	$ 3,590	$ 6,154	$ 10,000	$ 3,846	$ 10,000	$ -
102	Telephone Fax, Internet	$ 4,536	$ 7,776	$ 10,000	$ 2,224	$ 10,000	$ -
103	Tennis Court Maintenance & Supplies	$ 5,494	$ 9,418	$ 3,000	$ (6,418)	$ 3,000	$ -
104	Trail/Bike Path Maintenance	$ -	$ 1,500	$ 1,500	$ -	$ 1,500	$ -
105	Vehicle Maintenance	$ 967	$ 9,000	$ 9,000	$ 0	$ 9,000	$ -
106	***Contingency***						
107	Miscellaneous Contingency	$ 10,742	$ 75,000	$ 75,000	$ 0	$ 80,000	$ 5,000
108	Storm Cleanup	$ -	$ 40,000	$ 40,000	$ -	$ 50,000	$ 10,000
109							
110	**Field Operations Subtotal**	**$ 686,651**	**$ 1,744,543**	**$ 1,718,950**	**$ (25,593)**	**$ 1,896,395**	**$ 177,445**
111							
112	**TOTAL EXPENDITURES**	**$ 791,307**	**$ 1,929,453**	**$ 1,900,559**	**$ (28,894)**	**$ 2,095,263**	**$ 194,704**
113							
114	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 1,129,123**	**$ 2,911**	**$ -**	**$ 2,911**	**$ -**	**$ -**
115							

Proposed Budget

Waterset Central Community Development District

Reserve Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2023/2024	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ -	$ -	$ 100,000	$ (100,000)	$ 100,000	$ -	
6								
7	**Assessment Revenue Subtotal**	**$ -**	**$ -**	**$ 100,000**	**$ (100,000)**	**$ 100,000**	**$ -**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ -	$ -	$ -	$ -	$ -	$ -	
13								
14	**Other Revenue Subtotal**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
15								
16	**TOTAL REVENUES**	**$ -**	**$ -**	**$ 100,000**	**$ (100,000)**	**$ 100,000**	**$ -**	
17								
18	**EXPENDITURES**							
19								
20	***Contingency***							
21	Capital Reserves	$ -	$ -	$ 100,000	$ 100,000	$ 100,000	$ -	
22								
23	**TOTAL EXPENDITURES**	**$ -**	**$ -**	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ -**	
24								
25	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
26								

Waterset Central Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2018	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments [1]	$1,118,835.06	$1,118,835.06
TOTAL REVENUES	**$1,118,835.06**	**$1,118,835.06**
EXPENDITURES		
Administrative		
Debt Service Obligation	$1,118,835.06	$1,118,835.06
Administrative Subtotal	**$1,118,835.06**	**$1,118,835.06**
TOTAL EXPENDITURES	**$1,118,835.06**	**$1,118,835.06**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**

Collection and Discount % applicable to the county:	6.0%
GROSS ASSESSMENTS	**$1,189,237.95**

Notes:

Tax Roll Collection Costs and Early Payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

[1] Maximum Annual Debt Service

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL EQUALIZED BUDGET		$2,074,742.78
COLLECTION COSTS @	2%	$44,143.46
EARLY PAYMENT DISCOUNT @	4%	$88,286.93
TOTAL EQUALIZED O&M ASSESSMENT		$2,207,173.17

TOTAL STRATIFIED O&M BUDGET		$94,520.00
COLLECTION COSTS @	2%	$2,011.06
EARLY PAYMENT DISCOUNT @	4%	$4,022.13
TOTAL STRATIFIED O&M ASSESSMENT		$100,553.19

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2018 DEBT SERVICE [1]
Single Family 40'	150	150
Single Family 50'	331	331
Single Family 60'	270	270
Single Family 70'	84	84
Townhome	112	112
Villa	120	120
TOTAL	1067	1067

ALLOCATION OF EQUALIZED EXPENSES

LOT SIZE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL EQUALIZED O&M BUDGET	EQUALIZED PER LOT
Single Family 40'	1.00	150.00	14.06%	$310,286.76	$2,068.58
Single Family 50'	1.00	331.00	31.02%	$684,699.46	$2,068.58
Single Family 60'	1.00	270.00	25.30%	$558,516.17	$2,068.58
Single Family 70'	1.00	84.00	7.87%	$173,760.59	$2,068.58
Townhome	1.00	112.00	10.50%	$231,680.78	$2,068.58
Villa	1.00	120.00	11.25%	$248,229.41	$2,068.58
		1067.00	100%	$2,207,173.17	
Less: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)				($132,430.39)	
Net Revenue to be Collected				$2,074,742.78	

ALLOCATION OF STRATIFIED EXPENSES

LOT SIZE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL STRATIFIED O&M BUDGET	STRATIFIED PER LOT
Single Family 40'	0.80	120.00	11.59%	$11,652.94	$77.69
Single Family 50'	1.00	331.00	31.97%	$32,142.68	$97.11
Single Family 60'	1.20	324.00	31.29%	$31,462.93	$116.53
Single Family 70'	1.40	117.60	11.36%	$11,419.88	$135.95
Townhome	0.44	49.28	4.76%	$4,785.47	$42.73
Villa	0.78	93.60	9.04%	$9,089.29	$75.74
		1035.48	100%	$100,553.19	
Less: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%)				($6,033.19)	
Net Revenue to be Collected				$94,520.00	

PER LOT ANNUAL ASSESSMENT

LOT SIZE	O&M	SERIES 2018 DEBT SERVICE [2]	TOTAL [3]
Single Family 40'	$2,146.27	$916.67	$3,062.94
Single Family 50'	$2,165.69	$1,145.83	$3,311.52
Single Family 60'	$2,185.11	$1,375.00	$3,560.11
Single Family 70'	$2,204.53	$1,604.17	$3,808.70
Townhome	$2,111.31	$504.17	$2,615.48
Villa	$2,144.32	$916.67	$3,060.99

[1] Reflects the number of total lots with Series 2018 debt outstanding.

[2] Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, County collection costs and early payment discounts.

[3] Annual assessment that will appear on the November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$2,169,262.78	**2025/2026 O&M Budget:**	$1,974,559.00
Hillsborough County Collection Costs:	2%	$46,154.53	**2026/2027 O&M Budget:**	$2,169,262.78
Early Payment Discounts:	4%	$92,309.05		
2026/2027 Total:		**$2,307,726.36**	**Total Difference:**	**$194,703.78**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
Towhomes	Series 2018 Debt Service	$504.17	$504.17	$0.00	0.00%
	Operations/Maintenance	$1,928.53	$2,111.31	$182.78	9.48%
	Total	**$2,432.70**	**$2,615.48**	**$182.78**	**7.51%**
Villas	Series 2018 Debt Service	$916.67	$916.67	$0.00	0.00%
	Operations/Maintenance	$1,954.27	$2,144.32	$190.05	9.72%
	Total	**$2,870.94**	**$3,060.99**	**$190.05**	**6.62%**
Single Family 40'	Series 2018 Debt Service	$916.67	$916.67	$0.00	0.00%
	Operations/Maintenance	$1,955.78	$2,146.27	$190.49	9.74%
	Total	**$2,872.45**	**$3,062.94**	**$190.49**	**6.63%**
Single Family 50'	Series 2018 Debt Service	$1,145.83	$1,145.83	$0.00	0.00%
	Operations/Maintenance	$1,970.93	$2,165.69	$194.76	9.88%
	Total	**$3,116.76**	**$3,311.52**	**$194.76**	**6.25%**
Single Family 60'	Series 2018 Debt Service	$1,375.00	$1,375.00	$0.00	0.00%
	Operations/Maintenance	$1,986.07	$2,185.11	$199.04	10.02%
	Total	**$3,361.07**	**$3,560.11**	**$199.04**	**5.92%**
Single Family 70'	Series 2018 Debt Service	$1,604.17	$1,604.17	$0.00	0.00%
	Operations/Maintenance	$2,001.21	$2,204.53	$203.32	10.16%
	Total	**$3,605.38**	**$3,808.70**	**$203.32**	**5.64%**

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 9

RESOLUTION 2026-07
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Waterset Central Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Waterset Central Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST 2026.

ATTEST:

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Tab 10

RESOLUTION 2026-08
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterset Central Community Development District ("**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, located in Hillsborough County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. Maximum Rate. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. Future Collection Methods. The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

7. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST 2026.

ATTEST:

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Tab 11

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterset Central Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure replace all prior versions of the Rules of Procedure, and shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of August 2026.

ATTEST:	**WATERET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules of Procedure

EXHIBIT A:

RULES OF PROCEDURE

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

EFFECTIVE AS OF AUGUST 12, 2026

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Rule 1.0 General.

(1) The Waterset Central Community Development District (the "**District**") was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the "**Rules**") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

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

Rule 1.1 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District (the "**Board**") shall consist of five (5) members. Members of the Board ("**Supervisors**") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.

(a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.

(b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.

(c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.

(d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.

(2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.

(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

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

(b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

(c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

(f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

(g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.

(3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.

(4) Record Book. The Board shall keep a permanent record book entitled "**Record of Proceedings**," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

(5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.

(6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.

(7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "**voting conflict of interest**" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's

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

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

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

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.

(c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.

(d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

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

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

(a) Agenda packages for prior 24 months and next meeting;

(b) Official minutes of meetings, including adopted resolutions of the Board;

(c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

(g) Limited Offering Memorandum for each financing undertaken by the District;

(h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

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

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

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

(3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

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

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

(5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

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

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:

(a) The date, time and place of the meeting, hearing or workshop;

(b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;

(c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and

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

(e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

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

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

(2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into "meeting materials." For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

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

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

Adjournment

(4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

(5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

(6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

(8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

(9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

(10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.

(11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.

(12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:

(a) The Board identifies on the record at the original meeting a reasonable need for a continuance;

(b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and

(c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

(13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

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

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

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

(1) Internal Controls. The District shall establish and maintain internal controls designed to:

(a) Prevent and detect "**fraud**," "**waste**" and "**abuse**" as those terms are defined in section 11.45(1),

(b) Florida Statutes; and

(c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and

(d) Support economical and efficient operations; and

(e) Ensure reliability of financial records and reports; and

(f) Safeguard assets.

(2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A "**rule**" is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

(2) Requirements of a Rule. All District rules as drafted shall:

(a) Contain only one subject;

(b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;

(c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and

(d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.

(3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs ("**SERC**") based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of $200,000 in the aggregate in the state within one (1) year after implementation of the rule.

(4) Notice of Rule Development.

(a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule ("**Notice of Rule Development**") setting forth the following:

(i) the subject area to be addressed by rule development;

(ii) A short, plain explanation of the purpose and effect of the proposed rule;

(iii) The grant of rulemaking authority for the proposed rule;

(iv) The law being implemented;

(v) The proposed rule number; and

(vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.

(b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the "**Notice of Rulemaking**") setting forth the following:

(i) A short, plain explanation of the purpose and effect of the proposed rule;

(ii) The proposed rule number;

(iii) A summary of the proposed rule or amendment;

(v) The grant of rulemaking authority for the proposed rule;

(vi) The law being implemented or interpreted;

(vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

(viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;

(ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;

(x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;

(xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;

(x) The date, time, and location of the public hearing on the proposed rule;

(xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and

(xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.

(b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

(c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.

(d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.

(6) Modification of Rules.

(a) Technical Changes.

(i) Prior to rule adoption, the District shall publish a notice of correction ("**Notice of Correction**") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.

(ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.

(b) Substantive Changes.

(i) Prior to rule adoption, the District shall publish a notice of change ("**Notice of Change**") if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests

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

1. Supported by the record of the public hearing held on the proposed rule;

2. In response to written materials submitted to the District; or

3. In response to an objection with the proposed rule by the District Board.

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

(7) Withdrawal of Proposed Rules.

(a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.

(b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

(c) In the event of a withdrawal of a proposed rule, the District shall publish a notice ("**Notice of Rule Withdrawal**") in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.

(d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

(a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.

(b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.

(c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:

(i) The place, date, and time of the workshop;

(ii) The subject area that will be addressed; and

(iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

(a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.

(b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

(c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.

(i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county

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

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

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

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

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

(10) Public Hearing.

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

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

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

(i) The date, time, and location of the public hearing; and

(ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

(a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.

(b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the "**Notice of Emergency Rule**") which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:

(i) The full text of the rule(s); and

(ii) The District's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

(c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

(i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the "**Notice of Renewal of Emergency Rule**") shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.

(ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.

(d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.

(e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.

(f) The District may repeal an emergency rule before it expires by publishing a notice ("**Notice of Repeal of Emergency Rule**") in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:

(i) The full text of the emergency rule and a summary thereof;

(ii) The rule number; and

(iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.

(12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

(13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record ("**Rulemaking Record**") which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:

(a) A copy of the rule;

(b) Any material incorporated by reference in the rule;

(c) A detailed written statement of the facts and circumstances justifying the proposed rule;

(d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;

(e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;

(f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and

(g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(14) Petitions to Challenge Rules.

(a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.

(ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation

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

(c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

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

(f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

(15) Variances and Waivers. A "**variance**" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "**waiver**" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "**substantial hardship**" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "**principles of fairness**" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.

(16) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "**Competitive Solicitation**" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "**Continuing Contract**" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars ($2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars ($200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "**Contractual Service**" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "**Design-Build Contract**" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) "**Design-Build Firm**" means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) "**Design Criteria Package**" means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District's Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) "**Design Criteria Professional**" means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) "**Emergency Purchase**" means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

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

(i) "**Invitation to Bid**" is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "**Invitation to Negotiate**" means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "**Negotiate**" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "**Professional Services**" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.

(m) "**Proposal (or Reply or Response) Most Advantageous to the District**" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

(i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

(ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

(iii) For a cost to the District deemed by the Board to be reasonable.

(n) "**Purchase**" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "**Request for Proposals**" or "**RFP**" is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

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

(p) "**Responsive and Responsible Bidder**" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise.

(q) "**Responsive Bid**," "**Responsive Proposal**," "**Responsive Reply**," and "**Responsive Response**" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

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

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "**Project**" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:

(a) Hold all required applicable state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District's Request for Qualifications.

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

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

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

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant's past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

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

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

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

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

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

(1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("**Committee**"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

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

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) Ability to furnish the required services; and

(iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

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

(3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

(4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("**RFP**"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

(5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(6) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

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

(7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

(8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

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

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

(a) The Board shall cause to be prepared a Notice of Invitation to Bid.

(b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.

(c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

(d) Bids shall be opened at the time and place noted in the Invitation to Bid.

(e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

(f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

(g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

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

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

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

(a) The Board shall cause to be prepared a Request for Qualifications.

(b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

(c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

(d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

(e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

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

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

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

(2) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

(i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.

(ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

(iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

(iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

(v) The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

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

(vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

(vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

(viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

(ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

(x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

(xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

(xii) The vendor or affiliate(s) has been convicted of a contract crime.

1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

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

(b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

(c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.

(d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

(e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

(i) Impacts on project schedule, cost, or quality of work;

(ii) Unsafe conditions allowed to exist;

(iii) Complaints from the public;

(iv) Delay or interference with the bidding process;

(v) The potential for repetition;

(vi) Integrity of the public contracting process;

(vii) Effect on the health, safety, and welfare of the public.

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

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

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

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

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

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

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

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

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

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

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

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

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

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

    a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

    b. Hold all required applicable federal licenses in good standing, if any;

    c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

    d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

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

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

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

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

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

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

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

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

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

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "**goods, supplies, and materials**" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

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

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

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

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

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

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

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

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

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

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

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

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

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

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

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

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.

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

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

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

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

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

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

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

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

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

(c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

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

(d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

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

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

(5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.

(7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

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

Rule 4.0 Effective Date.

These Rules shall be effective August 12, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

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

Tab 12

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Waterset Central Community Development District (hereinafter the "District") is a local unit of special-purpose govenm1ent created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Depatiment of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as pr ovided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST 2026.

ATTEST:

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026 – 2027 Annual Meeting Schedule

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
FOR REMAINDER OF FISCAL YEAR 2026/2027

October 7, 2026, at 10:00
November 11, 2026, at 17:30
December 9, 2026, at 10:00
January 6, 2027, at 17:30
February 10, 2027, at 10:00
March 10, 2027, at 17:30
BUDGET WS March 24th, 2027, at 10:00
April 7, 2027, at 10:00
May 12, 2027, at 17:30
June 9, 2027, at 10:00
July 7, 2027, at 17:30
August 11, 2027, at 10:00
September 8, 2027, at 17:30

All meetings will convene at The Waterset Club located at 7281 Paradiso Dr. Apollo Beach, FL 33572.

Tab 13

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

July 14, 2026

Tree Removal & Staking Proposal

For

Waterset Central

Attn. John Torborg

JToborg@rizzetta.com

- Reset 2 Fallen Trees and Stake with 2x4 staking kit **$1,100.00**
- Remove 2 Fallen Trees & Stump Grind as needed **1,300.00**
- Includes all materials, labor, hauling and dump fees

Total: $2,400.00

Thoams McNutt (Jul 20, 2026 12:36:40 EDT) 20/07/2026

Authorized By: **Date:**

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

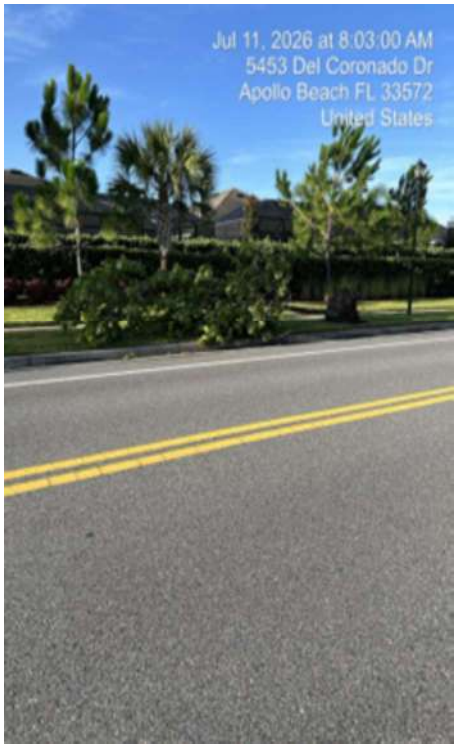
Reservoir Ct

- Remove and Stump Grind 2 Trees **$1,950.00**



Del Coronado Dr (Near 5453 Del Coronado Dr)

- Reset 1 Tree and Stake with 2x4 Staking Kit **$550.00**



Covington Stone near Wayfarer Ave

- Reset 1 tree and Stake with 2x4 Staking Kit **$550.00**



WATERSET CENTRAL CDD - TREE STAKING PROPOSAL[50] 7.14.26

Final Audit Report 2026-07-20

Created:	2026-07-20
By:	Angelica Sierra (ASierra@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANB_YwNooL5nKv0qSx0KlUdn9K8-iwN-T

"WATERSET CENTRAL CDD - TREE STAKING PROPOSAL[50] 7.14.26" History

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Adobe Acrobat Sign

Tab 14

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Waterset Central Community Development District
Hillsborough County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Waterset Central Community Development District, Hillsborough County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 22, 2026, on our consideration of the Waterset Central Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 22, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 22, 2026

Our discussion and analysis of Waterset Central Community Development District, Hillsborough County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($5,854,973).

- The change in the District's total net position in comparison with the prior fiscal year was $462,897, a decrease of the deficit. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $2,224,712. A portion of fund balance is non-spendable for prepaid items, restricted for debt service, assigned to capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	$ 2,413,088	$ 1,797,229
Capital assets	7,660,929	8,037,760
Total assets	10,074,017	9,834,989
Current liabilities	842,996	432,233
Long-term liabilities	15,085,994	15,720,626
Total liabilities	15,928,990	16,152,859
Net position		
Net invested in capital assets	(7,750,300)	(7,663,328)
Restricted for debt service	1,152,964	1,089,480
Restricted for capital projects	47,757	32,933
Unrestricted	694,606	223,045
Total net position	$ (5,854,973)	$ (6,317,870)

The District's net position deficit decreased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	$ 3,136,176	$ 2,620,469
General revenues	113,105	6,765
Total revenues	3,249,281	2,627,234
Expenses		
General government	180,334	146,702
Maintanance and operations	1,115,086	1,148,098
Culture and recreation	697,468	509,078
Interest on long-term debt	793,496	806,581
Total expenses	2,786,384	2,610,459
Change in net position	462,897	16,775
Net position - beginning of year	(6,317,870)	(6,334,645)
Net position - end of year	$ (5,854,973)	$ (6,317,870)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $2,786,384, which consisted of interest on long-term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $7,660,929 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2025 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $15,410,994 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Waterset Central Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2025

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	$ 853,258
Deposits	23,420
Prepaid items	6,069
Restricted assets:	
Investments	1,530,341
Capital assets:	
Non-depreciable	29,499
Depreciable	7,631,430
TOTAL ASSETS	$ 10,074,017
LIABILITIES	
Accounts payable and accrued expenses	$ 169,656
Accrued interest payable	329,620
Due to others	3,650
Deposits	15,070
Bonds payable, due within one year	325,000
Bonds payable, due in more than one year	15,085,994
TOTAL LIABILITIES	15,928,990
NET POSITION	
Net investment in capital assets	(7,750,300)
Restricted for:	
Debt service	1,152,964
Capital projects	47,757
Unrestricted	694,606
TOTAL NET POSITION	$ (5,854,973)

The accompanying notes are an integral part of this financial statement

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Governmental activities					
General government	$ 180,334	$ 180,334	$ -	$ -	$ -
Maintanance and operations	1,115,086	1,067,211	-	1,588	(46,287)
Culture and recreation	697,468	697,468	-	-	-
Interest on long-term debt	793,496	1,129,987	59,588	-	396,079
Total governmental activities	$ 2,786,384	$3,075,000	$ 59,588	$ 1,588	349,792
General revenues:					
Unrestricted investment earnings					4,427
Miscellaneous income					108,678
Total general revenues					113,105
Change in net position					462,897
Net position - October 1, 2024					(6,317,870)
Net position - September 30, 2025					$ (5,854,973)

The accompanying notes are an integral part of this financial statement

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
ASSETS				
Cash and cash equivalents	$ 853,258	$ -	$ -	$ 853,258
Investments	-	1,482,584	47,757	1,530,341
Deposits	23,420	-	-	23,420
Prepaid items	6,069	-	-	6,069
TOTAL ASSETS	$ 882,747	$ 1,482,584	$ 47,757	$ 2,413,088
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 169,421	$ -	$ 235	$ 169,656
Due to others	3,650	-	-	3,650
Deposits	15,070	-	-	15,070
TOTAL LIABILITIES	188,141	-	235	188,376
FUND BALANCES				
Nonspendable:				
Prepaid items and deposits	29,489	-	-	29,489
Restricted for:				
Debt service	-	1,482,584	-	1,482,584
Capital projects	-	-	47,522	47,522
Unassigned	665,117	-	-	665,117
TOTAL FUND BALANCES	694,606	1,482,584	47,522	2,224,712
TOTAL LIABILITIES AND FUND BALANCES	$ 882,747	$ 1,482,584	$ 47,757	$ 2,413,088

The accompanying notes are an integral part of this financial statement

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	$ 2,224,712
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	10,358,729
Less accumulated depreciation	(2,697,800)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(329,620)
Original issue discount	9,006
Governmental bonds payable	(15,420,000)
Net Position of Governmental Activities	$ (5,854,973)

The accompanying notes are an integral part of this financial statement

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Assessments	$ 1,945,013	$ 1,129,987	$ -	$ 3,075,000
Investment earnings	4,427	59,588	1,588	65,603
Miscellaneous revenue	108,678	-	-	108,678
TOTAL REVENUES	2,058,118	1,189,575	1,588	3,249,281
EXPENDITURES				
General government	180,334	-	-	180,334
Maintanance and operations	833,572	-	-	833,572
Culture and recreation	572,652	-		572,652
Capital outlay	-	-	9,961	9,961
Debt				
Principal	-	310,000	-	310,000
Interest expense	-	799,013	-	799,013
TOTAL EXPENDITURES	1,586,558	1,109,013	9,961	2,705,532
EXCESS REVENUES OVER (UNDER) EXPENDITURES	471,560	80,562	(8,373)	543,749
OTHER SOURCES (USES)				
Transfers in (out)	-	(22,962)	22,962	-
TOTAL OTHER SOURCES (USES)	-	(22,962)	22,962	-
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	471,560	57,600	14,589	543,749
FUND BALANCE				
Beginning of year	223,046	1,424,984	32,933	1,680,963
End of year	$ 694,606	$ 1,482,584	$ 47,522	$ 2,224,712

The accompanying notes are an integral part of this financial statement

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$	543,749
Amount reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:		
Capital outlay		9,961
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:		
Payments on long-term debt		310,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:		
Current year provision for depreciation		(406,330)
Change in accrued interest payable		5,885
Provision for amortization of bond discount		(368)
Change in Net Position of Governmental Activities	$	462,897

The accompanying notes are an integral part of this financial statement

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Waterset Central Community Development District ("District") was established on October 11, 2017 by the Board of County Commissioners of Hillsborough County, Florida Ordinance No. 17-25 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Stormwater management	25
Vehicle - golf cart	5
Recreational facilities	30
Playground equipment	5
Fitness equipment	10
Landscape	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position (continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Government Obligation	$ 1,530,341	S&P AAAm	Weighted average of the fund portfolio: 45 days
Total Investments	$ 1,530,341		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer In	Transfer Out
Debt service	$ -	$ 22,962
Capital projects	22,962	-
Total	$ 22,962	$ 22,962

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Construction in progress	$ 19,538	$ 9,961	$ -	$ 29,499
Total capital assets, not being depreciated	19,538	9,961	-	29,499
Capital assets, being depreciated				
Stormwater management	6,453,890	-	-	6,453,890
Landscape/hardscape	329,498	-	-	329,498
Vehicle - golf cart	13,910	-	-	13,910
Recreational facilities	3,432,805	-	-	3,432,805
Playground equipment	14,306	-	-	14,306
Fitness equipment	84,821	-	-	84,821
Total capital assets, being depreciated	10,329,230	-	-	10,329,230
Less accumulated depreciation for:				
Stormwater management	1,429,853	258,156	-	1,688,009
Landscape/hardscape	109,835	21,967	-	131,802
Vehicle - golf cart	12,519	1,391	-	13,910
Recreational facilities	667,491	114,427	-	781,918
Playground equipment	12,398	1,907	-	14,305
Fitness equipment	59,374	8,482	-	67,856
Total accumulated depreciation	2,291,470	406,330	-	2,697,800
Total capital assets, being depreciated - net	8,037,760	(406,330)	-	7,631,430
Governmental activities capital assets - net	$ 8,057,298	$ (396,369)	$ -	$ 7,660,929

Depreciation expense $406,330 was charged to maintenance and operations and culture and recreation in the amount of $281,514 and $124,816, respectively.

NOTE G – LONG-TERM LIABILITIES

$16,860,000 Special Assessment Bonds, Series 2018 – On May 14, 2018, the District issued $16,860,000 in Special Assessment Bonds, Series 2018. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The Bonds are payable through November 2049. The Bonds bear interest ranging from 4% to 5.25% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2020.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment Bonds, Series 2018	$ 15,730,000	$ -	$ 310,000	$ 15,420,000	$ 325,000
	15,730,000	-	310,000	15,420,000	325,000
Unamortized bond discount	(9,374)	-	(368)	(9,006)	-
	$ 15,720,626	$ -	$ 309,632	$ 15,410,994	$ 325,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2026	$ 325,000	$ 785,297	$ 1,110,297
2027	340,000	769,919	1,109,919
2028	355,000	753,847	1,108,847
2029	370,000	737,081	1,107,081
2030	390,000	719,506	1,109,506
2031-2035	2,245,000	3,276,328	5,521,328
2036-2040	2,880,000	2,622,622	5,502,622
2041-2045	3,715,000	1,767,281	5,482,281
2046-2050	4,800,000	655,725	5,455,725
	$ 15,420,000	$ 12,087,606	$ 27,507,606

NOTE H – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general fund include the assessments levied on those lots owned by the Developer.

NOTE I - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE J - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. The District has not filed any claims under this commercial coverage during the last three years.

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Assessments	$ 1,825,821	$ 1,945,013	$ 119,192
Investment earnings	-	4,427	4,427
Miscellaneous revenue	-	108,678	108,678
TOTAL REVENUES	1,825,821	2,058,118	232,297
EXPENDITURES			
Current			
General government	157,149	180,334	(23,185)
Maintanance and operations	1,059,922	833,572	226,350
Culture and recreation	608,750	572,652	36,098
Capital outlay	-	-	-
TOTAL EXPENDITURES	1,825,821	1,586,558	239,263
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	$ -	471,560	$ 471,560
FUND BALANCES			
Beginning of year		223,046	
End of year		$ 694,606	

* Original and final budget.

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Waterset Central Community Development District
Hillsborough County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Waterset Central Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise the Waterset Central Community Development District's basic financial statements and have issued our report thereon dated June 22, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 22, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Waterset Central Community Development District
Hillsborough County, Florida

We have examined Waterset Central Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Waterset Central Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 22, 2026

Auditor's Management Letter Required by Chapter 10.550, *Florida Statutes*

To the Board of Supervisors
Waterset Central Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of the Waterset Central Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 22, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 22, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate with in the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Waterset Central Community Development District reported:

a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 6.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $441,029.
e. The District does not have any construction projects with a total cost of at least $65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Waterset Central Community Development District reported:

a. The rate or rates of non-ad valorem special assessments imposed by the District range from $504 to $1,993.
b. The total amount of special assessments collected by or on behalf of the District as $3,075,000.
c. The total amount of outstanding bonds issued by the District as $15,420,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 22, 2026

Tab 15

SEASONAL LIGHTING AGREEMENT

This agreement ("**Agreement**") is made and entered into as of this 12th day of August 2026, by and between:

Waterset Central Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in Hillsborough County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**District**"); and

Hagan Brand Investments, LLC f/k/a Bright Brothers of East Tampa, LLC, a Florida limited liability company, whose address is 15711 Courtside View Drive, Lithia, Florida 33547 ("**Contractor**") and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure within the boundaries of the District; and

WHEREAS, the District has a need to retain an independent contractor to provide for the installation of seasonal lighting and enhancements ("**Decorations**"); and

WHEREAS, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and as identified as the "Good Package" in **Exhibit A,** attached hereto and incorporated herein by this reference ("**Services**"); and

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

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

SECTION 2. SCOPE OF SERVICES; TERM.

A. Contractor will provide the Services, which shall include provision of materials and labor, installation services, weekly inspection services, and removal services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. The District shall notify the Contractor in writing if additional work is requested. No additional work,

including any optional services for which the cost thereof is not included in the **Exhibit A**, shall be performed unless the District authorizes such additional work in writing.

B. Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the Services performed by the Contractor are not satisfactory, and Contractor does not cure the unsatisfactory Services within five (5) days, District shall have the right to terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.

C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities within a reasonable period of time; however, Contractor shall provide written notice to the District of any repairs that are anticipated to take longer than seventy-two (72) hours to repair.

D. Initial installation of the Decorations shall be completed no later than **_____, 2026**. The removal of the Decorations shall be completed no later than **_____, 2027**. This schedule may only be altered in writing by the District in its sole discretion.

E. This Agreement shall be effective upon execution and shall remain in effect until the Services are completed, unless it is terminated earlier in accordance with Section 10 herein or amended in accordance with Section 8 herein. The provisions of Sections 6, 11, 14, 15, and 16 shall survive the termination of this Agreement.

SECTION 3. COMPENSATION. The District agrees to pay the Contractor a total of **Nine Thousand Five Hundred Twenty-Nine Dollars and Fifty Cents ($9,529.50)** as compensation for the Services. This compensation includes all materials and labor necessary to complete the Services as provided herein and in **Exhibit A**. A thirty percent (30%) deposit shall be remitted by the District upon execution of this Agreement by the Parties. A final payment of the remaining seventy percent (70%) shall be remitted by the District upon completion of all Services, including but not limited to the installation of the Decorations and subsequent removal.

SECTION 4. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to

represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 5. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000/$2,000,000
Property Damage (including contractual)	$1,000,000/$2,000,000
Automobile Liability	
Bodily Injury	
Property Damage	Combined Single Limit $1,000,000

Contractor shall provide to District prior to the commencement of any performance under this Agreement a certificate naming the District, its officers, agents and employees as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District.

SECTION 6. INDEMNIFICATION.

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

B. The Contractor agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Contractor. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.

C. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other law or statute.

SECTION 7. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Exhibit A attached hereto is for the sole purpose of providing a description of the Services. The terms of this Agreement shall be deemed to control over the terms of Exhibit A.

SECTION 8. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 9. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

SECTION 10. TERMINATION. The District shall have the right to cancel this Agreement at any time, with or without cause, upon written notice. In the event the Agreement is being terminated for cause, the District shall provide a cure period pursuant to Section 2.B. herein. Contractor shall have the right to cancel this Agreement upon thirty (30) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement.

SECTION 11. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 12. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. **If to Contractor:** Bright Brothers of East Tampa, LLC
15711 Courtside View Drive
Lithia, Florida 33547
Attn: _____

B. **If to District:** Waterset Central Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attention: District Manager

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

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

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

SECTION 14. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

SECTION 15. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Stephanie DeLuna** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS BY PHONE AT (813) 533-2950, BY EMAIL AT SDELUNA@RIZZETTA.COM, OR BY MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same Agreement. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective on the day and year first written above.

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

HAGAN BRAND INVESTMENTS, LLC F/K/A BRIGHT BROTHERS OF EAST TAMPA, LLC, a Florida limited liability company

By:_____
Print:_____
Its:_____

EXHIBIT A
Scope of Services

Quote

Quote: 8815
Date Issued: 03/13/2026

Deposit
Deposit Not Made

To: Waterset Central CDD
7281 paradiso drive
APOLLO BEACH, FL 33572
Attn. To: Katiria Parodi
Phone: 8136772114
Email: kparodi@castlegroup.com

Prepared By:
Bright Brothers of East Tampa
7826 Causeway Boulevard Ste D
TAMPA, FL 33619
Phone: (813) 725-1587
Email: info@brightbrothersofeasttampa.com
Web: http://brightbrothersofeasttampa.com

Service Location:
7281 paradiso drive
APOLLO BEACH, FL 33572

Rep.	Valid Until
Ben Hagan	08/31/2026

Basic	Plus	The Bright Bundle
Starter package of services	The plus package of services	Clean it all Special!

#	Services	Line Total
1.	C9 Lights Notes: Central Monuments	352.50
2.	36" Wreath Notes: Central Leasing Office	450.00
3.	C9 Ground Lights Notes: Central Monument Flower Bed Accents	409.50
4.	48" Wreath Notes: Central Pool	325.00
5.	Mini LED 24' Strand Notes: Central Palms Amenity: 8 Monument: 3	3,600.00
6.	C9 Lights Notes: Central Holiday Light on both Amenities	3,802.50
7.	Timers Notes: Central	90.00
8.	Boom Lift Notes:	500.00

Subtotal	9,529.50
Total	9,529.50
Payments Made	0.00

Balance Due	9,529.50

Customer Satisfaction Guarantee:

Bright Brothers guarantees your satisfaction. Should you be unhappy with any aspect of your cleaning, our dedicated Bright Brothers customer satisfaction team will work with you to provide timely solutions to any potential issues.

Scope of Work:

The services provided by Bright Brothers are those expressly agreed upon on this agreement. Additional services requested by the customer will be added to this agreement at an additional charge.

Water Usage

Unless otherwise stated in this agreement, the customer agrees to allow Bright Brothers to connect to the property's water source from time to time over the duration of the job. The customer also agrees that Bright Brothers will be not be held responsible for issues related to wells including but not limited to: wells going dry, sediment in water or low water pressure. If the customer specifically requests that Bright Brothers avoid using the property's water source, additional charges may apply.

Special Situations:

In certain cases, aluminum exterior surfaces (including gutters) will exhibit signs of oxidation staining. Bright Brothers will make every effort to remove this oxidation but makes no guarantee of success and will not offer any price reductions if oxidation cannot be removed. Paint damage to gutters or other painted aluminum surfaces caused by oxidation are not covered under any warranty. Bright Brothers will not repair or replace gutters, paint or aluminum surfaces damaged by oxidation.

Rust Stains can occur around irrigation systems, vehicles, patio furniture and fertilizer. These stains can be removed using a separate chemical for an additional charge.

Grease stains can be treated for an additional charge, but Bright Brothers makes no guarantee that grease stains will be removed completely. Even with the strongest of cleaners, grease stains will leave behind a permanent stain.

There are instances where red clay staining can be found beneath mold and mildew on vinyl siding. When this staining is hidden during the initial inspection, quoted prices do not reflect cleaning of red clay staining. Further discussion will be necessary to determine a fair approach to removing the staining for an additional charge.

Paint tints can fail over time and discolor when exposed to our cleaning chemicals. Bright Brothers will perform a paint test in an inconspicuous location before cleaning. Occasionally, this problem will not be apparent during the paint test but will occur in isolated areas during the cleaning process. Bright Brothers is not responsible for damage to paint resulting from defects in paint tint that do not appear in the initial paint test.

Vinyl siding will also fail with time. Oxidation may present as a powdery coating on the surface of the siding that can be removed with brushing. In many cases, the oxidation will return shortly after being cleaned. The wash process may remove some, but not all oxidation resulting in an uneven appearance. This is temporary. Bright Brothers is not responsible for returning to the home to create an even appearance without additional charges.

Scheduling:

Bright Brothers will arrange agreeable dates and times for cleanings with the customer. Unless otherwise stated, it is the responsibility of the customer to remove patio furniture, exterior decorations, ornaments etc. from patios, decking and exterior surfaces scheduled for cleaning. Bright Brothers will charge an additional $30 to $75 to remove items from the wash area. Bright Brothers is not responsible for damage to any items that may need to be moved.

Weather:

Weather conditions can be unpredictable. Bright Brothers may need to postpone providing services due to rain, wind or lightning. Rescheduling will be done at Bright Brothers discretion upon agreeable notification to the customer.

Insurance:

Bright Brothers is fully insured, protecting you, the homeowner, from potential liability. Copies of insurance certificates will be provided to the homeowner upon request.

Payment:

Bright Brothers requires a 30% deposit upon signing this contract. The remaining balance plus any additional charges will be due in full at the time the cleaning is completed. Non-payment for services voids any warranty or guarantee contained in this agreement nor will Bright Brothers schedule additional services until full payment has been received. Bright Brothers reserves the right to place any unpaid account in collection. The client agrees to pay all collection costs, court fees, late fees, interest, administration, and attorney fees applicable by law.

To accept quotation please sign and date below:

Signed By: ..... Date: .....

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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, July 8, 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**
Curtis Thornton	**Board Supervisor, Assistant Secretary**
Keanna Pitts	**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**
Katria Parodi	**Clubhouse Manager**
Rafeal Rosario	**Representative, RedTree**
Bert Smith	**Representative, Sitex Aquatics (Via Phone)**
Matt Olsen	**Representative, RedTree**
Ben ?	**Representative, Bright Brothers**
Audience	**Not 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**

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A. Aquatics Report

Mr. Smith presented the aquatic report and provided feedback via phone. He reviewed Pond #27 and Pond #28, discussing the impacts of heat and oxygen levels.

B. Landscape & Irrigation

i. Presentation of Community Asset management Report

Mr. Tolberg provided printed copies of the updated 6/24/2026 report and reviewed the findings in detail, offering recommendations for several adjustments. He requested proposals for the replacement of red maples showing signs of decline due to heat-related stress. Warranty concerns regarding several palms at the amenity center were also discussed, including whether they should be removed or replaced because of their condition and lean.

ii. Redtree Weekly Landscape Report

RedTree provided an update regarding the main irrigation break. The builder of the entrance building requested that RedTree complete the repairs on-site, and RedTree will follow up regarding reimbursement for the work.

iii. Redtree Inspection Report

The Board reviewed the report and confirmed that the irrigation system is operational. On-site management also provided an update regarding an incident involving a RedTree employee and discussed the steps being taken to address employee accountability.

iv. Redtree Proposals

The Board reviewed a proposal related to irrigation improvements.

> On a motion by Mr. McNutt, seconded by Mr. Thorton with all in favor, the Board approved all enhancement Redtree Irrigation Proposals for the Waterset Central Community Development District.

C. District Counsel

Ms. Sandy had no updates to report. The Chair expressed concerns regarding the landscaping vendor and noted several deficiencies.

> On a motion by Mr. McNutt, seconded by Mr. Bentley, and with all in favor, the Board authorized District Counsel and District Staff to prepare and review the necessary contract documents and issue a 30-day notice of deficiency for the Waterset Central Community Development District.

D. District Engineer

i. Presentation of MPH Speed Map

Mr. Whited, participating by phone, provided a proposal for pergola repairs

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under separate cover.

> On a motion by Mr. Thornton, seconded by Ms. Setta, and with all in favor, the Board approved the $1,780 proposal for pergola repairs for the Waterset Central Community Development District.

E. Clubhouse Manager

i. Presentation of Management Report

Ms. Parodi presented the management report and reviewed operational matters affecting District facilities. The Board reviewed the community report, received a proposal from Cintas for AED services, and provided feedback on the Bright Brothers proposal.

> On a motion by Mr. ?, seconded by Ms. ?, and with all in favor, the Board approved a three-year lease agreement with Cintas for AED services at a cost of $150 per month ,for the Waterset Central Community Development District.

F. District Manager

i. **Presentation of District Manager Report**

Mrs. DeLuna presented the District Manager's Report, which included information regarding the upcoming meeting scheduled for August 12, 2026, at 10:00 a.m. at the Waterset Club. Mrs. DeLuna reviewed the Ballenger amount since March 9, 2026, and will research any potential claims with District Counsel. She also noted that the O&M assessments have been sent to residents.

FOURTH ORDER OF BUSINESS Business Items

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

> On a motion by Mr. Bentley, seconded by Ms. Setta, and with all in favor, the Board approved Ms. Setta to work with staff on fencing expenditures not-to-exceed $5,000 and off-duty officer services not-to-exceed $2,400 for the first two weeks of school ,for the Waterset Central Community Development District.

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

> On a motion by Mr. Bentley, seconded by Mr. Thornton with all in favor, the Board adopted Resolution 2026-03; Authorizing Disbursement of Funds for the Waterset Central Community Development District.

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C. Consideration of Holiday Lighting Proposal

> On a motion by Mr. Thornton, seconded by Mr. McNutt with all in favor, the Board approved the Good Essential Lighting Proposal for $9,207.50 , for the Waterset Central Community Development District.

D. Consideration of Wahoo Pools

Discussion ensued regarding Wahoo Pools.

> On a motion by Mr. Bentley, seconded by Mr. McNutt with all in favor, the Board approved $3,000 to Wahoo Pools and authorized Staff to provide notice to Cooper Pools, for the Waterset Central Community Development District.

E. Consideration Presentation of 2nd Quarterly Website Audit

The Board reviewed the website audit.

> On a motion by Mr. McNutt seconded by Mr. Bentley, with all in favor, the Board approved the 2nd Quarterly Website Audit ,for the Waterset Central Community Development District.

F. Consideration of Certificate of Liability Insurance

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

FIFTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes of Board of Supervisors' Meeting held on May 29,2026 and June 10,2026

The Board reviewed the meeting minutes.

> On a motion by Mr. Thornton, seconded by Mr. Bentley with all in favor, the Board approved the meeting minutes for the meeting held on May 29,2026 and June 10,2026, for the Waterset Central Community Development District.

B. Consideration of Operations and Maintenance Expenditures for May 2026

The Board reviewed the operations and maintenance expenditures for May.

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

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SEVENTH ORDER OF BUSINESS **Supervisor Requests / Audience Comments**

Mr. Bentley requested the removal of the fuel surcharge from Sitex.

EIGHTH ORDER OF BUSINESS **Adjournment**

> On a motion by Ms. Setta, seconded by Ms. Pitts, the Board agreed to the adjournment of the meeting at 1:32 p.m., for the Waterset Central Community Development District.

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Tab 17

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
June 2026
For Board Approval

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

The total items being presented: **$127,196.89**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	101309	142046	Access Maintenance 05/26	$ 184.50
Accurate Electronics, Inc.	101321	142420	Billing Monthly Maintenance 06/26	$ 196.00
Accurate Electronics, Inc.	101331	142488	Access Maintenance 06/26	$ 634.62
Allied Universal Security Services	101322	18510213	Security Services 05/15-26-05/21/26	$ 1,015.20
Allied Universal Security Services	101322	18542754	Security Services 05/22/26-05/28-26	$ 1,315.73
Brletic Dvorak, Inc.	101332	2473	Engineering Services 05/26	$ 2,340.00
Card Accessories Company	101310	4605222	Access Cards 05/26	$ 763.16
Castle Management, LLC	101333	INS-0526-343	Insurance Reimbursement 05/26	$ 510.49
City Wide Facility Solutions	101324	32019040930	Janitorial Services 06/26	$ 2,120.09
Cooper Pools Inc.	101325	2026-1452	Pool Repairs 06/26	$ 5,449.35
Curtis Albert Thornton	101306	CT05132026	BOS Meeting 05/13/2026	$ 200.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Curtis Albert Thornton	101318	CT052926	BOS Meeting 05/29/2026	$ 200.00
Cynthia Maust	101305	CY051926	Gathering Deposit Refund	$ 200.00
DCSI, Inc.	101311	35240	Monitoring Service 05/26	$ 203.00
DCSI, Inc.	101311	35251	Security Monitoring 05/26	$ 199.00
Egis Insurance Advisors, LLC	101312	32485	DBL Surety, LLC - TECO Policy #100125332 05/26	$ 425.00
Florida Department of Health Hillsborough County	20260618-1	29-BID-8542876	Pool Permits/Fees 05/26	$ 400.35
Florida Department of Health Hillsborough County	20260618-3	29-BID-8542877	Pool Permits/Fees 05/26	$ 400.00
Florida Department of Health Hillsborough County	20260618-2	29-BID-8542936	Pool Permit/Fees 05/26	$ 400.00
Florida Department of Revenue	20260604-1	39-8017823354-9	Sales & Use Tax 06/26	$ 48.36
Frontier Communications of FL	20260611-1	81364902630417235 051726	Internet 05/26	$ 129.99
Frontier Communications of FL	20260609-1	81374106030611185 051426	Internet Services 05/26	$ 557.12
Hillsborough County BOCC	20260624-1	7687161865-052926	Water Utility Services 05/26	$ 4,773.18

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kelly Setta	101307	KS05132026	BOS Meeting 05/13/2026	$ 200.00
Kelly Setta	101319	KS052926	BOS Meeting 05/29/2026	$ 200.00
Kelly Setta	101334	KS061026	BOS Meeting06/10/2026	$ 200.00
Kutak Rock, LLP	101326	3748839 68623-1	Legal Counsel 05/26	$ 988.00
Nvirotect Pest Control Service, Inc.	101313	395365	Pest Control 05/26	$ 217.00
Nvirotect Pest Control Service, Inc.	101313	395713	Pest Control 05/26	$ 135.00
Owens Electric, Inc.	101327	41297585	Service Calls 05/26	$ 1,200.00
RedTree Landscape Systems, LLC	101330	33254	Landscape Maintenance 03/26	$ 32,125.00
RedTree Landscape Systems, LLC	101330	33364	Landscape Replacement 03/26	$ 2,650.00
RedTree Landscape Systems, LLC	101314	33366	Landscape Replacement 03/26	$ 1,650.00
RedTree Landscape Systems, LLC	101314	33367	Landscape Replacement 03/26	$ 1,650.00
RedTree Landscape Systems, LLC	101330	33382	Irrigation Repair 03/26	$ 3,250.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	101330	33391	Landscape Replacement 03/26	$ 3,780.00
RedTree Landscape Systems, LLC	101330	33652	Landscape Maintenance 04/26	$ 32,125.00
RedTree Landscape Systems, LLC	101330	33874	Irrigation Maintenance 03/26	$ 5,831.00
Republic Services	20260609-2	0696-001354832 060626	Waste & Recycle Container Service 05/26	$ 1,385.47
Rizzetta & Company, Inc.	101317	INV0000109905	Administrative Services 06/26	$ 6,304.49
Sitex Aquatics, LLC	101328	11164-b	Monthly Lake Maintenance 06/26	$ 3,708.00
TECO	20260626-2	221008697536-060426	Electric Charges 05/26	$ 350.99
TECO	20260626-1	221008884712-060426	5701 Madrigal Way (Amenity) 05/26	$ 895.98
TECO	20260630-1	221008930457-060826	Natural Gas Utility 05/26	$ 162.33
TECO	20260624-2	321000017137-061926	TECO SUMMARY 321000017137 04/26	$ 3,471.43
Terrapin Lawn Care, LLC	101329	7765	Landscape Pest Control 06/26	$ 150.00
The Observer Group, Inc.	101315	26-01799H	Advertising 05/26	$ 59.06

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Thomas Paul McNutt	101308	TM05132026	BOS Meeting 05/13/2026	$ 200.00
Thomas Paul McNutt	101320	TM052926	BOS Meeting 05/29/2026	$ 200.00
Thomas Paul McNutt	101335	TM061026	BOS Meeting 06/10/26	$ 200.00
United Visual Products Company, Inc.	101316	594814	Supplies 04/26	$ 1,243.00
Total				**$ 127,196.89**

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
5/18/2026	142046

Bill To

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

Ship To

WATERSET CENTRAL CDD
7281 PARADISO DR
APOLLO BEACH, FL 33572

P.O. No.	Terms
VICTORIA GOMEZ	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED:5/18/26 @320PM BY VICTORIA GOMEZ @ 813-677-2114 (WO-26928) LANDING WATERSET NORTH BLDG FRONT DOOR,POOL, BATHROOM IS NOT LOCKING, GYM IS NOT ALLOWING ANYONE IN. PROBLEM FOUND: 05.18.26 AT 5:11PM 1] THE ACTUAL ISSUE WAS THAT SITE SUFFERED A TEMPORARY POWER OUTAGE AND NOT ALL OF THE DSX ACCESS SYSTEM PANEL RETURN TO ONLINE STATUS. ACTION TAKEN: 1] THE TECHNICIAN, AL ARRIVED ON-SITE VICTORIA STATES THAT THE LANDING, SPLASH PARK, AND CENTRAL LOCATIONS ARE BACK ONLINE COMMUNICATING AND ALL DOORS ARE WORKING PROPERLY. 2] TECHNICIAN HAS TO POWER RESET THE INTERNET ROUTERS AT THE FOUNDER CLUBHOUSE AND MADRIGAL POOL LOCATIONS. 3] TECHNICIAN TESTED THE PEDESTRIAN GATES WITH THE HELP FROM THE MAINTENANCE TEAM. 4] ALL LOCATIONS ARE BACK ONLINE, COMMUNICATING AND FUNCTIONING. 5] CUSTOMER UPDATED. 6] 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	0.00	0.00
	Exempt Sales	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.

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

Invoice

Date	Invoice #
6/1/2026	142420

Bill To

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

Ship To

WATERSET CENTRAL CDD
7281 PARADISO DR
APOLLO BEACH, FL 33572

P.O. No.	Terms
JERRY WHITED	Net 30

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

Total	$196.00
Payments/Credits	$0.00
Balance Due	$196.00

Thank you for your business.

Phone #
727-533-0295

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
6/2/2026	142488

Bill To

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

Ship To

WATERSET CENTRAL CDD
7281 PARADISO DR
APOLLO BEACH, FL 33572

P.O. No.	Terms
VICTORIA GOMEZ	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 5/31/2026 AT 4:53 PM VIA EMAIL BY VICTORIA GOMEZ @ 813-677-2114 (WO-27112) VICTORIA REPORTS: Women's Restroom at the Waterset Clubhouse is not opening when you put your badge to the reader. Can Someone please come to take a look into this? Please give us call if you have any questions 813-677-2114 PROBLEM FOUND: 06.02.26 AT 9:35AM Faulty UPS and battery backup at the Madrigal location. ACTION TAKEN: The technician, Zach arrived on site and contact the customer to discuss the problem reported. Zach went to the office and began troubleshooting the DSX system. Zach brought up the door times zone through programming and found 2 sites, Madrigal and Founders club were offline, most likely due to a power loss. Zach sent a full download to the main Com-server. Upon inspection at Madrigal, Zach found that the UPS and battery backup had failed. Zach replaced with a new Eaton 850 va UPS and a 12 volt 7 amp back up battery. Zach briefly went to the Founders club location to correct the IP address on the Lan card, due to being offline. Zach returned to the Com-server at Waterset Central and found everything back online and connected properly after rebooting the computer. Zach confirmed and spoke with customer on site of the issue and repair upon completion. The service call is completed.		
2	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS - NOT INCLUDING FOUNDER'S CLUB TIME ON SITE	135.00	270.00
1	TRIP CHARGE	49.50	49.50
1	This invoice reflects a 10% discount per the maintenance contract	0.00	0.00
1	BATTERY BACK UP STANDBY UPS 850va/450W 120v	284.30	284.30
1	12V 7AH .187 FAST-ON BATTERY	30.816	30.82
	Exempt Sales	0.00%	0.00

Total $634.62

Thank you for your business.

Phone #
727-533-0295

Payments/Credits $0.00

Balance Due $634.62

ALLIED UNIVERSAL℠
There for you.

Invoice Date
05/21/2026

Invoice Number
18510213

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

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

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

Total Amount Due:
(USD) $1,015.20

Terms:
Net 30 Days

Service Location: **280530** Customer: **280530** Billing Period: **05/15/2026 - 05/21/2026**

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**

ALLIED UNIVERSAL℠
There for you.

Invoice Date **05/21/2026**

Invoice Number **18510213**

Invoice NO. **18510213** **Customer:** **280530** **Waterset Central CDD**

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
05/16/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/17/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/18/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/19/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/20/26	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
05/15/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/16/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/17/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/18/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/19/26	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**

ALLIED UNIVERSAL℠
There for you.

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

Invoice Date
05/28/2026

Invoice Number
18542754

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

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

Total Amount Due:
(USD) $1,315.73

Terms:
Net 30 Days

Service Location: **280530** Customer: **280530** Billing Period: **05/22/2026 - 05/28/2026**

WaterSet
7281 Paradiso drive
Apollo Beach, FL 33572

Description	Quantity	UOM	Price	Amount
Security Professional-Regular - 00:00-01:30	6.00	HR	25.38	152.28
Security Professional-Regular - 17:30-00:00	26.00	HR	25.38	659.88
Security Professional-Holiday - 00:00-01:30	1.50	HR	38.07	57.11
Security Professional-Holiday - 17:30-00:00	6.50	HR	38.07	247.46
HELIAUS Mobile (IMEI=354216240041800) - May, 2026	1.00	Each	199.00	199.00
Total Hours	40.00			0.00
Subtotal				**1,315.73**
Sales Tax Subtotal				**0.00**
Total for - WaterSet				**1,315.73**

Subtotal	
	$1,315.73
Sales Tax	
	$0.00
Total Amount Due:	
(USD)	**$1,315.73**

ALLIED UNIVERSAL℠
There for you.

Invoice Date **05/28/2026**

Invoice Number **18542754**

Invoice NO. **18542754** **Customer:** **280530** **Waterset Central CDD**

Description / Work Date	Post Description	Employee Name	In Time	Out Time	Lunch	Hours	Quantity / Hours Type	Bill Rate	Extension
Security Professional-Regular - 00:00-01:30							6.00	$25.38	$152.28
05/23/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular		
05/24/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular		
05/26/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular		
05/27/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular		
Security Professional-Regular - 17:30-00:00							26.00	$25.38	$659.88
05/22/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular		
05/23/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular		
05/24/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular		
05/26/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular		
Security Professional-Holiday - 00:00-01:30							1.50	$38.07	$57.11
05/25/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Hol Worked 1.5		
Security Professional-Holiday - 17:30-00:00							6.50	$38.07	$247.46
05/25/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Hol Worked 1.5		
HELIAUS Mobile (IMEI=354216240041800) - May, 2026							1.00	$199.00	$199.00
Total Hours							40.00		$0.00

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

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	2473
DATE	05/29/2026
TERMS	Net 30
DUE DATE	06/28/2026

PROJECT NAME
Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[May 13 - May 29]	13:00	180.00	2,340.00

BALANCE DUE **$2,340.00**

Pay invoice

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
May-26

	HOURS	RATE	PERSON	TOTAL
CDD Activities				
Board Meeting Prep, Attendance, Follow up		$210	S. Brletic	$0.00
Engineer's Reports/Invoicing	5.00	$180	J. Whited	$900.00
Wayfarer Stormwater Inspection, Report and RFP.	4.00	$180	J. Whited	$720.00
	0.00	$120	K. Wagner	$0.00
Street Signage Plans Review, MPH Marked Up Map,	4.00	$180	J. Whited	$720.00
Field Review of Existing Signage.	0.00	$120	K. Wagner	$0.00
INVOICE TOTAL	13.00			**$2,340.00**

INVOICE **INVOICE NO. 4605222**

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

TELEPHONE: (941) 627-0600 **FAX: (941) 624-6903**

REMINDER: OUR REMITTANCE ADDRESS IS:
PLEASE REMIT TO:
CARD ACCESSories Company
20 Asher Lane
Arden, NC 28704

SOLD TO:	
Waterset Central CDD	**Waterset Clubhouse** **ATTN: Ms. Kateria Parodi** **7281 Paradiso Drive** **Apollo Beach, FL 33572**
Email: cddinvoice@rizzetta.com	Phone: 813-677-2114 Email: **kparodi@castlegroup.com**

CUSTOMER ORDER #	SLSN	TERMS	SHIP VIA	FOB	DATE
p.o. # 4/15/26 email	*k*	*net 30*	*UPS/FedX*	*orig.*	*May 18, 2026*

QUANTITY ORDERED:	QUANTITY SHIPPED:	DESCRIPTION:	UNIT PRICE:	EXTENSION
300	300	CA-Clam Prox	$ 1.99	$ 597.00
300	300	CA-AdBak20	.48	144.00
			TOTAL MERCHANDISE:	$ 741.00
			SHIPPING:	22.16
			TOTAL INVOICE (tx xmpt):	$ 763.16

Fedex 871923047101

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

Document No:INS-0526-343
Document Date:05/31/2026

Association: Waterset Central Community Development District Facilities Manag

Total Due: $510.49

Date	Description	Amount
05/31/2026	Insurance Reimbursement Gomez, Victoria FRNTDS	$122.40
05/31/2026	Insurance Reimbursement Torres, Heidy ASTPM	$103.28
05/31/2026	Insurance Reimbursement Vucelj, Aladin GRKEEP	$160.65
05/31/2026	Insurance Reimbursement Parodi Tarira, Katiria PRMGR *	$124.16

Report Totals

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

INVOICE

Total Due: **$2,120.09**

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

Invoice Number: 32019040930
Our Order No. 31019101331
Invoice Date: 6/1/2026
Due Date: 7/1/2026

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

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

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

PO #	Customer ID	FSM	Payment Terms	Service Dates
	01019000216	Seymour Wright	Net 30 days	06/01/26 to 06/30/26

Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services	31019101331	1	2,120.09	2,120.09

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

Subtotal: **2120.09**
Sales Tax: 0.00

Total Due: **$2,120.09**

INVOICE

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

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

Cooper Pools
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.: 2026-1452
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/18/2026	**#5 SANTOPRENE PUMP TUBES 5 PACK FOR CLASSIC SERIES & S PUMPS**	#5 SANTOPRENE PUMP TUBES 5 PACK FOR CLASSIC SERIES & S PUMPS	1	$15.00	$15.00
2.	02/05/2026	**FLORIDA POOL RULES SIGN**	FLORIDA POOL RULES SIGN (Voided Inv 1220)	1	$67.63	$67.63
3.	03/11/2026	**25549-610-000 LIGHT WEDGE**	25549-610-000 LIGHT WEDGE (Voided Inv 1388)	2	$23.36	$46.72
4.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance June 2026	1	$5,320.00	$5,320.00

Total **$5,449.35**

Ways to pay

View and pay

Waterset Central CDD

Meeting Date: May 13, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:30
Meeting End Time:	9:16
Total Meeting Time:	3:45pm

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

Waterset Central CDD

Meeting Date: May 29, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10am
Meeting End Time:	11:59
Total Meeting Time:	2 hr.

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: $200.00

Date: 05/19/26

Payable to: Cynthia Maust

Address: 7406 Windport Lane, Apollo Beach, FL 33572

Description: Gathering Deposit Refund – Paid through Square, card no longer active.

Requestor: Victoria Gomez, Administrative Assistant

Special Instructions: Code to 001-20205 $200.00

From: Victoria Gomez
To: Karla Pena
Cc: Katiria Parodi; Heidy Torres
Subject: Re: [EXTERNAL]7406 Windport Lane
Date: Tuesday, May 5, 2026 2:52:10 PM
Attachments: image001.png
image002.png
40thfaviconqreenandgrey_e7db390d-b56a-4e81-820d-2d16e2d0196e.png
greenphoneicon_fffdb76a-427d-4ea7-bc62-c4bf30e6bd77.png
greenemailicon_ce7bbebf-cb18-41f8-9fd8-4772d48fb5e6.png
website_7ce9e7f4-af18-496f-b23a-3cff105895ab.png
linkedin_540330c1-c21b-49fd-9358-8e74e99a2af0.png
facebook_017d1b25-a4d1-4558-98f3-ef9c3853a1a5.png
youtube_1c44b89f-72f5-4416-ad50-3bdacbf54671.png
2025signature_2298c9c0-9578-463f-a7f3-fdcbd7b50bab.png
signaturerecommendation(2)_1567fa83-d687-49de-a632-308a636f23e3.png

---

Homeowner Information: Cynthia Maust
Address : 7406 Windport Lane, Apollo Beach, FL 33572
Amount: $ 200.00

CASTLE GROUP
Unparalleled Property Services
Great Place To Work. Certified SEP 2025-SEP 2026 USA

Victoria Gomez
Front Desk Attendant | Castle Group
Waterset Central CDD "Proudly Managed by the Castle Group" 7281 Paradiso Dr, Apollo Beach, FL 33572
vgomez@castlegroup.com | www.castlegroup.com
P: (813)-677-2114

We're Hiring
Click here to join our team!

From: Karla Pena <KPena@rizzetta.com>
Sent: Tuesday, May 5, 2026 1:52 PM
To: Victoria Gomez <vgomez@castlegroup.com>
Cc: Katiria Parodi <kparodi@castlegroup.com>; Heidy Torres <heidy.torres@castlegroup.com>
Subject: RE: [EXTERNAL]7406 Windport Lane

This Message Is From an External Sender
This message came from outside your organization.
When in doubt, please contact the IT department.
Report Suspicious

Please provide me with the full address containing the zip code and city, and the amount of the refund.

Karla Pena
Staff Accountant II
Rizzetta & Company
813.933.5571
KPena@rizzetta.com

40th Anniversary 1986 - 2026



Your Community. Our Focus.

Electronic Mail Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.
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From: Victoria Gomez <vgomez@castlegroup.com>

Sent: Tuesday, May 5, 2026 1:29 PM
To: Karla Pena <KPena@rizzetta.com>
Cc: Katiria Parodi <kparodi@castlegroup.com>; Heidy Torres <heidy.torres@castlegroup.com>
Subject: [EXTERNAL]7406 Windport Lane

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good Afternoon Karla,
We have a resident come book the Gathering room here at the Waterset Clubhouse . The resident's card they booked the Gathering room with initially has been compromised and they do not have it anymore. We would usually refund the deposit to the same card on the square system after each event but their card is no longer valid. Please let me know how I move forward with refunding?

Homeowner Information: Cynthia Maust
Address : 7406 Windport Lane

Thank you,

CASTLE GROUP
Unparalleled Property Services
Great Place To Work. Certified SEP 2025-SEP 2026 USA

Victoria Gomez
Front Desk Attendant | Castle Group
Waterset Central CDD "Proudly Managed by the Castle Group" 7281 Paradiso Dr, Apollo Beach, FL 33572
vgomez@castlegroup.com | www.castlegroup.com
P: (813)-677-2114

We're Hiring
Click here to join our team!

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35240	05/23/2026	$203.00	06/07/2026	Net 15	

P.O. NUMBER
New NVR Installed: 12/22/25

SALES REP
DC

ACCT#/LOT/BLK
Waterline Station Pool MTDS

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring $199 Month no contract (30 OHE/month)	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	2	2.00	4.00

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	203.00
TAX (6.5%)	0.00
TOTAL	203.00
BALANCE DUE	**$203.00**

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

Invoice

BILL TO	SHIP TO
Waterset Central CDD 3434 Colwell Ave. Suite #200 Tampa, FL 33614	Waterset Central CDD 7281 Paradiso Drive Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35251	05/25/2026	$199.00	06/09/2026	Net 15	

SALES REP
NB

ACCT#/LOT/BLK
Clubhouse CCTV

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

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

SUBTOTAL	199.00
TAX (7.5%)	0.00
TOTAL	199.00
BALANCE DUE	**$199.00**

INVOICE

Customer	Waterset Central Community Development District
Acct #	782
Date	05/27/2026
Customer Service	Dionna Humphery
Page	1 of 1

Payment Information		
Invoice Summary	$	425.00
Payment Amount		
Payment for:	Invoice#32485	
100125332		

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

Thank You

Please detach and return with payment

Customer: Waterset Central Community Development District

Invoice	Effective	Transaction	Description	Amount
32485	05/01/2026	Policy change	Policy #100125332 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Add Auto Due Date: 5/27/2026	425.00

Total
$ 425.00

Thank You

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
05/27/2026

Florida HEALTH

MAY 2 0 202

Florida Department of Health in Hillsborough County
Notification of Fees Due

29-BID-8542876

Permit Number
29-60-1764606

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount:	$400.00
Previous Balance:	$0.00
Total Amount Due:	**$400.00**

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Payment Due Date: 06/30/2026 or Upon Receipt

If not paid by 06/30/2026 then the fee will be:$450.00

Mail To: Attention: Waterset Central CDD
Waterset Central CDD
3434 colwell Avenue
Tampa, FL 33614

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Waterset Lap Pool
Location: 7281 Paradiso Drive
Apollo Beach, FL 33572

Pool Volume: 55,000 gallons
Bathing Load: 60
Flow Rate: 300

Owner Information:

Name: Waterset Central CDD
Address: 3434 colwell Avenue
(Mailing) Tampa, FL 33614
Home Phone: (813) 533-2950 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **29-60-1764606** Bill ID: **29-BID-8542876**

Billing Questions call DOH-Hillsborough at: (813) 307-8059
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P.O.Box 5135
Tampa, FL 33675

Circle One: Visa MC
Name on Card: _____
Account #: _____
Exp Date: ___/___ Security Code (CVV): _____
Card's Billing Address:
_____
City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:
Payment Amount: $_____ For: _____

Signature **Date**

[Please RETURN invoice with your payment] Batch Billing ID:113246

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.



Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Florida HEALTH

May 5, 2026

Dear Hillsborough County Swimming Pool Permit Holders,

On 4/15/26, the Hillsborough County Board of County Commissioners voted to allow a $125.00 processing and archiving fee to be added to the existing permitting fee for Hillsborough County Swimming Pools.

This increase will be applied to all Swimming Pool Permits beginning on 5/5/26.

If you have any questions about this or any other program issues, please contact our office at the phone numbers below.

Sincerely,

Mary Mooney, MS, RS
Environmental Administrator
Florida Department of Health in Hillsborough County

MAY 2 0 202

Florida Department of Health in Hillsborough County
Notification of Fees Due

29-BID-8542877

Permit Number
29-60-1764621

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount:	$400.00
Previous Balance:	$0.00
Total Amount Due:	**$400.00**

Payment Due Date: 06/30/2026 or Upon Receipt

If not paid by 06/30/2026 then the fee will be:$450.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Mail To: Attention: Waterset Central CDD
Waterset Zero Entry Swimming Pool
3434 colwell Avenue, Suite 200
Tampa, FL 33614

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:
Name: Waterset Zero Entry Swimming Pool
Location: 7281 Paradiso Drive
Apollo Beach, FL 33572

Pool Volume: 131,900 gallons
Bathing Load: 161
Flow Rate: 0

Owner Information:
Name: Waterset Central CDD
Address: 3434 colwell Avenue
(Mailing) Tampa, FL 33614
Home Phone: (813) 533-2950 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **29-60-1764621** Bill ID: **29-BID-8542877**

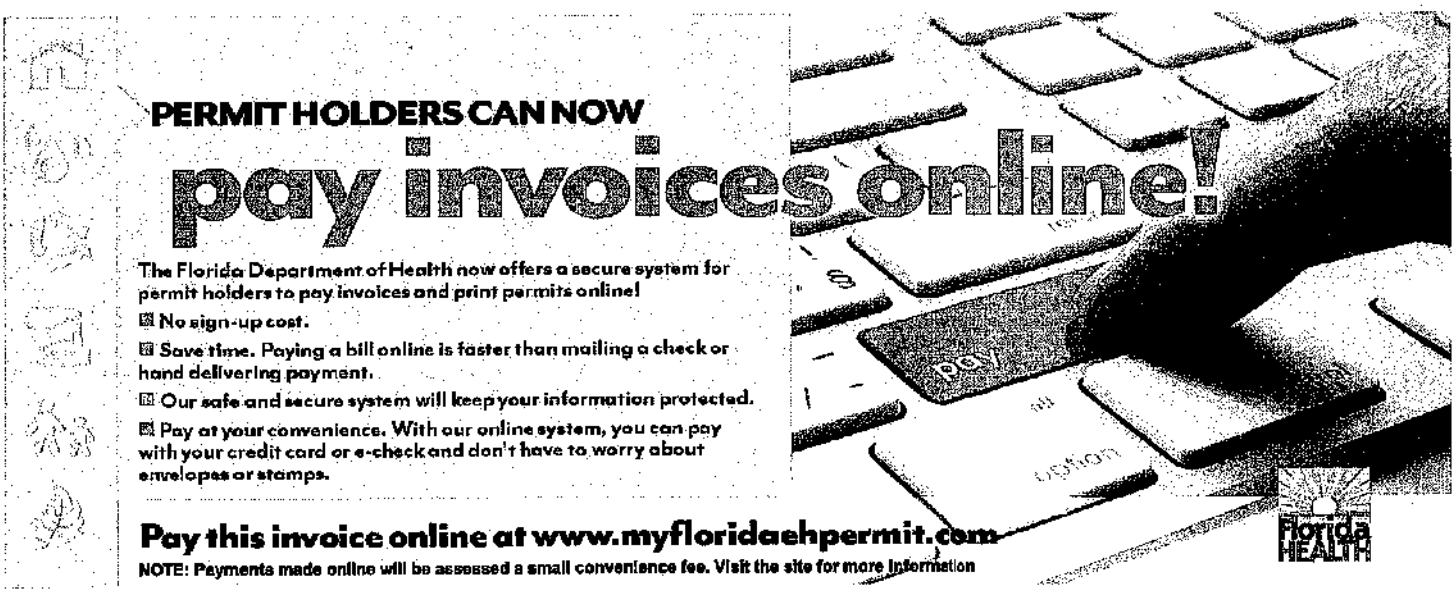
Billing Questions call DOH-Hillsborough at: (813) 307-8069
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P.O.Box 5135
Tampa, FL 33675

Circle One: Visa MC
Name on Card: _____
Account #: _____
Exp Date: ___/___ Security Code (CVV): _____
Card's Billing Address:
_____
City: _____ State: ___ Zip: _____

I Authorize Florida Department of Health In Hillsborough County to charge my credit card account for the following:
Payment Amount: $_____ For: _____

Signature **Date**

[Please RETURN invoice with your payment] Batch Billing ID:113246



May 5, 2026

Dear Hillsborough County Swimming Pool Permit Holders,

On 4/15/26, the Hillsborough County Board of County Commissioners voted to allow a $125.00 processing and archiving fee to be added to the existing permitting fee for Hillsborough County Swimming Pools.

This increase will be applied to all Swimming Pool Permits beginning on 5/5/26.

If you have any questions about this or any other program issues, please contact our office at the phone numbers below.

Sincerely,

Mary Mooney, MS, RS
Environmental Administrator
Florida Department of Health in Hillsborough County

RECEIVED
MAY 20 2026

Florida Department of Health in Hillsborough County
Notification of Fees Due

29-BID-8542936

Permit Number
29-60-2410623

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount:	$400.00
Previous Balance:	$0.00
Total Amount Due:	**$400.00**

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Payment Due Date: 06/30/2026 or Upon Receipt

If not paid by 06/30/2026 then the fee will be:$450.00

Mail To: Waterset Central CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:
Name: Waterset Phase 5
Location: 5701 Madrigal Way
Ruskin, FL 33572

Pool Volume: 96,070 gallons
Bathing Load: 160
Flow Rate: 800

Owner Information:
Name: Waterset Central CDD
Address: 3434 Colwell Avenue, Suite 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 677-2114 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **29-60-2410623** Bill ID: **29-BID-8542936**

Billing Questions call DOH-Hillsborough at: (813) 307-8059
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P.O Box 5135
Tampa, FL 33675

Circle One: Visa MC
Name on Card: _____
Account #: _____
Exp Date: ___/___ Security Code (CVV): _____
Card's Billing Address:
_____
City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:
Payment Amount: $_____ For: _____

Signature **Date**

[Please RETURN invoice with your payment] Batch Billing ID:113246



May 5, 2026

Dear Hillsborough County Swimming Pool Permit Holders,

On 4/15/26, the Hillsborough County Board of County Commissioners voted to allow a $125.00 processing and archiving fee to be added to the existing permitting fee for Hillsborough County Swimming Pools.

This increase will be applied to all Swimming Pool Permits beginning on 5/5/26.

If you have any questions about this or any other program issues, please contact our office at the phone numbers below.

Sincerely,

Mary Mooney, MS, RS
Environmental Administrator
Florida Department of Health in Hillsborough County

Sales and Use Tax Return

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

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

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

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

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Reporting Period: April 2026

HD/PM DATE: ☐☐/☐☐/☐☐

Certificate Number: 39-8017823354-9

Surtax Rate:

Name
Address
City/St
ZIP

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

Your Copy

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: 48.36

Due: 05/20/26
Late After:

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Reporting Period:

HD/PM DATE: ☐☐/☐☐/☐☐

Certificate Number: 39-8017823354-9

Surtax Rate:

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:
New Location Address: _____
Telephone Number: ( )
New Mailing Address: _____

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

Amount Due From Line 9
On Reverse Side: ☐☐☐☐☐☐.☐☐

Due:
Late After:

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

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

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

	DOLLARS	CENTS
1. Gross Sales (Do not include tax)	641	87
2. Exempt Sales (Include these in Gross Sales, Line 1)		
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases) →	641	87
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	48	14
5. Less Lawful Deductions		
6. Less DOR Credit Memo		
7. Net Tax Due	48	14
8. ~~Less Collection Allowance or~~ **Plus** Penalty and Interest	0	22
9. **Amount Due With Return** (Enter this amount on front)	48	36

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer	Date	Telephone #
Karla Pena	06/03/2026	813-642-6629

Signature of Preparer	Date	Telephone #

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases **NOT** Subject to **DISCRETIONARY SALES SURTAX**

B. Total Discretionary Sales Surtax Due 9.63

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS	CENTS
1. Gross Sales (Do not include tax)		
2. Exempt Sales (Include these in Gross Sales, Line 1)		
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases) →		
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)		
5. Less Lawful Deductions		
6. Less DOR Credit Memo		
7. Net Tax Due		
8. ~~Less Collection Allowance or~~ **Plus** Penalty and Interest		
9. **Amount Due With Return** (Enter this amount on front)		

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer | Date | Telephone #

Signature of Preparer | Telephone #

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases **NOT** Subject to **DISCRETIONARY SALES SURTAX**

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

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

Billing Date:
May 17, 2026

Billing Period:
May 17 - Jun 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.

Total balance
$129.99
Auto Pay is scheduled
Jun 10

Bill history	
Previous balance	$129.99
Payment received by May 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**

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

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

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

6790 0107 DY RP 17 05192026 NNNNNN 01 999788

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.

9500098136490263041723000000000000129995

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

Billing Date:
May 17, 2026

Billing Period:
May 17 - Jun 16, 2026

WAYS TO PAY YOUR BILL

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

Download the MyFrontier® app

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

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

Billing Date:
May 17, 2026

Billing Period:
May 17 - Jun 16, 2026

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

Internet

Monthly Charges

05.17-06.16	Business Fiber Internet 1 Gig	$104.99
	Valued Customer Fiber 2 Gig Upgrade	$0.00
	1 Usable Static IP Address	$25.00
Internet Total		**$129.99**

Total current month charges **$129.99**

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

BUSINESS
FIBER 5 GIG
INTERNET

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

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

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

Billing Date:
May 14, 2026

Billing Period:
May 14 - Jun 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
Jun 08

Bill history

Previous balance	$557.12
Payment received by May 14, thank you	-$557.12

Service summary

	Previous month	Current month
Bundle	$475.51	$475.51
Taxes and Fees	$81.61	$81.61
Total services	**$557.12**	**$557.12**
Total balance		**$557.12**

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

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

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

6790 0107 DY RP 14 05142026 NNNNNN 01 968941

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.

9110048137410603061118000000000000557125

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

Billing Date:
May 14, 2026

Billing Period:
May 14 - Jun 13, 2026

WAYS TO PAY YOUR BILL

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

Download the MyFrontier® app

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

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

Billing Date:
May 14, 2026

Billing Period:
May 14 - Jun 13, 2026

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

Bundle

Monthly Charges

05.14-06.13		FiberOptic Internet 300 Dynamic IP w/ OneVoice Business FiberOptic 300/300M Dynamic IP OneVoice Access Line	$225.97
		Valued Customer Fiber 1 Gig Upgrade	$0.00
	(2)	OneVoice Nationwide OneVoice Access Line	$149.98
	(3)	Federal Primary Carrier Multi Line Charge	$44.97
		Carrier Cost Recovery Surcharge	$13.99
	(3)	Multi-Line Federal Subscriber Line Charge	$27.60
	(3)	Access Recovery Charge Multi-Line Business	$9.00
		Frontier Roadwork Recovery Surcharge	$4.00
Bundle Total			**$475.51**

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**
Taxes and Fees Total			**$81.61**

Total current month charges $557.12

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.

Future delivery of Frontier print directories may be reduced or eliminated in certain areas. You may access a digital version at www.therealyellowpages.com/ or https://frontierwhitepages.dirxion.com/. To receive a printed copy of your local directory, where available, at no charge call 1-844-339-6334. You can opt out of a printed directory by visiting www.yellowpagesoptout.com.

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

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

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

Unless you notify us in one of these ways, we may use your CPNI as described

Continued on next page

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

Billing Date:
May 14, 2026

Billing Period:
May 14 - Jun 13, 2026

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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:
May 14, 2026

Billing Period:
May 14 - Jun 13, 2026

LOCAL MEASURED SVC-FREE

8137410603	# of calls	Minutes	Charge
Dial Day	0	158	$0.00
Dial Evening	62	0	$0.00
Dial Night	0	8	$0.00
Dial Day	0	1	$0.00
Dial Evening	9	0	$0.00
Dial Night	0	0	$0.00
Allowance			$0.00
Billed			$0.00
Total			**$0.00**

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Hillsborough County Florida

Summary of Account Charges

Previous Balance	$5,218.89
Net Payments - Thank You	$-5,218.89
Total Account Charges	**$4,773.18**
AMOUNT DUE	**$4,773.18**

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

VISA MasterCard DISCOVER AMERICAN EXPRESS

THANK YOU!

DUE DATE	06/22/2026
AMOUNT DUE	$4,773.18
AMOUNT PAID	

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

11,413 8

00768716186580 00004773180

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

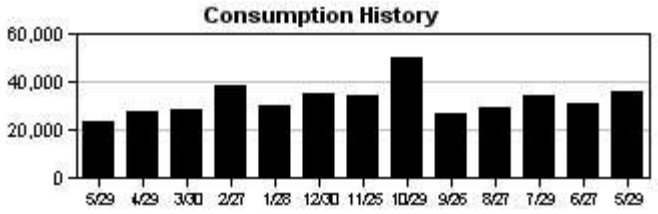
Service Address: 6116 SEA AIR DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	04/29/2026	21000	05/29/2026	21232	23200 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$10.62
Total Service Address Charges	**$10.62**

An estimated read was used to calculate your bill



Hillsborough County Florida

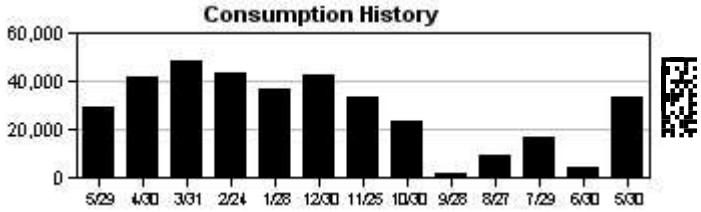
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 5701 MADRIGAL WAY

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	04/30/2026	1032304	05/29/2026	1061355	29051 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$87.73
Water Base Charge	$33.95
Water Usage Charge	$65.14
Sewer Base Charge	$82.31
Sewer Usage Charge	$205.39
Total Service Address Charges	**$481.06**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

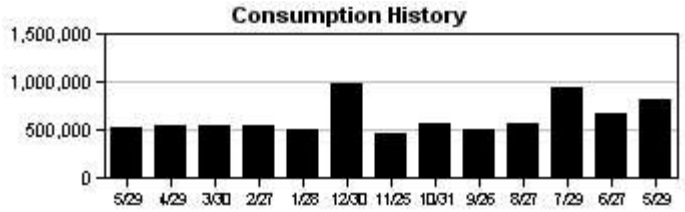
Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	04/29/2026	307162	05/29/2026	312381	521900 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$188.67
Total Service Address Charges	**$188.67**

An estimated read was used to calculate your bill



Hillsborough County Florida

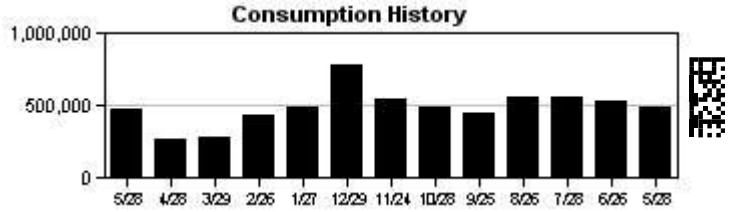
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 5910 COVINGTON GARDEN DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	04/28/2026	378104	05/28/2026	382830	472600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$276.17
Total Service Address Charges	**$276.17**



Hillsborough County Florida

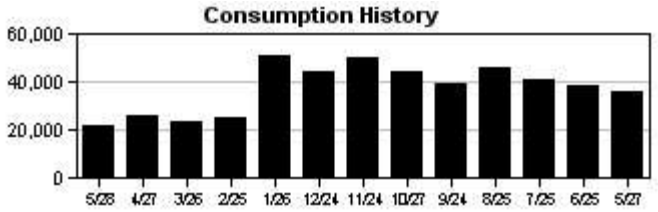
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 7533 PARADISO DR-RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	04/27/2026	16611	05/28/2026	16829	21800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$10.96
Total Service Address Charges	**$10.96**



Hillsborough County Florida

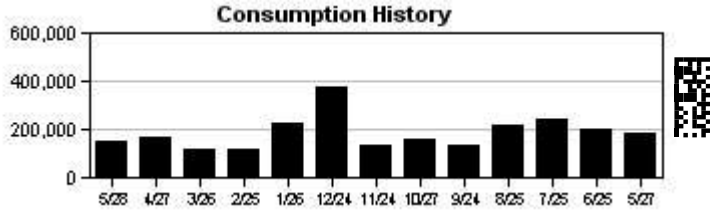
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 7301 PARADISO DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	04/27/2026	105421	05/28/2026	106928	150700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$33.57
Total Service Address Charges	**$33.57**



Hillsborough County Florida

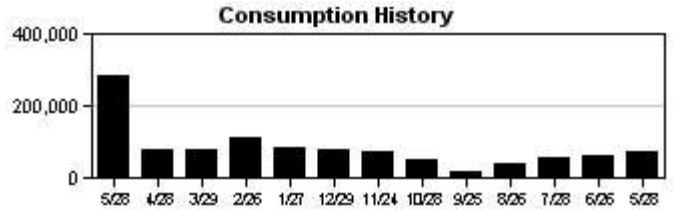
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 7281 PARADISO AVE

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	04/28/2026	60842	05/28/2026	63586	274400 GAL	ACTUAL	WATER
54230101	04/28/2026	31009	05/28/2026	31071	6200 GAL	ACTUAL	WATER
60998080	04/28/2026	290477	05/28/2026	294027	355000 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$847.41
Water Base Charge	$86.37
Water Usage Charge	$1,421.42
Sewer Base Charge	$142.68
Sewer Usage Charge	$43.83
Reclaimed Water Charge	$72.57
Total Service Address Charges	**$2,620.82**



Hillsborough County Florida

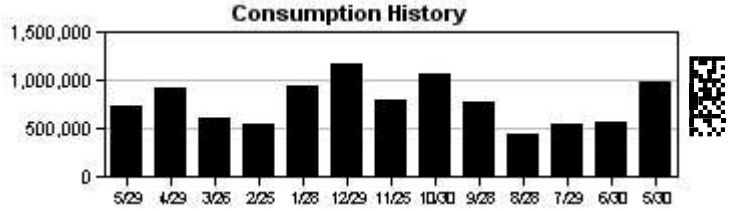
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 7030 RESERVOIR CT-RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	04/29/2026	15264756	05/29/2026	15998021	733265 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$366.76
Total Service Address Charges	**$366.76**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

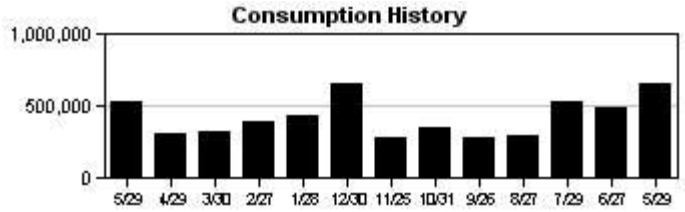
Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	04/29/2026	221290	05/29/2026	226592	530200 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$209.83
Total Service Address Charges	**$209.83**

An estimated read was used to calculate your bill



Hillsborough County Florida

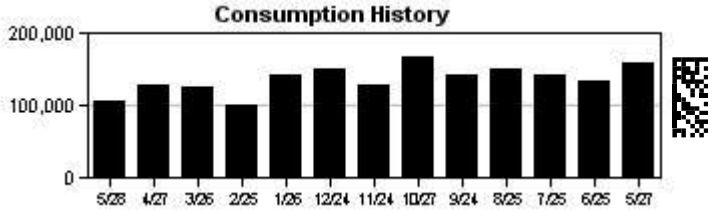
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 7054 RESERVOIR CT-RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	04/27/2026	72068	05/28/2026	73136	106800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$30.01
Total Service Address Charges	**$30.01**



Hillsborough County Florida

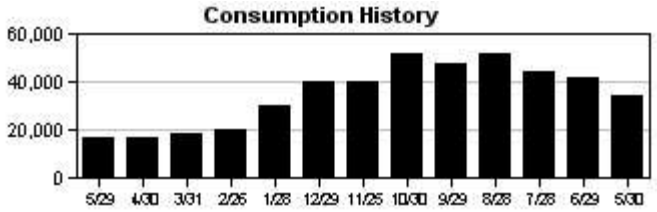
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	04/30/2026	737447	05/29/2026	754201	16754 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$9.46
Total Service Address Charges	**$9.46**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

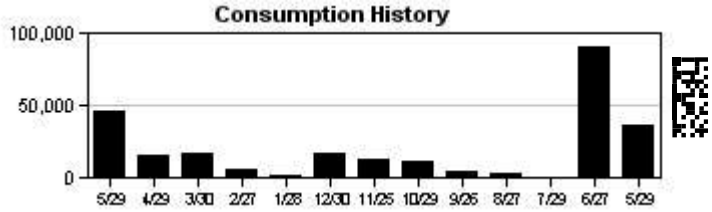
Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	04/29/2026	7718	05/29/2026	8172	45400 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$27.03
Total Service Address Charges	**$27.03**

An estimated read was used to calculate your bill



Hillsborough County Florida

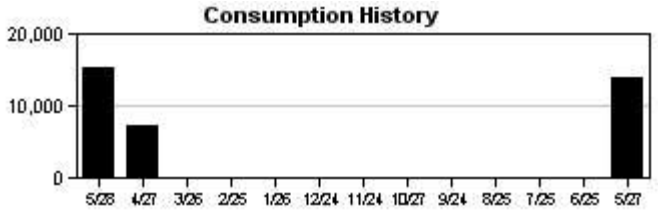
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 5521 SILVER SUN DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	04/27/2026	9125	05/28/2026	9278	15300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$9.23
Total Service Address Charges	**$9.23**



Hillsborough County Florida

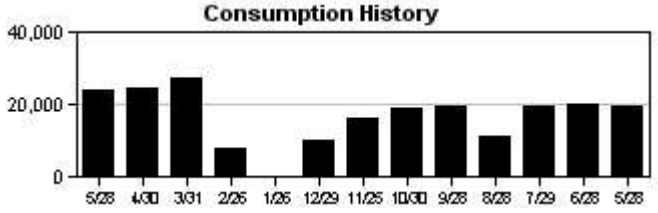
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	04/30/2026	302838	05/28/2026	326692	23854 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$11.88
Total Service Address Charges	**$11.88**



Hillsborough County Florida

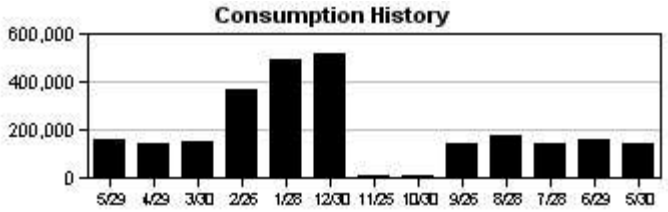
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 5300 DEL CORONADO DR - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703562000	04/29/2026	3433409	05/29/2026	3592430	159021 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$124.75
Total Service Address Charges	**$124.75**



Hillsborough County Florida

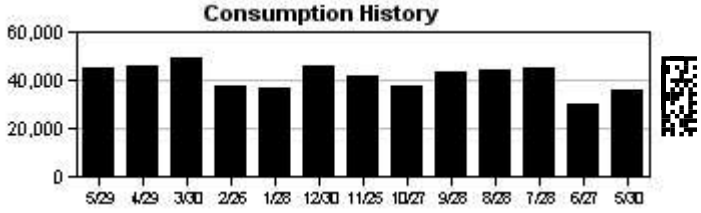
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 5494 DEL CORONADO DR - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705884634	04/29/2026	614287	05/29/2026	659205	44918 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$16.39
Total Service Address Charges	**$16.39**



Hillsborough County Florida

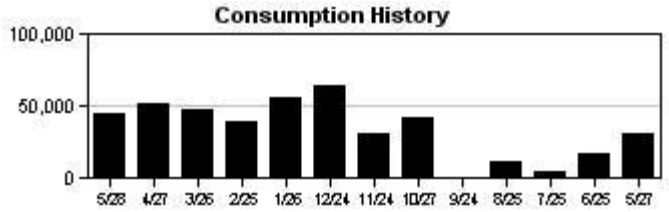
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 7306 GOLDEN SKY CT

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	04/27/2026	20268	05/28/2026	20711	44300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$24.06
Total Service Address Charges	**$24.06**



Hillsborough County Florida

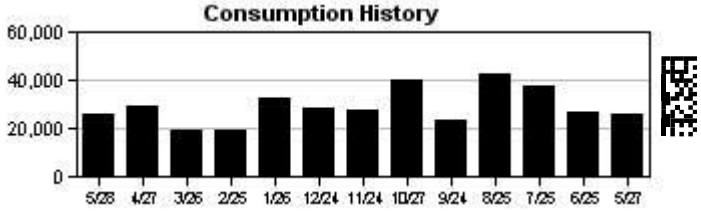
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 7020 SAGUARO WAY-RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	04/27/2026	19291	05/28/2026	19551	26000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$11.73
Total Service Address Charges	**$11.73**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

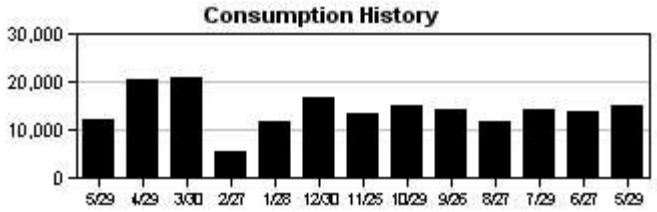
Service Address: 6112 SEA AIR DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	04/29/2026	8583	05/29/2026	8705	12200 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$8.64
Total Service Address Charges	**$8.64**

An estimated read was used to calculate your bill



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

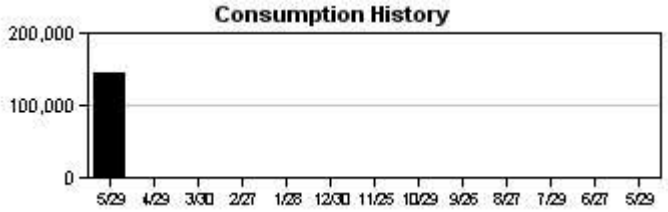
M-Page 11 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	04/29/2026	6968	05/29/2026	152719	145751 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$113.34
Total Service Address Charges	**$113.34**

An estimated read was used to calculate your bill



Hillsborough County Florida

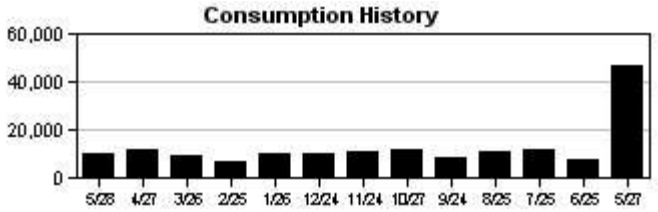
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

Service Address: 7310 BETEL PALM CT I

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	04/27/2026	9060	05/28/2026	9156	9600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$28.99
Water Base Charge	$16.98
Water Usage Charge	$17.35
Total Service Address Charges	**$69.86**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	05/29/2026	06/22/2026

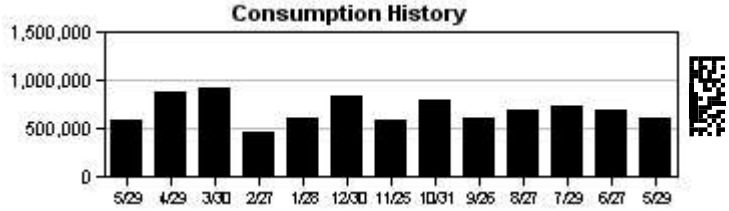
Service Address: 6060 MILESTONE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	04/29/2026	369593	05/29/2026	375430	583700 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$118.34
Total Service Address Charges	**$118.34**

An estimated read was used to calculate your bill



Waterset Central CDD

Meeting Date: June 10, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Keanna Pitts	[redacted]
Kelly Setta	X
Curtis Thorton	
Thomas McNutt	X
Brandon Bentley*	[redacted]

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	12:01
Meeting End Time:	1:[illegible]pm
Total Meeting Time:	3:[illegible] mins

Time Over _____ (3) Hours:	3 : 21 mins

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

May 28, 2026

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

Invoice No. 3748839
68623-1

Re: General Counsel

For Professional Legal Services Rendered

04/10/26	D. Wilbourn	0.50	100.00	Prepare license agreement for tennis lessons
04/14/26	S. Sandy	0.30	103.50	Prepare license agreement for tennis lessons; follow up regarding transition
04/15/26	D. Wilbourn	0.30	60.00	Finalize and transmit tennis license agreement
04/20/26	S. Sandy	0.40	138.00	Prepare and review FYE 2027 budget documents
04/21/26	S. Sandy	1.00	345.00	Confer with DeLuna; prepare for and attend call with McCormick regarding outstanding district items and transition of legal services; conduct follow up
04/23/26	S. Sandy	0.70	241.50	Confer with McNutt; review power of attorney and W9
TOTAL HOURS		3.20		

TOTAL FOR SERVICES RENDERED	$988.00
TOTAL CURRENT AMOUNT DUE	$988.00

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: 5-27-26

Account Number:	**12545**
Invoice Number:	395365
Previous Balance:	$352.00
Commercial General Pests	**$217.00**
Sales Tax:	$0.00
Service Amount:	**$217.00**

Check /Cash: _____

Technician(s): EVL

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

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

General Pest		Treatment	
☐ Acrobat Ants	☐ Pantry pests	☐ Advion Ant Bait Station .1%	☐ Niban FG 5%
☐ Argentine Ants	☑ Paper Wasps	☐ Advion Ant Gel Bait .05%	☐ Nyguard IGR 10%
☐ Bed Bugs	☐ Pharaoh Ants	☐ Advion Roach Bait Stn .5%	☐ Onslaught 6.4%
☐ Carpenter Ants	☑ Preventative	☐ Advion Roach Gel Bait .6%	☑ Perimeter Sweep
☐ Crazy Ants	☐ Roaches	☐ Alpine Aerosol .25%	☐ Taurus .06%
☐ Drain Flies	☐ Silverfish	☐ Biozyme	☐ Talstar Xtra .25%
☐ Fire Ants	☐ Spiders	☐ CM Insect Monitors	☐ Transport GHP .11%
☐ Fleas	☐ Ticks	☐ Dekko Silver Fish Paks 20%	☐ Transport Mikron .11%
☐ German Roaches	☐ White Foot Ants	☐ D-Fense Dust .05%	☐ Vector Bio 5
☐ Ghost Ants	☐ _____	☑ Gentrol Liquid 9%	☐ Wasp Freeze .1%
☐ Mosquitos		☑ Inspection	☐ Web Out 10.5%
☑ Mud Daubers		☐ Maxforce Quantum .03%	☑ Alpine Cyss TA Istar P

Rodent Control	Treatment	
☑ Mice	☐ CM Rat Snap Traps	☐ Rodent Bait Stations
☑ Rats	☑ Contrac Blox Bait .005%	☐ T-Rex Rat Snap Traps
☐ _____	☐ Final Blox Bait .005%	☐ 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: 5-27-26

Account Number:	**12545**
Invoice Number:	395713
Previous Balance:	$352.00
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
- ☐ Bedroom
- ☐ Breakroom
- ☐ Garage
- ☐ Kitchen
- ☑ Perimeter
- ☐ Rest Room

Structure
- ☐ Bank
- ☐ Industrial
- ☐ Medical
- ☑ Professional
- ☐ Residence
- ☐ Retail

Frequency
- ☐ Annual Service
- ☐ Every Other Month
- ☑ Monthly Service
- ☐ Quarterly Service
- ☐ Twice Per Month
- ☐ Weekly

Type of Service
- ☐ Additional Service
- ☐ Extra Service
- ☑ General Pest Control
- ☐ In Wall Tube System
- ☐ Rodent Control
- ☐ Annual Service

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

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

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: _____

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

Invoice 41297585
Invoice Date 5/28/2026
Completed Date 5/28/2026
Payment Term Due Upon Receipt
Due Date 5/28/2026

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

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

Description of work

5/22/26: Upon troubleshooting we found a bad motor starter and contactor. Will need to order new one and replace to restore circulation motors.

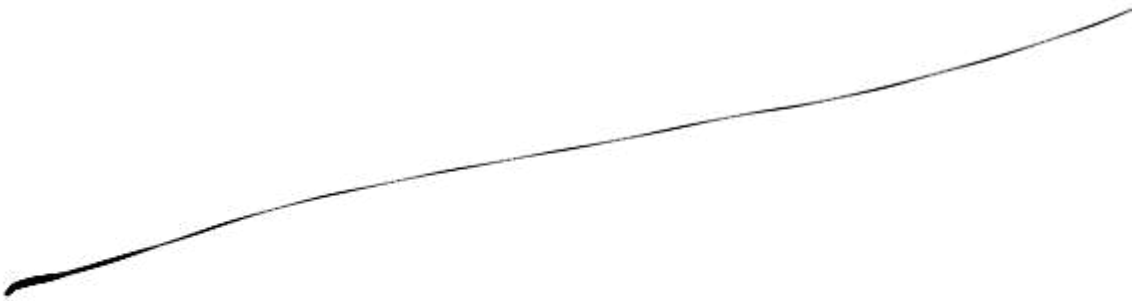
5/28/26: Changed out the contactor and thermal for the pool pump.

Service #	Description	Quantity	Your Price	Total
Service Call ER ELEC-DIA	Emergency call after during/after normal weekday business hours. (5/22/26)	1.00	$195.00	$195.00
1HR ER LBR-1.00 ER	1 ER Labor Hours - Service Technician (5/22/26)	2.00	$195.00	$390.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician (5/28/26)	1.00	$165.00	$165.00
ELECMAT-0200	Contactor	1.00	$450.00	$450.00

Sub-Total	$1,200.00
Tax	$0.00
Total	$1,200.00
Payment	$0.00
Balance Due	$1,200.00

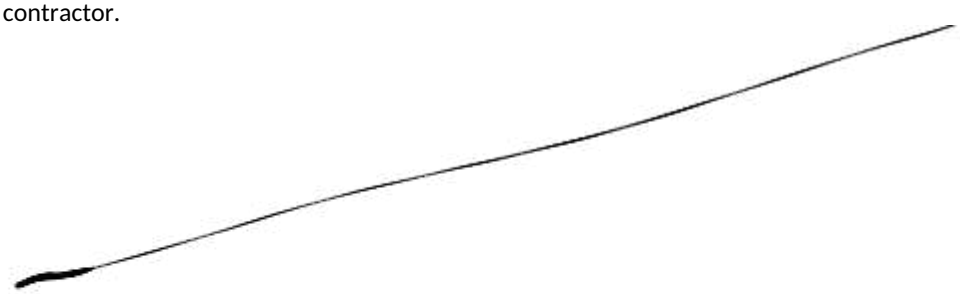
Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.



Date 5/28/2026

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



Date 5/28/2026

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.: 33254
Terms: Net 45
Invoice date: 03/01/2026
Due date: 04/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Maintenance Services			
2.		**Grounds Maintenance Services**	Mowing & Detail Services	1	$28,166.67	$28,166.67
3.		**Horticulture**	Fertilization Program	1	$3,500.00	$3,500.00
4.		**Horticulture**	Pest Control Program	1	$458.33	$458.33

Total **$32,125.00**

Overdue 04/15/2026

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.: 33364
Terms: Net 45
Invoice date: 03/02/2026
Due date: 04/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	Palm Removal and Replacement: Target Area: *South side of Pasco Al Mar, between Waterset Boulevard and 30th street. Scope of Work: *Remove 2 dead Sable Palms by root extraction. *Install 2 (16 ft) OA Sable Palms. (Includes labor, debris removal, hauling, and dump fees.	1	$2,650.00	$2,650.00

Total **$2,650.00**

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.: 33366
Terms: Net 45
Invoice date: 03/02/2026
Due date: 04/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	Live Oak Replacement: Target Area: *South Row of Pam East of Paradiso. Scope of Work: *Remove dead Live Oak by root extraction. *Install (1) Live Oak, Quercus 3" cal. *Includes construction of an earthen water saucer 8"-10" height 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 04/16/2026

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.: 33367
Terms: Net 45
Invoice date: 03/02/2026
Due date: 04/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	Tree Stump Removal: Target Area: *Along the Betel Palm ROW near the mail kiosk. Scope of Work: *Remove the remaining tree stump. *Install 91) Florida Maple 3" cal. *Includes the 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 04/16/2026

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.: 33382
Terms: Net 45
Invoice date: 03/05/2026
Due date: 04/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	Bermuda Field Aeration from approved proposal: Target Area: *Open Bermuda Lawn at the amenity Center. Scope of Work: *Aeration of the Bermuda field at the Amenity Center.	1	$3,250.00	$3,250.00

Total **$3,250.00**

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.: 33391
Terms: Net 45
Invoice date: 03/06/2026
Due date: 04/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	Plant Installation: West Land Buffer of Covington Gardens Drive (Across from school). Option A: *Remove approximately 800 square feet of turf for planting bed preparation and haul away debris ($800.00) *Install 23 Viburnum Odoratissimum 7-gallon ($1,725.00) *Install 21 Fakahatchee Grass 3-gallon ($588.00) *Install 18 Dwarf Fire Bush 3-gallon ($504.00) *Install 6 Copperleaf 3-gallon ($168.00) *Install 8 yards of Pine Bark Mini Nuggets ($600.00)	1	$4,385.00	$4,385.00
2.		**Sales**	Discount	1	−$605.00	−$605.00

Total **$3,780.00**

Overdue 04/20/2026

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.: 33652
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.		**Grounds Maintenance Services**	Mowing & Detail Services	1	$28,166.67	$28,166.67
3.		**Horticulture**	Fertilization Program	1	$3,500.00	$3,500.00
4.		**Horticulture**	Pest Control Program	1	$458.33	$458.33

Total **$32,125.00**

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.: 33874
Terms: Net 45
Invoice date: 03/01/2026
Due date: 04/15/2026

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

Total **$5,831.00**

Overdue 04/15/2026

REPUBLIC SERVICES

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	0696-001354832
Invoice Date	May 17, 2026
Previous Balance	$1,521.57
Payments/Adjustments	-$1,521.57
Current Invoice Charges	**$1,385.47**

Total Amount Due	**Payment Due Date**
$1,385.47	**June 06, 2026**

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 05/07	5555555	-$1,521.57

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset Central Cdd 7281 Paradiso Drive PO joe roethke				
Apollo Beach, FL Contract: 9696002 (C1)				
2 Fl Waste Container 4 Yd, 2 Lifts Per Week				
Disposal:SOUTH CO - CLASS 1				
Waste/Recycling Overage 04/22		1.0000	$88.00	$88.00
Waste/Recycling Overage 04/29		1.0000	$88.00	$88.00
Pickup Service 06/01-06/30			$713.86	$713.86
Administrative Fee				$5.95
Total Fuel/Environmental Recovery Fee				$489.66
CURRENT INVOICE CHARGES				**$1,385.47**

Simple account access at your fingertips.
Download the Republic Services app or visit RepublicServices.com today.



REPUBLIC SERVICES

5210 W Linebaugh Ave
Tampa FL 33624-503434

Address Service Requested

Thank You For Choosing Paperless

Total Enclosed

Total Amount Due	**$1,385.47**
Payment Due Date	**June 06, 2026**
Account Number	**3-0696-0036370**
Invoice Number	**0696-001354832**

☐ For Billing Address Changes, Check Box and Complete Reverse.

Make Checks Payable To:

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

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

3069600363700000001354832000138547000138547 8

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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 #
6/2/2026	INV0000109905

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	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.: 11164-b
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance-29 Waterways	1	$3,600.00	$3,600.00
2.		**Additional Services**	Temporary Fuel Surcharge	1	$108.00	$108.00

Total **$3,708.00**

Ways to pay

BANK

View and pay

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: June 04, 2026

Amount Due:	**$350.99**

Due Date: June 25, 2026
Account #: 221008697536

DO NOT PAY. Your account will be drafted on June 25, 2026

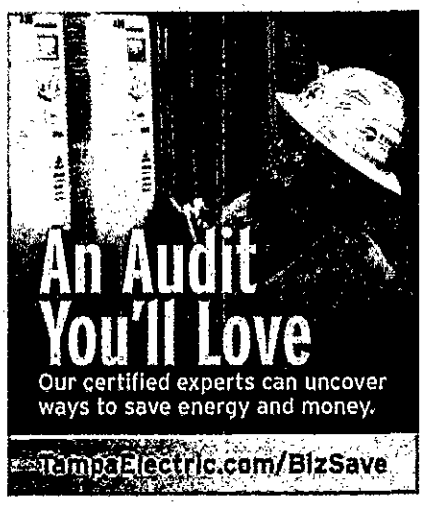
Account Summary

Current Service Period: April 30, 2026 - May 29, 2026

Previous Amount Due	$350.99
Payment(s) Received Since Last Statement	-$350.99
Current Month's Charges	**$350.99**
Amount Due by June 25, 2026	**$350.99**

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

Scan here to view your account online.



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

---

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221008697536
Due Date: June 25, 2026

Amount Due:	**$350.99**

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.

Payment Amount: $_____

603236587127

Your account will be drafted on June 25, 2026

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

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

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008697536
Statement Date: June 04, 2026
Charges Due: June 25, 2026

Service Period: Apr 30, 2026 - May 29, 2026 **Rate Schedule:** Lighting Service

Charge Details

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**

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

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

Phone
Toll Free:
866-689-6469

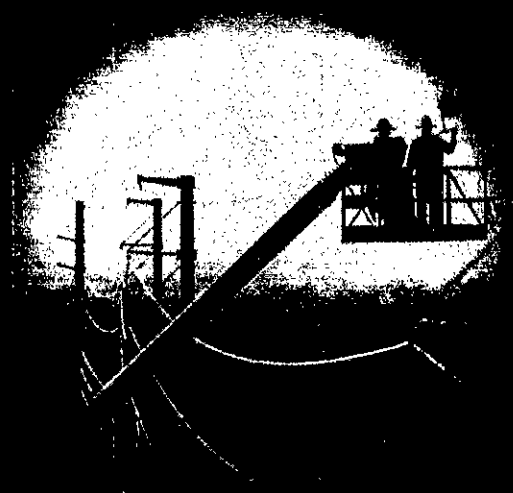
Contact Us

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

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

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

TOGETHER, WE CAN POWER THROUGH ANY STORM.



We work year-round to make our system more resilient and reliable—undergrounding lines, strengthening poles, upgrading equipment and trimming trees—to prevent outages, restore power faster and help lower future storm recovery costs.

We urge you to prepare too. Visit our storm center for helpful tips and information.

TampaElectric.com/StormCenter

TECO TAMPA ELECTRIC

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TECO TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: June 04, 2026

Amount Due:	**$895.98**

Due Date: June 25, 2026
Account #: 221008884712

DO NOT PAY. Your account will be drafted on June 25, 2026

Account Summary

Current Service Period: May 01, 2026 - May 29, 2026

Previous Amount Due	$929.22
Payment(s) Received Since Last Statement	-$929.22
Current Month's Charges	**$895.98**
Amount Due by June 25, 2026	**$895.98**

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

Your Energy Insight

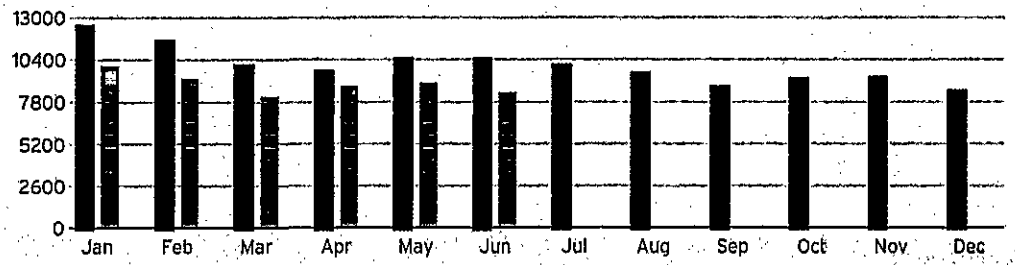
Your average daily kWh used was **16.09%** lower than the same period last year.

Your peak billing demand was **11.11%** lower than the same period last year.

Scan here to view your account online.



Monthly Usage *(kWh)*



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

00000413-0000898-Page 1 of 8

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

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221008884712
Due Date: June 25, 2026

Amount Due:	**$895.98**

Payment Amount: $_____

616816766743

Your account will be drafted on June 25, 2026

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

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

00000413 FTECO1050426230822l0 00000 01 00000000 413 004
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.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008884712
Statement Date: June 04, 2026
Charges Due: June 25, 2026

Meter Read

Service Period: May 01, 2026 - May 29, 2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	05/29/2026	62,151		53,669		8,482 kWh	1	29 Days
1000812338	05/29/2026	16.13		0		16.13 kW	1	29 Days

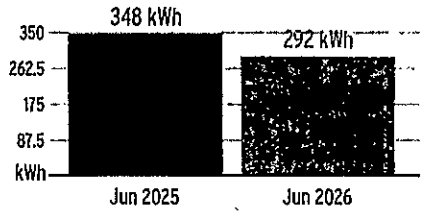
Charge Details

Electric Charges

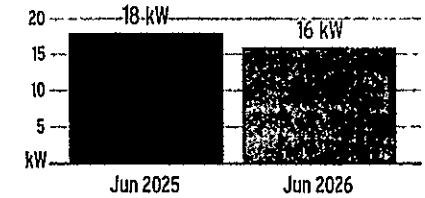
Daily Basic Service Charge	*29 days @ $1.12000*	$32.48
Billing Demand Charge	*16 kW @ $19.06000/kW*	$304.96
Energy Charge	*8,482 kWh @ $0.00815/kWh*	$69.13
Fuel Charge	*8,482 kWh @ $0.03516/kWh*	$298.23
Capacity Charge	*16 kW @ $0.72000/kW*	$11.52
Storm Protection Charge	*16 kW @ $2.02000/kW*	$32.32
Energy Conservation Charge	*16 kW @ $0.79000/kW*	$12.64
Environmental Cost Recovery	*8,482 kWh @ $0.00072/kWh*	$6.11
Clean Energy Transition Mechanism	*16 kW @ $1.15000/kW*	$18.40
Storm Surcharge	*8,482 kWh @ $0.01035/kWh*	$87.79
Florida Gross Receipt Tax		$22.40
Electric Service Cost		**$895.98**

Total Current Month's Charges **$895.98**

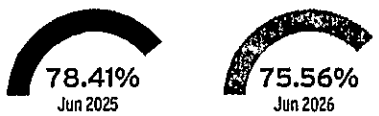
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

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.

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P.O. Box 31318
Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
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Phone
Toll Free:
866-689-6469

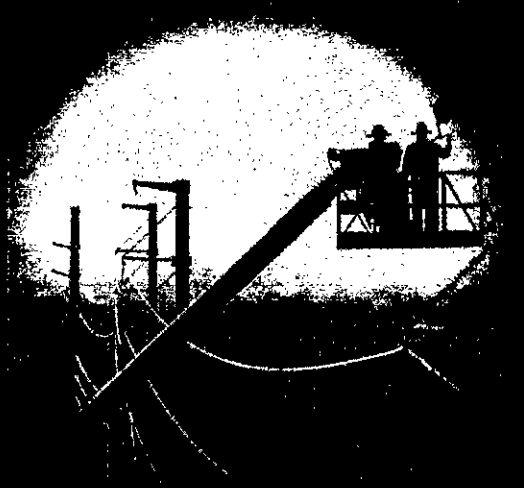
Contact Us

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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000004413-0000898-Page 2 of 8

TOGETHER, WE CAN POWER THROUGH ANY STORM.



We work year-round to make our system more resilient and reliable—undergrounding lines, strengthening poles, upgrading equipment and trimming trees—to prevent outages, restore power faster and help lower future storm recovery costs.

We urge you to prepare too. Visit our storm center for helpful tips and information.

TampaElectric.com/StormCenter

TECO TAMPA ELECTRIC

00000413-0000899-Page 3 of 8

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

Statement Date: June 08, 2026

WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Amount Due:	$162.33

Due Date: June 29, 2026
Account #: 221008930457

DO NOT PAY. Your account will be drafted on June 29, 2026

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

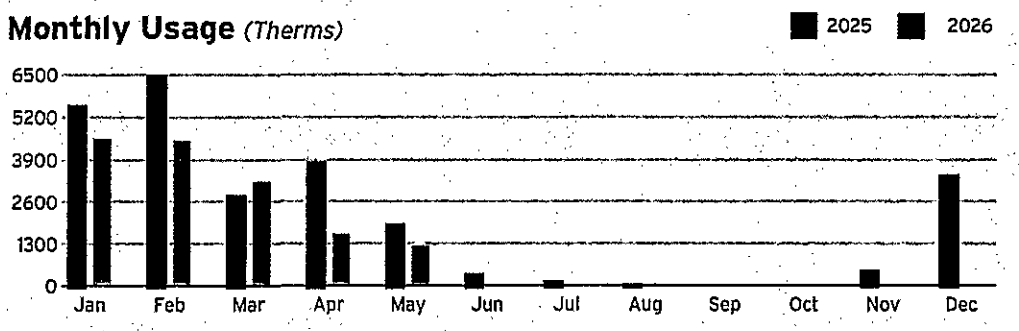
Previous Amount Due	$2,061.61
Payment(s) Received Since Last Statement	-$2,061.61
Current Month's Charges	**$162.33**
Amount Due by June 29, 2026	**$162.33**

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

Scan here to view your account online.

00000437-0001929-Page 1 of 4

Monthly Usage *(Therms)*



Stay safe

Make the right call and avoid a dangerous mistake.

811 Know what's below. Call before you dig.

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.

TECO PEOPLES GAS
AN EMERA COMPANY

Account #: 221008930457
Due Date: June 29, 2026

Amount Due:	$162.33

Payment Amount: $_____

600000893261

Your account will be drafted on June 29, 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.

00000437 FTECO10603603151110 00000 01 00000000 437 002
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.

TECO PEOPLES GAS
AN EMERA COMPANY

Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008930457
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026 **Rate Schedule:** General Service 2 (GS2)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANR00230	06/02/2026	41,778	41,778	0 CCF	1.040	1.1168	0.0 Therms	32 Days

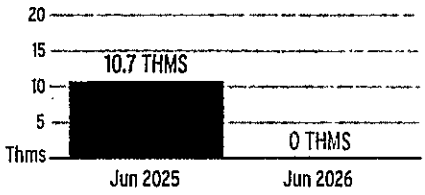
Charge Details

Natural Gas Charges

Customer Charge	$151.00
Natural Gas Service Cost	**$151.00**
State Tax	$11.33
Total Natural Gas Cost, Local Fees and Taxes	**$162.33**

Total Current Month's Charges **$162.33**

Avg THMS Used Per Day



00000437-0000929-Page 2 of 4

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.

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

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Find list of Payment Agents at **PeoplesGas.com**

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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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

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Use **common senses** to identify a natural gas leak.



SMELL

If you smell rotten eggs, a natural gas leak could be nearby.



SIGHT

Watch for dirt blowing or water bubbling up from the ground, which may indicate a gas leak.



SOUND

Listen for hissing or high-pitched whistling. Noise varies with line pressure.

While a natural gas leak is a rare occurrence, a big part of our commitment to safety is to share with you what you need to know about the natural gas pipelines in your area. You can help keep your community safe by using your senses when you are walking around your neighborhood or workplace.

If you suspect a natural gas leak, immediately move to safety - 300 feet or about the length of a football field - and **call 911** then **call us at 877-832-6747.** We have someone ready to answer your calls about leaks or other natural gas emergencies 24/7.

Visit **PeoplesGas.com/Safety** for helpful tips and to learn more about safety around natural gas.

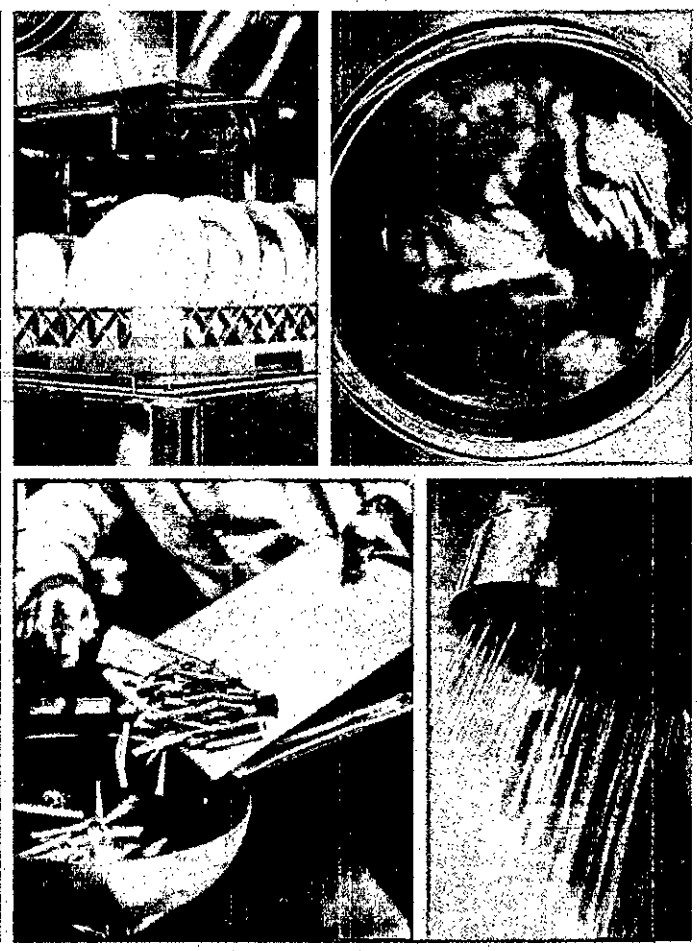
TECO. PEOPLES GAS AN EMERA COMPANY

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.**

TECO. PEOPLES GAS



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TECO
AN EMERA COMPANY
PeoplesGas.com | TampaElectric.com

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

Statement Date: June 05, 2026

Amount Due:	**$3,471.43**

Due Date: June 19, 2026
Account #: 321000017137

DO NOT PAY. Your account will be drafted on June 19, 2026

Account Summary

Previous Amount Due	$3,982.73
Payment(s) Received Since Last Statement	-$3,982.73
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$3,471.43**
Amount Due by June 19, 2026	**$3,471.43**

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

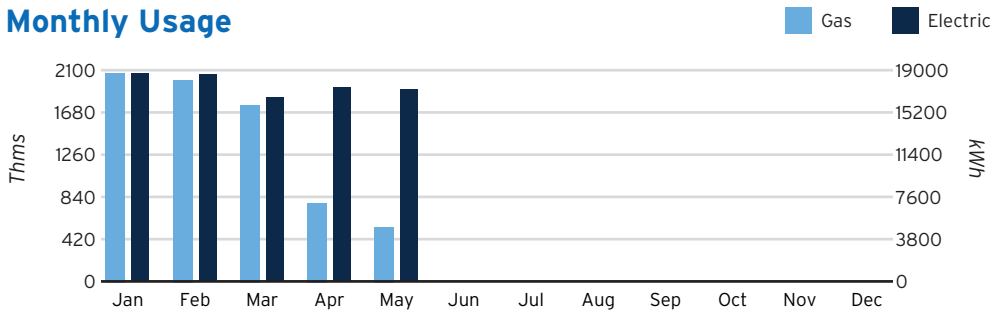
Your Locations With The Highest Usage

7281 PARADISO DR, APOLLO BEACH, FL 33572-1637	11,486 KWH
6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611	153 KWH

Scan here to interact with your bill online.



Monthly Usage



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

---

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

TECO
AN EMERA COMPANY

Account #: 321000017137
Due Date: June 19, 2026

Amount Due:	**$3,471.43**
Payment Amount: $ _____	

700625003848

Your account will be drafted on June 19, 2026

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

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

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

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

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

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	05/01/2026	47,288		46,832		456 CCF		1.039		1.1168		529.1 Therms	31 Days	$886.07

▼ 31.0%

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637 **Sub-Account Number:** 221004023737

Meter	Read Date	Current	-	Previous	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period	Amount
SHI14676	05/01/2026	48		48		0 CCF		1.039		1.0000		0.0 Therms	31 Days	$67.73

Service Address: 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611 **Sub-Account Number:** 211018655814

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000534960	04/29/2026	7,976		7,823		153 kWh	1	30 Days	$48.97

▼ 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	04/29/2026	507		500		7 kWh	1	30 Days	$23.26

▼ 12.5%

Continued on next page →

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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

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	04/29/2026	817		801		16 kWh	1	30 Days	$24.84	0.0%

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	04/29/2026	704		690		14 kWh	1	30 Days	$24.49	0.0%

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	04/29/2026	33,472		21,986		11,486 kWh	1	30 Days	$2,288.95	
1000864538	04/29/2026	23.93		0		23.93 kW	1	30 Days		4.9%
1000864536	04/29/2026	4,858		99,383		5,475 kWh	1	30 Days		
1000864536	04/29/2026	21.02		0		21.02 kW	1	30 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	04/29/2026	759		747		12 kWh	1	30 Days	$24.13	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	04/29/2026	1,021		969		52 kWh	1	30 Days	$31.19	136.4%

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	04/29/2026	900		886		14 kWh	1	30 Days	$24.49	0.0%

Continued on next page →

Summary of Charges by Service Address

Account Number: 321000017137

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 7054 RESERVIOR CT, APOLLO BEACH, FL 33572-1646 **Sub-Account Number:** 221007764808

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000475292	04/29/2026	1,636		1,606		30 kWh	1	30 Days	$27.31
								▲	15.4%

Total Current Month's Charges **$3,471.43**

TECO AN EMERA COMPANY

Sub-Account #: 221003734730
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Pool Heaters

Service Period: 04/01/2026 - 05/01/2026 **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	05/01/2026	47,288		46,832		456 CCF		1.039		1.1168		529.1 Therms	31 Days

Charge Details

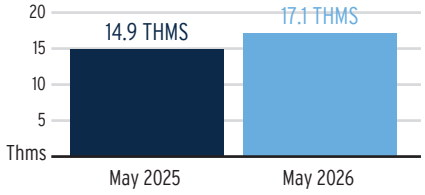
Natural Gas Charges

Customer Charge		$81.00
Distribution Charge	*529.1 THMS @ $0.47618*	$251.95
PGA	*529.1 THMS @ $0.90000*	$476.19
Florida Gross Receipts Tax		$15.11
Natural Gas Service Cost		**$824.25**
State Tax		$61.82
Total Natural Gas Cost, Local Fees and Taxes		**$886.07**

Current Month's Natural Gas Charges **$886.07**

Billing information continues on next page →

Avg THMS Used Per Day



TECO
AN EMERA COMPANY

Sub-Account #: 221004023737
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Water Heaters

Service Period: 04/01/2026 - 05/01/2026 **Rate Schedule:** Small General Service (SGS)

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
SHI14676	05/01/2026	48		48		0 CCF		1.039		1.0000		0.0 Therms	31 Days

Charge Details

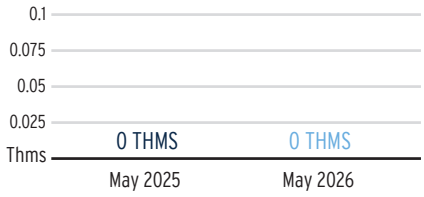
Natural Gas Charges

Customer Charge	$63.00
Natural Gas Service Cost	**$63.00**
State Tax	$4.73
Total Natural Gas Cost, Local Fees and Taxes	**$67.73**

Current Month's Natural Gas Charges $67.73

Billing information continues on next page →

Avg THMS Used Per Day



TECO
AN EMERA COMPANY

Sub-Account #: 211018655814
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	04/29/2026	7,976		7,823		153 kWh	1	30 Days

Charge Details

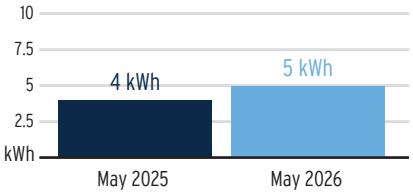
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*153 kWh @ $0.09202/kWh*	$14.08
Fuel Charge	*153 kWh @ $0.03516/kWh*	$5.38
Storm Protection Charge	*153 kWh @ $0.00568/kWh*	$0.87
Clean Energy Transition Mechanism	*153 kWh @ $0.00418/kWh*	$0.64
Storm Surcharge	*153 kWh @ $0.02121/kWh*	$3.25
Florida Gross Receipt Tax		$1.13
Electric Service Cost		**$45.15**
State Tax		$3.82
Total Electric Cost, Local Fees and Taxes		**$48.97**

Current Month's Electric Charges $48.97

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211019514606
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	04/29/2026	507		500		7 kWh	1	30 Days

Charge Details

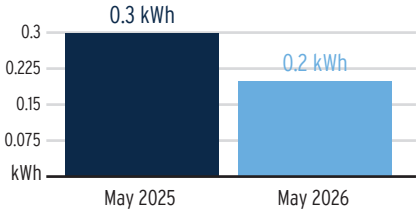
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*7 kWh @ $0.09202/kWh*	$0.64
Fuel Charge	*7 kWh @ $0.03516/kWh*	$0.25
Storm Protection Charge	*7 kWh @ $0.00568/kWh*	$0.04
Clean Energy Transition Mechanism	*7 kWh @ $0.00418/kWh*	$0.03
Storm Surcharge	*7 kWh @ $0.02121/kWh*	$0.15
Florida Gross Receipt Tax		$0.54
Electric Service Cost		**$21.45**
State Tax		$1.81
Total Electric Cost, Local Fees and Taxes		**$23.26**

Current Month's Electric Charges **$23.26**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211021571990
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

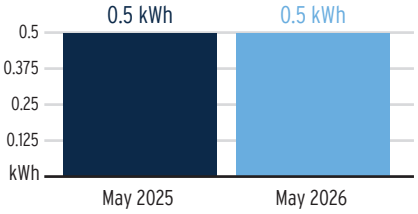
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	04/29/2026	817		801		16 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.57
Electric Service Cost		**$22.90**
State Tax		$1.94
Total Electric Cost, Local Fees and Taxes		**$24.84**

Avg kWh Used Per Day



Current Month's Electric Charges **$24.84**

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211023029229
Statement Date: 06/02/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

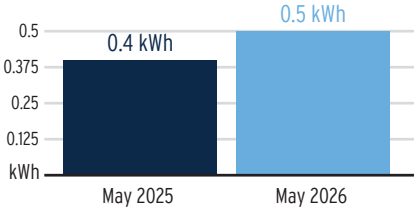
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	04/29/2026	704		690		14 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*14 kWh @ $0.09202/kWh*	$1.29
Fuel Charge	*14 kWh @ $0.03516/kWh*	$0.49
Storm Protection Charge	*14 kWh @ $0.00568/kWh*	$0.08
Clean Energy Transition Mechanism	*14 kWh @ $0.00418/kWh*	$0.06
Storm Surcharge	*14 kWh @ $0.02121/kWh*	$0.30
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.58**
State Tax		$1.91
Total Electric Cost, Local Fees and Taxes		**$24.49**

Avg kWh Used Per Day



Current Month's Electric Charges **$24.49**

Billing information continues on next page →

TECO
AN EMERA COMPANY

Sub-Account #: 221003491596
Statement Date: 06/02/2026

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

Meter Read

Meter Location: POOL

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	04/29/2026	33,472		21,986		11,486 kWh	1	30 Days
1000864538	04/29/2026	23.93		0		23.93 kW	1	30 Days

Charge Details

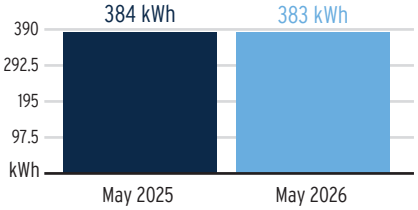
Electric Charges

Daily Basic Service Charge	*30 days @ $1.12000*	$33.60
Billing Demand Charge	*24 kW @ $19.06000/kW*	$457.44
Energy Charge	*11,486 kWh @ $0.00815/kWh*	$93.61
Fuel Charge	*11,486 kWh @ $0.03516/kWh*	$403.85
Capacity Charge	*24 kW @ $0.72000/kW*	$17.28
Storm Protection Charge	*24 kW @ $2.02000/kW*	$48.48
Energy Conservation Charge	*24 kW @ $0.79000/kW*	$18.96
Environmental Cost Recovery	*11,486 kWh @ $0.00072/kWh*	$8.27
Clean Energy Transition Mechanism	*24 kW @ $1.15000/kW*	$27.60
Storm Surcharge	*11,486 kWh @ $0.01035/kWh*	$118.88
Florida Gross Receipt Tax		$31.49
Electric Service Cost		**$1,259.46**
State Tax		$106.42
Total Electric Cost, Local Fees and Taxes		**$1,365.88**

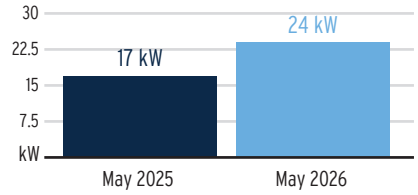
Current Month's Electric Charges **$1,365.88**

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

TECO
AN EMERA COMPANY

Sub-Account #: 221003491596
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service Demand - Standard

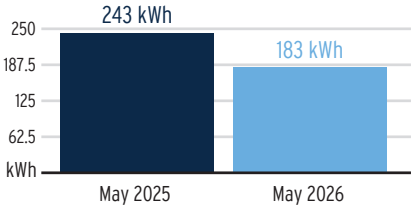
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	04/29/2026	4,858		99,383		5,475 kWh	1	30 Days
1000864536	04/29/2026	21.02		0		21.02 kW	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $1.12000*	$33.60
Billing Demand Charge	*21 kW @ $19.06000/kW*	$400.26
Energy Charge	*5,475 kWh @ $0.00815/kWh*	$44.62
Fuel Charge	*5,475 kWh @ $0.03516/kWh*	$192.50
Capacity Charge	*21 kW @ $0.72000/kW*	$15.12
Storm Protection Charge	*21 kW @ $2.02000/kW*	$42.42
Energy Conservation Charge	*21 kW @ $0.79000/kW*	$16.59
Environmental Cost Recovery	*5,475 kWh @ $0.00072/kWh*	$3.94
Clean Energy Transition Mechanism	*21 kW @ $1.15000/kW*	$24.15
Storm Surcharge	*5,475 kWh @ $0.01035/kWh*	$56.67
Florida Gross Receipt Tax		$21.28
Electric Service Cost		**$851.15**
State Tax		$71.92
Total Electric Cost, Local Fees and Taxes		**$923.07**

Avg kWh Used Per Day



Current Month's Electric Charges **$923.07**

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 221006521464
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

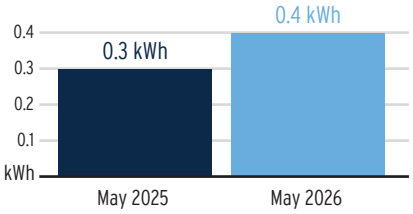
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	04/29/2026	759		747		12 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*12 kWh @ $0.09202/kWh*	$1.10
Fuel Charge	*12 kWh @ $0.03516/kWh*	$0.42
Storm Protection Charge	*12 kWh @ $0.00568/kWh*	$0.07
Clean Energy Transition Mechanism	*12 kWh @ $0.00418/kWh*	$0.05
Storm Surcharge	*12 kWh @ $0.02121/kWh*	$0.25
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.25**
State Tax		$1.88
Total Electric Cost, Local Fees and Taxes		**$24.13**

Avg kWh Used Per Day



Current Month's Electric Charges $24.13

Billing information continues on next page →

TECO
AN EMERA COMPANY

Sub-Account #: 221006546453
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	04/29/2026	1,021		969		52 kWh	1	30 Days

Charge Details

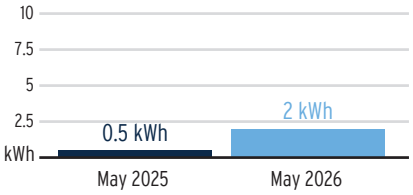
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*52 kWh @ $0.09202/kWh*	$4.79
Fuel Charge	*52 kWh @ $0.03516/kWh*	$1.83
Storm Protection Charge	*52 kWh @ $0.00568/kWh*	$0.30
Clean Energy Transition Mechanism	*52 kWh @ $0.00418/kWh*	$0.22
Storm Surcharge	*52 kWh @ $0.02121/kWh*	$1.10
Florida Gross Receipt Tax		$0.72
Electric Service Cost		**$28.76**
State Tax		$2.43
Total Electric Cost, Local Fees and Taxes		**$31.19**

Current Month's Electric Charges **$31.19**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 221007184437
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	04/29/2026	900		886		14 kWh	1	30 Days

Charge Details

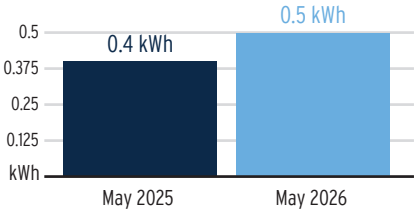
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*14 kWh @ $0.09202/kWh*	$1.29
Fuel Charge	*14 kWh @ $0.03516/kWh*	$0.49
Storm Protection Charge	*14 kWh @ $0.00568/kWh*	$0.08
Clean Energy Transition Mechanism	*14 kWh @ $0.00418/kWh*	$0.06
Storm Surcharge	*14 kWh @ $0.02121/kWh*	$0.30
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.58**
State Tax		$1.91
Total Electric Cost, Local Fees and Taxes		**$24.49**

Current Month's Electric Charges **$24.49**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
AN EMERA COMPANY

Sub-Account #: 221007764808
Statement Date: 06/02/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

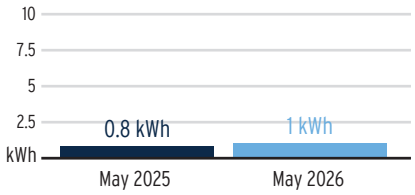
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	04/29/2026	1,636		1,606		30 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*30 kWh @ $0.09202/kWh*	$2.76
Fuel Charge	*30 kWh @ $0.03516/kWh*	$1.05
Storm Protection Charge	*30 kWh @ $0.00568/kWh*	$0.17
Clean Energy Transition Mechanism	*30 kWh @ $0.00418/kWh*	$0.13
Storm Surcharge	*30 kWh @ $0.02121/kWh*	$0.64
Florida Gross Receipt Tax		$0.63
Electric Service Cost		**$25.18**
State Tax		$2.13
Total Electric Cost, Local Fees and Taxes		**$27.31**

Avg kWh Used Per Day



Current Month's Electric Charges **$27.31**

Total Current Month's Charges **$3,471.43**

Terrapin Lawn Care, LLC.
30929 Mirada Blvd # 529
San Antonio, FL 33576
+1 (352) 530-2000

INVOICE

office@terrapinlawncare.com

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

Service Address
Waterset Central CDD
Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

Waterset Central CDD

Account #	5116
Invoice #	7765
Invoice Date	06/03/2026
Invoice Total	**$150.00**

ITEM	DESCRIPTION	COST	QTY	PRICE
Palm Root Injections				
Palm Root Injections	Root injection of systemic insecticides at bases of palms throughout. 5 Palms	$150.00	1	$150.00

Terms
Payment is due upon receipt.

Notes
Thank you for your business!

Refer a friend or neighbor and we will take care of your next service.

Subtotal	**$150.00**
Total	**$150.00**
Amount Paid	$0.00
Amount Due	**$150.00**
Account Balance	$0.00
Balance Due	**$150.00**

Terrapin Protection Tip – Lawn, Home & Landscape

• Water lawns early morning (4–8 AM) to reduce evaporation and turf disease. Spray heads typically run 20-25 minutes, while rotor heads require 35-40 minutes because they apply water more slowly.

• Keep St. Augustine mowed at 3.5–4 inches. Taller turf shades soil improves root depth and naturally helps suppress weeds.

• Avoid excessive irrigation around shrubs and landscape beds. Constant moisture can lead to fungus, root stress, and increased weeds homeowners may not notice right away.

• After winter, rejuvenation pruning helps shrubs recover by removing cold damage and encouraging strong spring growth.

• Palm trees should not be over-pruned. Only remove fully brown fronds to avoid weakening the palm and causing nutrient deficiencies.

• Reduce pest pressure around your home:
Keep mulch, plants, and shrubs trimmed away from the foundation to eliminate hiding places for insects.

• Moisture management is key for termite prevention. Fix leaks, maintain proper drainage, and avoid wood-to-soil contact near the home.

• Seal small entry points around doors, windows, and utility penetrations to reduce indoor pest activity.

• Consistent professional service is the best defense. Preventative treatments protect your lawn, landscape, and home from costly issues before they become

visible.

At Terrapin, we believe in protecting the homes and communities we serve—just like a shell protects the terrapin. Our mission is to safeguard your lawn, landscape, and home with expert care year-round.

Wind speed: 9mph
Wind direction: ENE
Temperature: 78 °F
Sky Condition: Overcast
Humidity: 88%
Service Date: 06/03/2026
Next Service Date: 07/31/2026

MATERIALS	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Shrub - T/O Chelated Micros	128 oz	100Gal	Blanket Spray	All Common Areas		22000 Square ft	
Shrub-Bandit Systemic Insecticide 432-1328	20 oz	100Gal	Blanket Spray	All Common Areas	Shrubs - Spider Mites	22000 Square ft	

PAYMENT STUB

Terrapin Lawn Care, LLC
30929 Mirada Blvd #529
San Antonio, Florida 33576

Customer	Waterset Central CDD
Account #	5116
Invoice #	7765
Invoice Date	06/03/2026
Balance Due	$150.00
Amount Enclosed	

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01799H **Date 05/22/2026**

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 # 26-01799H **Notice of Workshop** **RE:** Waterset Central CDD Board of Supervisors Meeting on 5/29/26 at 10:00 AM **Published:** 5/22/2026	$59.06

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$59.06**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF WORKSHOP OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Waterset Central Community Development District (the "District") will hold a Workshop (the "Meeting") of its Board of Supervisors (the "Board") on May 29th, 2026, at 10 a.m. at The Waterset Founders Club located at 6160 Turnbuckle Drive Apollo Beach FL 33572.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna, District Manager
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
May 22, 2026 26-01799H

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.

INVOICE
594814

UNITED VISUAL PRODUCTS
540 W Oklahoma Ave.

Milwaukee, WI 53207
Reg:
Tax:39-1838515

Customer #: 0444265

Shipping address : Waterset Central
Community Dev
KATIRIA PARODI
813.677.2114
7281 PARADISO DR

APOLLO BEACH
FL
33572-

Shipping Instructions : Best Way

Customer : Waterset Central Community Dev
Waterset Central Community Development D
Katiria Parodi 813-677-2114
3434 Colwell Ave., Ste 200
Tampa
FL

Telephone : 813-677-2114

Fax :

Sales order	Order date	Ship Date	Salesperson	Customer purchase order no
594814	05/15/26	06/05/2026 06/05/2026	Randy Melkie	

Stock code	Order quantity	Unit price	Uom	Gross amount
UV402PLUS-BLACK-BLACKFABRIC 24"W X 36"HX3-1/8"D OUTDR PLUS 24W X 36H X 3-1/8D outdoorplus enclosed corkboard with one left hinged lockable door.2 locks. 1/8" acrylic window. Black aluminum frame. Black fabric over cork. No header No illumination.	1.000	550.00	EA	550.00
UV1309-BLACK-BLACK 2" x 2" x 96" Single Sided Sig	1.000	278.00	EA	278.00

NOTES

Total gross	:	**828.00**
Total discount	:	**0.00**
Total freight	:	**415.00**
Misc charges	:	**0.00**
Total tax	:	**0.00**
Total net amount	:	**1,243.00**

Tab 18

Rizzetta & Company

Waterset Central Community Development District

Financial Statements (Unaudited)

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

watersetcentralcdd.org
rizzetta.com

Waterset Central Community Development District

Balance Sheet

As of 06/30/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	339,398	0	9,118	0	348,515	0	0
Investments	1,298,801	276,868	1,519,237	63,333	3,158,240	0	0
Refundable Deposits	19,463	0	0	0	19,463	0	0
Fixed Assets	0	0	0	0	0	10,358,729	0
Amount Available in Debt Service	0	0	0	0	0	0	1,528,355
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,566,645
Total Assets	1,657,662	276,868	1,528,355	63,333	3,526,218	10,358,729	15,095,000
Liabilities							
Accounts Payable	250,183	0	0	0	250,183	0	0
Accrued Expenses	21,850	0	0	0	21,850	0	0
Other Current Liabilities	19	0	0	0	19	0	0
Due To Other	3,650	0	0	0	3,650	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	15,095,000
Deposits Payable	17,870	0	0	0	17,870	0	0
Total Liabilities	293,572	0	0	0	293,572	0	15,095,000
Fund Equity & Other Credits							
Beginning Fund Balance	519,657	174,950	1,482,585	47,522	2,224,714	0	0
Investment In General Fixed Assets	0	0	0	0	0	10,358,729	0
Net Change in Fund Balance	844,433	101,918	45,770	15,811	1,007,932	0	0
Total Fund Equity & Other Credits	1,364,090	276,868	1,528,355	63,333	3,232,646	10,358,729	0
Total Liabilities & Fund Equity	1,657,662	276,868	1,528,355	63,333	3,526,218	10,358,729	15,095,000

See Notes to Unaudited Financial Statements

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	16,887	16,887
Special Assessments				
Tax Roll	1,900,559	1,900,559	1,894,482	(6,077)
Other Misc. Revenues				
Clubhouse Rentals	0	0	22,673	22,673
Vendor Rebates	0	0	3	3
Total Revenues	1,900,559	1,900,559	1,934,045	33,486
Expenditures				
Legislative				
Supervisor Fees	14,400	10,800	5,600	5,200
Total Legislative	14,400	10,800	5,600	5,200
Financial & Administrative				
Accounting Services	21,376	16,032	16,032	0
Administrative Services	5,314	3,985	3,986	0
Arbitrage Rebate Calculation	450	450	0	450
Assessment Roll	5,905	5,905	5,905	0
Auditing Services	3,400	3,400	0	3,400
Bank Fees	2,500	1,875	1,441	433
Disclosure Report	5,000	3,750	3,750	0
District Engineer	12,000	9,000	16,235	(7,235)
District Management	24,250	18,188	18,188	0
Dues, Licenses & Fees	700	569	179	390
Financial & Revenue Collections	5,314	3,985	3,986	0
Legal Advertising	3,000	2,250	1,116	1,133
Public Officials Liability Insurance	3,500	3,500	3,209	291
Trustees Fees	5,000	2,694	2,694	0
Utility Bond	500	500	197	303
Website Hosting, Maintenance, Backup & E	4,000	3,000	2,953	47
Total Financial & Administrative	102,209	79,083	79,871	(788)
Legal Counsel				
District Counsel	65,000	48,750	35,182	13,568
Total Legal Counsel	65,000	48,750	35,182	13,568
Security Operations				
Security Services & Patrols	65,000	48,750	38,706	10,044
Total Security Operations	65,000	48,750	38,706	10,044
Electric Utility Services				
Utility - Recreation Facilities	20,000	15,000	8,538	6,462
Utility - Street Lights	0	0	3,393	(3,393)
Utility Services	35,000	26,250	21,018	5,233
Total Electric Utility Services	55,000	41,250	32,949	8,302
Gas Utility Service				

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Recreation Facilities	25,000	18,750	45,146	(26,397)
Total Gas Utility Service	25,000	18,750	45,146	(26,397)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	12,000	9,000	11,039	(2,039)
Total Garbage/Solid Waste Control Services	12,000	9,000	11,039	(2,039)
Water-Sewer Combination Services				
Utility - Reclaimed	18,000	13,500	14,890	(1,389)
Utility Services	20,000	15,000	15,582	(583)
Total Water-Sewer Combination Services	38,000	28,500	30,472	(1,972)
Stormwater Control				
Aquatic Maintenance	43,200	32,400	32,400	0
Lake/Pond Bank Maintenance & Repair	10,000	7,500	0	7,500
Mitigation Area Monitoring & Maintenance	2,500	1,875	0	1,875
Wetland Monitoring & Maintenance	5,000	3,750	32,500	(28,750)
Total Stormwater Control	60,700	45,525	64,900	(19,375)
Other Physical Environment				
Fire Ant Treatment	7,500	5,625	0	5,625
General Liability Insurance	4,500	4,500	5,497	(997)
Holiday Decorations	9,000	9,000	6,818	2,182
Irrigation Maintenance	70,000	52,500	46,846	5,654
Irrigation Repair	20,000	15,000	7,770	7,230
Landscape - Mulch	103,000	77,250	0	77,250
Landscape Inspection Services	12,000	9,000	9,000	0
Landscape Maintenance	440,000	330,000	293,775	36,225
Landscape Replacement Plants, Shrubs, Tr	50,000	37,500	11,830	25,670
Property Insurance	50,000	50,000	46,364	3,636
Total Other Physical Environment	766,000	590,375	427,900	162,475
Road & Street Facilities				
Sidewalk Maintenance & Repair	3,000	2,250	0	2,250
Street Sign Repair & Replacement	10,000	7,500	6,203	1,297
Total Road & Street Facilities	13,000	9,750	6,203	3,547
Parks & Recreation				
Access Control Maintenance & Repair	15,000	11,250	8,406	2,845
Athletic Court/Field/Playground Maintena	500	375	7,512	(7,138)
Basketball Court Maintenance & Supplies	5,500	4,125	84	4,041
Clubhouse Facility Janitorial Supplies	10,000	7,500	9,379	(1,879)
Clubhouse Janitorial Services	26,000	19,500	19,081	420
Computer Support, Maintenance & Repair	750	563	2,875	(2,313)
Facility A/C & Heating Maintenance & Rep	10,000	7,500	743	6,757
Facility Supplies	8,000	6,000	3,168	2,832

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fitness Equipment Maintenance & Repair	15,000	11,250	3,509	7,741
Maintenance & Repairs	35,000	26,250	11,922	14,327
Management Contract	290,000	217,500	126,840	90,661
Office Supplies	2,000	1,500	4,548	(3,048)
Pest Control	8,000	6,000	4,063	1,937
Playground Equipment & Maintenance	8,500	6,375	0	6,375
Playground Mulch	12,000	9,000	0	9,000
Pool Permits	1,500	1,500	1,200	299
Pool Repairs	25,000	18,750	32,385	(13,634)
Pool Service Contract	63,000	47,250	47,060	190
Security System Monitoring Services & Ma	10,000	7,500	4,946	2,554
Telephone, Internet, Cable	10,000	7,500	5,917	1,582
Tennis Court Maintenance & Supplies	3,000	2,250	5,494	(3,244)
Trail/Bike Path Maintenance	1,500	1,125	0	1,125
Vehicle Maintenance	9,000	6,750	967	5,784
Total Parks & Recreation	569,250	427,313	300,099	127,214
Contingency				
Miscellaneous Contingency	75,000	56,250	11,545	44,704
Storm Damage/Restoration	40,000	30,000	0	30,000
Total Contingency	115,000	86,250	11,545	74,704
Total Expenditures	1,900,559	1,444,096	1,089,612	354,483
Total Excess of Revenues Over(Under) Expenditures	0	456,463	844,433	387,969
Fund Balance, Beginning of Period	0	0	519,657	519,658
Total Fund Balance, End of Period	0	456,463	1,364,090	907,627

168 Reserve Fund

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,918	1,918
Special Assessments				
Tax Roll	100,000	100,000	100,000	0
Total Revenues	100,000	100,000	101,918	1,918
Expenditures				
Contingency				
Capital Reserve	100,000	100,000	0	100,000
Total Contingency	100,000	100,000	0	100,000
Total Expenditures	100,000	100,000	0	100,000
Total Excess of Revenues Over(Under) Expenditures	0	0	101,918	101,918
Fund Balance, Beginning of Period	0	0	174,950	174,950
Total Fund Balance, End of Period	0	0	276,868	276,868

168 Debt Service Fund S2018

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	40,352	40,352
Special Assessments				
Tax Roll	1,118,835	1,118,835	1,130,124	11,289
Total Revenues	1,118,835	1,118,835	1,170,476	51,641
Expenditures				
Debt Service				
Interest	793,835	793,835	785,297	8,538
Principal	325,000	325,000	325,000	0
Total Debt Service	1,118,835	1,118,835	1,110,297	8,538
Total Expenditures	1,118,835	1,118,835	1,110,297	8,538
Total Excess of Revenues Over(Under) Expenditures	0	0	60,179	60,179
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(14,409)	(14,409)
Total Other Financing Sources(Uses)	0	0	(14,409)	(14,409)
Fund Balance, Beginning of Period	0	0	1,482,585	1,482,585
Total Fund Balance, End of Period	0	0	1,528,355	1,528,355

168 Capital Projects Fund S2018

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,402	1,402
Total Revenues	0	0	1,402	1,402
Total Excess of Revenues Over(Under) Expenditures	0	0	1,402	1,402
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	14,409	14,409
Total Other Financing Sources(Uses)	0	0	14,409	14,409
Fund Balance, Beginning of Period	0	0	47,522	47,522
Total Fund Balance, End of Period	0	0	63,333	63,333

WATERSET CENTRAL CDD
Investment Summary
June 30, 2026

Account	Investment		Balance as of June 30, 2026
The Bank of Tampa	Money Market Account	$	182,011
The Bank of Tampa ICS Program	Money Market Account		2
Valley Bank	Governmental Checking		1,116,788
	Total General Fund Investments	**$**	**1,298,801**
Valley Bank	Governmental Checking		276,868
	Total Reserve Fund Investments	**$**	**276,868**
US Bank Series 2018 Revenue	First American Government Oblig Fd 3763	$	959,900
US Bank Series 2018 Reserve	First American Government Oblig Fd 3763		559,337
	Total Debt Service Fund Investments	**$**	**1,519,237**
US Bank Series 2018 Construction	First American Government Oblig Fd 3763	$	63,333
	Total Capital Projects Fund Investments	**$**	**63,333**

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Waterset Central Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
168, 2166						
	168 General Fund	06/15/2026	Accurate Electronics, Inc.	142770	Service Call 06/26	184.50
	168 General Fund	06/22/2026	Accurate Electronics, Inc.	142769	Service Call 06/26	252.00
	168 General Fund	06/22/2026	Adams Networks, Inc.	1-26-050126	Telephone Cable Repair 04/26	606.50
	168 General Fund	06/15/2026	Allied Universal Security Services	18616163	Security Services 06/12/26-06/18/26	1,015.20
	168 General Fund	06/15/2026	Allied Universal Security Services	18575591	Security Services 05/29/26-06/04/26	1,015.20
	168 General Fund	06/22/2026	Allied Universal Security Services	18652282	Security Services 06/19/26-06/25/26	1,214.20
	168 General Fund	06/15/2026	Allied Universal Security Services	18597807	Security Services 06/05/26-06/11/26	1,015.20
	168 General Fund	06/15/2026	Castle Management, LLC	PREIM05-29-26-448	Payroll Period 05/09/26-05/22/26	4,776.35
	168 General Fund	06/06/2026	Castle Management, LLC	INS-0626-344	Insurance Reimbursement 06/26	510.49
	168 General Fund	06/15/2026	Castle Management, LLC	PREIM06-12-26-440	Payroll Period 05/23/26-06/05/26	15,719.65
	168 General Fund	06/15/2026	City Wide Facility Solutions	52019012046	Janitorial Supplies 05/26	1,009.19
	168 General Fund	06/15/2026	City Wide Facility Solutions	52019012146	Janitorial Supplies 06/26	511.80
	168 General Fund	06/15/2026	City Wide Facility Solutions	52019012268	Janitorial Supplies 06/26	1,013.02
	168 General Fund	06/15/2026	DCSI, Inc.	35378	Alarm Monitoring System 06/26	225.00
	168 General Fund	06/15/2026	DCSI, Inc.	35389	Alarm Monitoring System 06/26	209.00
	168 General Fund	06/15/2026	DCSI, Inc.	35330	Cloud Cover Music Server Subscription 06/26	49.98
	168 General Fund	06/30/2026	Frontier Communications of FL	81374106030611185061426	Internet Services 06/26	557.12
	168 General Fund	06/06/2026	Frontier Communications of FL	81364902630417235061726	Internet 06/26	129.99
	168 General Fund	06/22/2026	Nvirotect Pest Control Service, Inc.	398276	Pest Control 06/26	234.00
	168 General Fund	06/22/2026	Nvirotect Pest Control Service, Inc.	398610	Pest Control 06/26	146.00
	168 General Fund	06/15/2026	Nvirotect Pest Control Service, Inc.	399180	Pest Control 06/26	289.00
	168 General Fund	05/29/2026	RedTree Landscape Systems, LLC	34492	Landscape Maintenance 05/26	32,125.00
	168 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34493	Landscape Maintenance 06/26	32,125.00
	168 General Fund	06/30/2026	Republic Services	0696-001362256	Waste & Recycle Container Service 06/26	1,518.55
	168 General Fund	06/06/2026	TECO	321000017137072126	TECO Summary 321000017137 05/26	2,442.88
	168 General Fund	06/06/2026	TECO	321000017137072126	TECO Summary 321000017137 05/26	257.48
	168 General Fund	06/06/2026	TECO	321000017137072126	TECO Summary 321000017137 05/26	26.59
	168 General Fund	06/06/2026	TECO	221008697536-070626	Electric Charges 06/26	350.99
	168 General Fund	06/06/2026	TECO	221008930457-070626	Natural Gas Utility 06/26	162.33
	168 General Fund	06/06/2026	TECO	321000017137072126	TECO Summary 321000017137 05/26	48.62
	168 General Fund	06/22/2026	Times Publishing Company	94905062626	Legal Advertising - Account #TB173492 06/26	442.00
	168 General Fund	06/15/2026	Waterset Central CDD	062326-168	Transfers 06/26	150,000.00
Sum for 168, 2166						**250,182.83**
Sum for 168						**250,182.83**
Sum Total						**250,182.83**

Waterset Central Community Development District
Notes to Unaudited Financial Statements
June 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 06/30/26.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.