Rizzetta & Company

Waterset Central
Community Development District

Board of Supervisors' Meeting
September 9, 2026

The Waterset Club:
7231 Paradiso Dr, Apollo Beach
Florida 33572
813.533.2950

www.watersetcentralcdd.org

Professionals in Community Management

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
	Kenna Pitts	Assistant Secretary
	Curtis Thornton	Assistant Secretary
	Kelly Setta	Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Counsel	Sarah Sandy	Kutak Rock
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.

Board of Supervisors
Waterset Central Community
Development District

September 1, 2026

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Waterset Central Community Development District will be held on **Wednesday, September 9, 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 (under separate cover)
  2. Irrigation Inspection Report ..... Tab 2
  3. Contractor Response Landscape & Irrigation Reports ..... Tab 3
  4. RedTree Landscape Proposals ..... Tab 4
  5. RedTree Landscape Recap ..... Tab 5
- **C.** District Counsel
  District Engineer ..... Tab 6
  1. Consideration of Fiscal Year 2026-2027 Rates ..... Tab 7
- **D.** Clubhouse Manager ..... Tab 8
- **E.** District Manager

4. BUSINESS ITEMS
- **A.** Consideration of 2025-2026 Goals Objectives Report ..... Tab 9
- **B.** Discussion of Tennis Instructor Hours
- **C.** Consideration of Resolution 2026-11; Revised Fiscal Year 2026-2027 Meeting Schedule ..... Tab 10
- **D.** Ratification of RedTree Irrigation Proposal ..... Tab 11
- **E.** Consideration of Access Control Proposal ..... Tab 12
- **F.** Consideration of AED Lease & Service Agreement ..... Tab 13

5. BUSINESS ADMINISTRATION
- **A.** Consideration of Minutes of Board of Supervisors' Meeting held on August 12, 2026 ..... Tab 14
- **B.** Consideration of Operations & Maintenance Expenditures for July 2026 ..... Tab 15
- **C.** Review of Financial Statement for July 2026 ..... Tab 16

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

SEPTEMBER, 2026

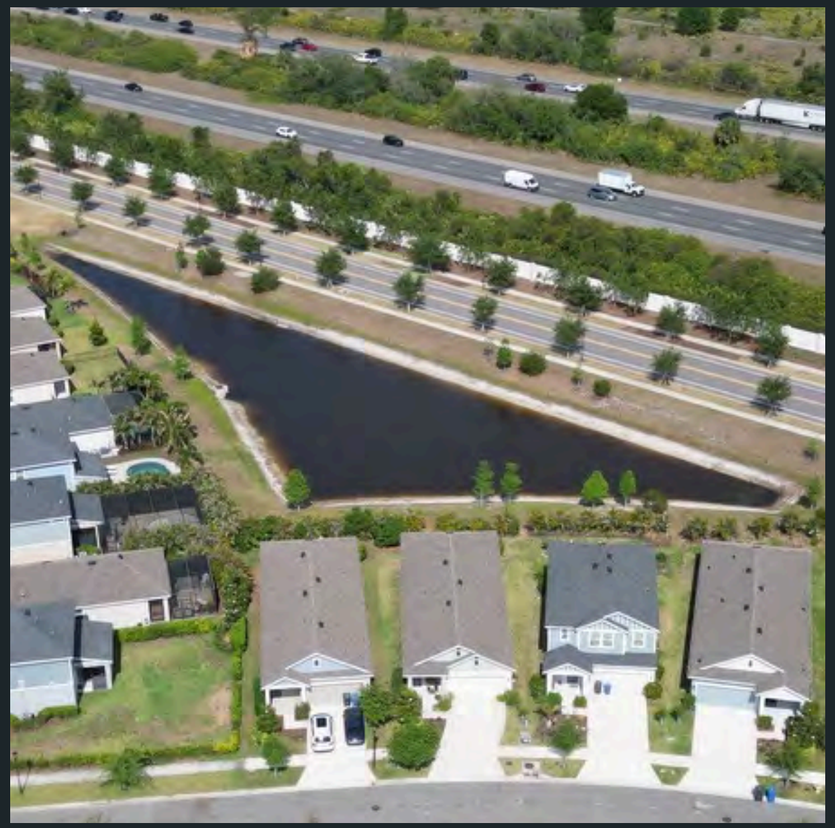



WATERSET CENTRAL CDD
PARADISO DR
APOLLO BEACH, FL 33572
29 PONDS
N US Hwy 41
Paseo Al Mar Blvd
Lantern Park Ave
Covington Gdn
Waterset Amenity Center Gym
Flora Terrace
Fauna Ln
Frony Way
Fortune Pl
S Tamiami Trl
MÜV Dispensary Apollo Beach
SouthShore Sportsplex
Silver Sun Dr
Paradiso Dr
Dorothy C. York Innovation...
93A
Jennifer Grocher, Tampa Realtor
DiMare Ruskin
Gabriel Enterprises Consulting Group
Madrigal Wy
Your Preferred Agency | Apollo Beach
Cactus Beauty Studio
Rhino Epoxy Coatings
Regency at Waterset
Homes by WestBay at Waterset
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Google Earth
Image © 2025 Airbus
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2000 ft

SUMMARY:

Hopefully, cooler air temperatures are just around the corner. Right now, however, we are still experiencing high temperatures, which are also keeping water temperatures elevated. With the large amount of rainfall, pond turnover is possible and could result in fish loss.

Our applications are being conducted in a way that helps prevent dissolved oxygen loss. However, with the water remaining warm, dissolved oxygen levels are low and algae growth is high. Because of this, applications are being done strategically in targeted areas to help prevent fish loss as well.



Pond #15 Treated for Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



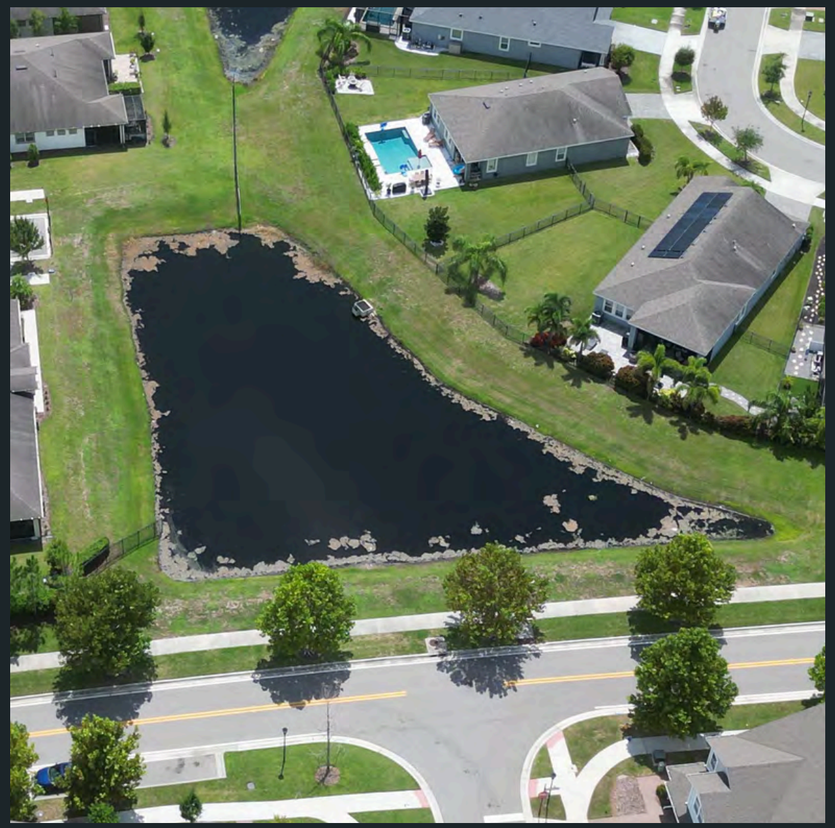
Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #18A Treated for Algae and Shoreline Vegetation.



Pond #19 Treated for Chara and Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



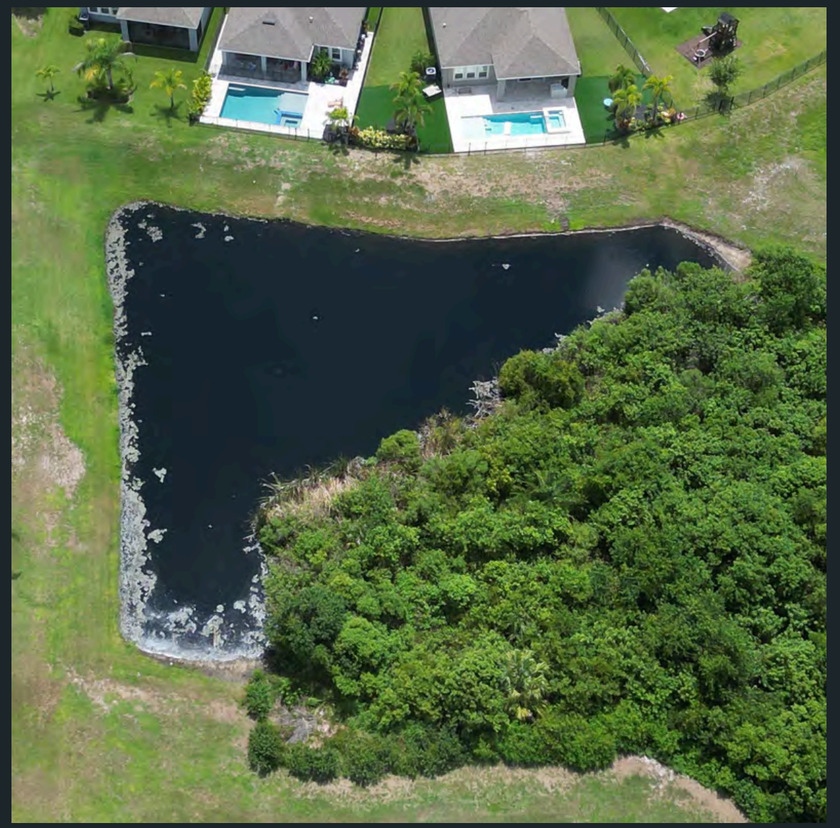
Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Chara and Shoreline Vegetation.



Pond #23 Treated for Algae and Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.



Pond #26 Treated for Shoreline Vegetation.



Pond #27 Treated for Algae and Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.

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

Tab 2

redtree Landscape Systems

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August 2026

Date: Aug 04, 2026 1:09 pm
Inspector: Mike Bernett

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

Controller	
Name	19. WAYFARER AVENUE EAST□4 N□NODE
Location	5422 wayfarer ave
Model	
Modules	2
Controller ID	226707

Water Days as of Aug 04, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #1 - 08-04-26 12:11 pm CDT



Zone #3 - 08-04-26 12:12 pm CDT



Zone #4 - 08-04-26 12:13 pm CDT



redtree
Landscape Systems

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August 2026

Date: Aug 04, 2026 1:14 pm
Inspector: Mike Bernett

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

Controller	
Name	18. WAYFARER AVENUE EAST□7 N□HYBRID
Location	5460 wayfarer ave at mailboxes
Model	
Modules	3
Controller ID	226706

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

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

Zone #1 - 08-04-26 12:16 pm CDT



Zone #3 - 08-04-26 12:20 pm CDT



Zone #4 - 08-04-26 12:22 pm CDT



Zone #5 - 08-04-26 12:24 pm CDT



Zone #7 - 08-04-26 12:28 pm CDT



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August 2026

Date: Aug 04, 2026 1:30 pm
Inspector: Mike Bernett

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

Controller	
Name	17. WAYFARER AVENUE WEST 8□N□HYBRID
Location	Between limelight and del coronado
Model	
Modules	4
Controller ID	226705

Water Days as of Aug 04, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #2 - 08-04-26 1:07 pm CDT



Zone #3 - 08-04-26 1:09 pm CDT



Zone #4 - 08-04-26 1:11 pm CDT



Zone #5 - 08-04-26 1:14 pm CDT



Zone #7 - 08-04-26 1:18 pm CDT



Zone #8 - 08-04-26 1:20 pm CDT



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August 2026

Date: Aug 05, 2026 8:45 am
Inspector: Mike Bernett

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

Controller	
Name	14. MAINLAND AVENUE NODE
Location	7004 mainland ave (circle)
Model	
Modules	1
Controller ID	226702

Water Days as of Aug 05, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #1 - 08-05-26 7:47 am CDT



Zone #2 - 08-05-26 7:48 am CDT



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August 2026

Date: Aug 05, 2026 8:51 am
Inspector: Mike Bernett

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

Controller	
Name	15. WAYFARER AVENUE WEST NODE
Location	5626 wayferer ave
Model	
Modules	2
Controller ID	226703

Water Days as of Aug 05, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #2 - 08-05-26 8:01 am CDT



Zone #3 - 08-05-26 8:01 am CDT



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August.2026

Date: Aug 05, 2026 9:25 am
Inspector: Mike Bernett

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

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

Water Days as of Aug 05, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #3 - 08-05-26 8:39 am CDT



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August 2026

Date: Aug 05, 2026 9:58 am
Inspector: Mike Bernett

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

Controller	
Name	9. GOLDEN SKY COURT hybrid
Location	7306 golden sky court
Model	
Modules	3
Controller ID	226696

Water Days as of Aug 05, 2026	
Program A	Mon , Wed , Sat
Program B	
Program C	
Program D	

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

Zone #1 - 08-05-26 9:01 am CDT



Zone #2 - 08-05-26 9:02 am CDT



Zone #3 - 08-05-26 9:05 am CDT



Zone #5 - 08-05-26 9:09 am CDT



Zone #6 - 08-05-26 9:13 am CDT



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August 2026

Date: Aug 05, 2026 10:17 am
Inspector: Mike Bernett

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

Controller	
Name	10. SILVER SUN□DRIVE 4□N NODE
Location	5513 silver run
Model	
Modules	2
Controller ID	226697

Water Days as of Aug 05, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #2 - 08-05-26 9:19 am CDT



Zone #2 - 08-05-26 9:20 am CDT



Zone #3 - 08-05-26 9:21 am CDT



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August 2026

Date: Aug 05, 2026 10:26 am
Inspector: Mike Bernett

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

Controller	
Name	11. BETEL PALM CT□3□N HYBRID
Location	7310 betel palm ct
Model	
Modules	1
Controller ID	226699

Water Days as of Aug 05, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #2 - 08-05-26 9:40 am CDT



Zone #3 - 08-05-26 9:44 am CDT



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August 2026

Date: Aug 05, 2026 10:45 am
Inspector: Mike Bernett

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

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

Water Days as of Aug 05, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #1 - 08-05-26 9:46 am CDT



Zone #2 - 08-05-26 9:48 am CDT



Zone #3 - 08-05-26 9:51 am CDT



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August 2026

Date: Aug 05, 2026 11:03 am
Inspector: Mike Bernett

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

Controller	
Name	13. SAGUARO WAY□5□N HYBRID
Location	7040 saguaro way
Model	
Modules	2
Controller ID	226701

Water Days as of Aug 05, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

Zone #1 - 08-05-26 10:05 am CDT



Zone #2 - 08-05-26 10:08 am CDT



Zone #3 - 08-05-26 10:09 am CDT



Zone #4 - 08-05-26 10:11 am CDT



August 2026

Date: Aug 05, 2026 11:23 am
Inspector: Mike Bernett

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

Controller	
Name	21. SEA AIR DRIVE #1 - HYBRID
Location	6116 sea air dr
Model	
Modules	3
Controller ID	226709

Water Days as of Aug 05, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #1 - 08-05-26 10:24 am CDT



Zone #2 - 08-05-26 10:27 am CDT



Zone #4 - 08-05-26 10:31 am CDT



August 2026

Date: Aug 05, 2026 11:39 am
Inspector: Mike Bernett

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

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

Water Days as of Aug 05, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

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August 2026

Date: Aug 05, 2026 1:02 pm
Inspector: Mike Bernett

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

Controller	
Name	8. RESERVOIR COURT (7054 reservoir court)
Location	7054 reservoir court
Model	
Modules	7
SLW	SLW1 7054 reservoir court
Controller ID	226695

Water Days as of Aug 05, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

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

Zone #1 - 08-05-26 12:05 pm CDT



Zone #2 - 08-05-26 12:08 pm CDT



Zone #3 - 08-05-26 12:11 pm CDT



Zone #6 - 08-05-26 12:20 pm CDT



Zone #7 - 08-05-26 12:24 pm CDT



Zone #9 - 08-05-26 12:30 pm CDT



Zone #10 - 08-05-26 12:33 pm CDT



August 2026

Date: Aug 10, 2026 8:15 am
Inspector: Mike Bernett

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

Controller	
Name	PHASE 4 (6390 goldcoast ave)
Location	(NW) corner of Gold Coast ave and 30th st
Model	
Modules	19
Controller ID	226688

Water Days as of Aug 10, 2026	
Program A	Tue , Thur , Sat
Program B	Mon , Wed , Fri
Program C	Mon , Wed , Fri
Program D	

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

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

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39	D-SIGN- exit side- milestone and PAM	Pass									

Zone #1 - 08-10-26 7:16 am CDT



Zone #2 - 08-10-26 7:19 am CDT



Zone #3 (Broken Drip or Micro Spray) - 08-10-26 7:25 am CDT



Zone #3 (Broken Drip or Micro Spray) - 08-10-26 7:25 am CDT



Zone #5 - 08-10-26 7:26 am CDT



Zone #6 - 08-10-26 7:29 am CDT



Zone #7 - 08-10-26 9:32 am CDT



Zone #8 - 08-10-26 9:52 am CDT



Zone #9 - 08-10-26 9:55 am CDT



Zone #10 - 08-10-26 9:58 am CDT



Zone #11 - 08-10-26 10:01 am CDT



Zone #12 - 08-10-26 10:04 am CDT



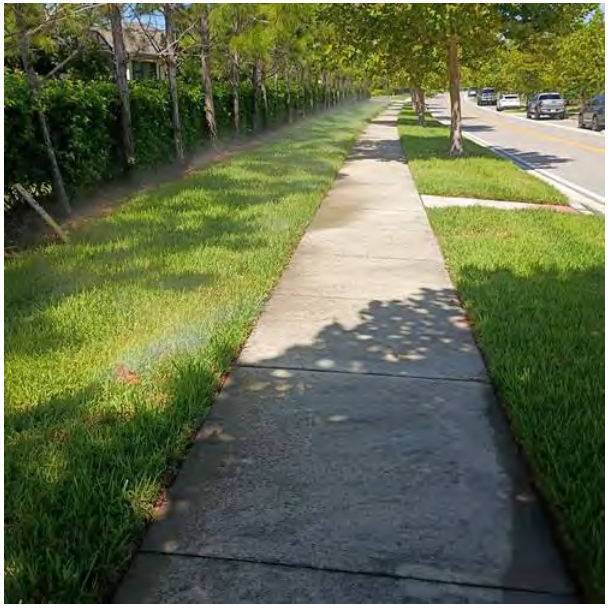
Zone #13 - 08-10-26 10:09 am CDT



Zone #14 - 08-10-26 10:11 am CDT



Zone #15 - 08-10-26 10:15 am CDT



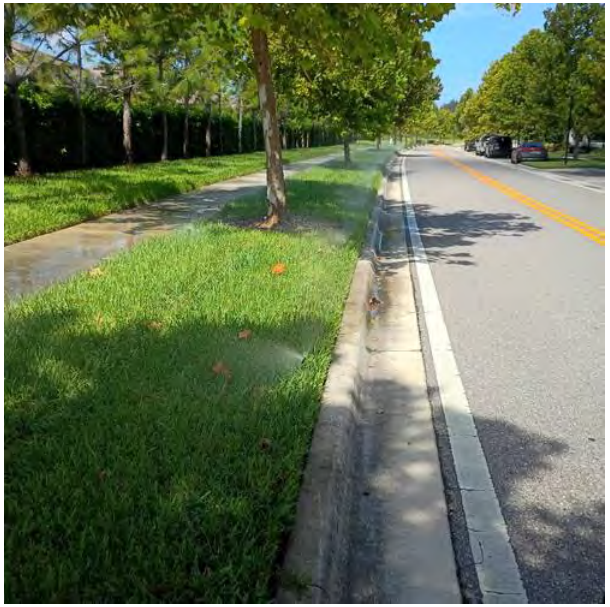
Zone #17 - 08-10-26 10:24 am CDT



Zone #18 - 08-10-26 10:27 am CDT



Zone #19 - 08-10-26 10:30 am CDT



Zone #20 - 08-10-26 10:34 am CDT



Zone #21 - 08-10-26 10:38 am CDT



Zone #22 - 08-10-26 10:45 am CDT



Zone #23 - 08-10-26 10:52 am CDT



Zone #24 - 08-10-26 10:54 am CDT



Zone #26 - 08-10-26 11:01 am CDT



Zone #27 - 08-10-26 11:03 am CDT



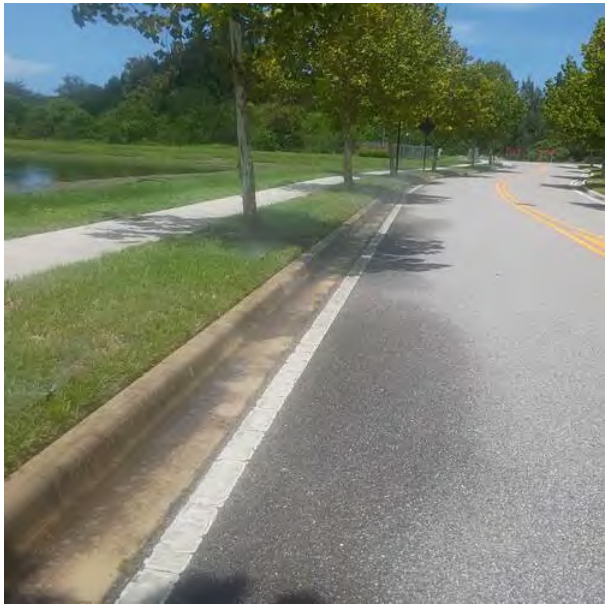
Zone #28 - 08-10-26 11:07 am CDT



Zone #29 - 08-10-26 11:09 am CDT



Zone #30 - 08-10-26 11:53 am CDT



Zone #31 - 08-10-26 11:57 am CDT



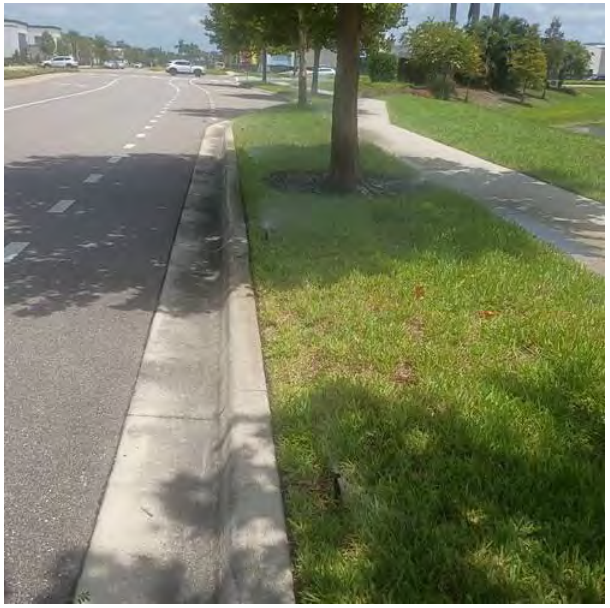
Zone #33 - 08-10-26 12:02 pm CDT



Zone #35 - 08-10-26 12:08 pm CDT



Zone #36 - 08-10-26 12:08 pm CDT



Zone #38 - 08-10-26 12:16 pm CDT



redtree Landscape Systems

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august 2026

Date: Aug 10, 2026 9:58 am
Inspector: Mike Bernett

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

Controller	
Name	AMENITY - 3 (clubhouse 7231 paradiso dr)
Location	Behind dumpster- 7231 paradiso dr
Model	
Modules	15
Controller ID	226689

Water Days as of Aug 10, 2026	
Program A	Tue , Thur , Sat
Program B	Mon , Wed , Fri
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S-PARADISO	Pass									
2	S-PARADISO	Pass									
3	S-PARADISO	Pass									
4	B-TREE PARK	Pass									
5	R-PARK	Pass									
6	R-PARK	Pass									
7	R-PARK	Pass									
8	S-PARKING LOT	Pass									
9	D-CLOCK & PARKING LOT	Pass									
10	R-PARK	Pass									
11	S-PLAYGROUND	Pass									
12	D-PLAYGROUND	Pass									
13	S-PLAYGROUND	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	D-POOL/SLIDE	Pass									
15	D-LAP POOL	Pass									
16	B-POOL	Pass									
17	S- VOLLEYBALL COURT	Pass									
18	D-FRONT OF BUILDING	Pass									
19	S-PICNIC/ VOLLEYBALL COURT	Pass									
20	MPR PASEO AL MAR BLVD	Pass									
21	D-VOLLEYBALL COURTS	Pass									
22	B-TENNIS COURTS	Pass									
23	D-TENNIS COURTS	Pass									
24	R-PASEO AL MAR BLVD	Pass									
25	S-TENNIS COURTS	Pass									
26	D-PARKING LOT CENTER ISLAND	Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									

Zone #1 - 08-11-26 6:44 am CDT



Zone #2 - 08-11-26 6:47 am CDT



Zone #3 - 08-11-26 6:50 am CDT



Zone #5 - 08-11-26 6:53 am CDT



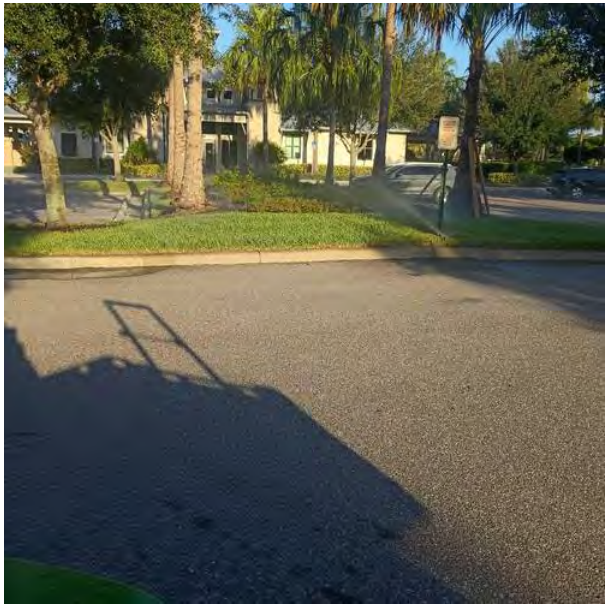
Zone #6 - 08-11-26 6:56 am CDT



Zone #7 - 08-11-26 6:59 am CDT



Zone #8 - 08-11-26 7:02 am CDT



Zone #10 - 08-11-26 7:08 am CDT



Zone #11 - 08-11-26 7:11 am CDT



Zone #13 - 08-11-26 7:17 am CDT



Zone #14 - 08-11-26 7:20 am CDT



Zone #17 - 08-11-26 7:30 am CDT



Zone #19 - 08-11-26 8:10 am CDT



Zone #20 - 08-11-26 7:39 am CDT



Zone #22 - 08-11-26 7:44 am CDT



Zone #24 - 08-11-26 7:51 am CDT



Zone #25 - 08-11-26 7:54 am CDT



redtree Landscape Systems

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Inspection #1

Date: Aug 17, 2026 10:43 am
Inspector: Mike Bernett

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

Controller	
Name	TOWN CENTER CONTROLLER (6206 30th st)
Location	6206 30th st
Model	
Modules	16
Controller ID	250674

Water Days as of Aug 17, 2026	
Program A	Tue , Thur , Sat
Program B	
Program C	
Program D	

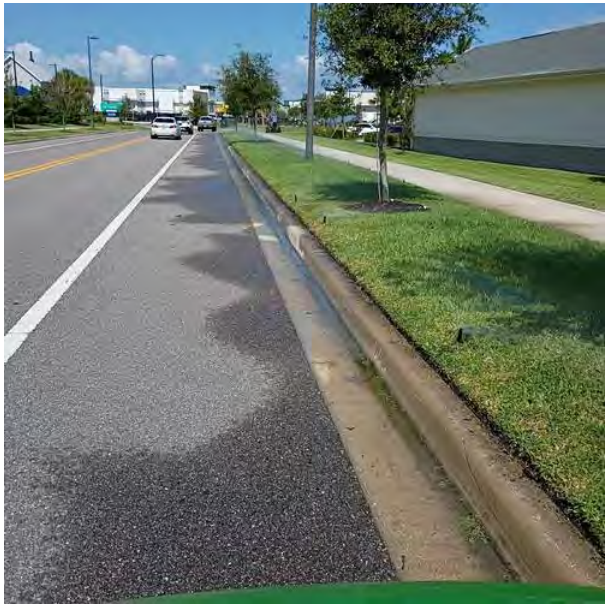
	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	D- median 30th and PAM	Pass									
2	Trees- N/A	Pass									
3	S- median 30th and PAM	Pass									
4	S- (E) side 30th st	Pass									
5	N/A	Pass									
6	N/A	Pass									
7	S- (E) side 30th st	Pass									
8	N/A	Pass									
9	S- (N) side seawind court	Pass									
10	S- controller	Pass									
11	N/A	Pass									
12	N/A	Pass									
13	D- milestone median	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Trees - milestone median	Pass									
15	N/A	Pass									
16	S- milestone	Pass									
17	S- milestone median	Pass									
18	S- milestone	Pass									
19	S- milestone	Pass									
20	D- milestone intersection at PAM	Pass									
21	B- tress recharge basin (lift station)	Pass									
22	S- milestone	Pass									
23	S- milestone	Pass									
24	S- milestone	Pass									
25	N/A	Pass									
26	N/A	Pass									
27	N/A	Pass									
28	N/A	Pass									
29	N/A	Pass									
30	S- seawind and milestone	Pass									
31	S- milestone	Pass									
32	N/A	Pass									
33	S- milestone and PAM	Pass									

Zone #3 - 08-17-26 9:50 am CDT



Zone #7 - 08-17-26 9:58 am CDT



Zone #9 - 08-17-26 10:00 am CDT



Zone #14 - 08-17-26 10:08 am CDT



Zone #16 - 08-17-26 10:12 am CDT



Zone #17 - 08-17-26 10:14 am CDT



Zone #18 - 08-17-26 10:18 am CDT



Zone #19 - 08-17-26 10:20 am CDT



Zone #22 - 08-17-26 10:29 am CDT



Zone #23 - 08-17-26 10:33 am CDT



Zone #24 - 08-17-26 10:36 am CDT



Zone #30 - 08-17-26 10:38 am CDT



Zone #31 - 08-17-26 10:42 am CDT



Zone #33 - 08-17-26 10:45 am CDT



redtree Landscape Systems

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Inspection #4

Date: Aug 12, 2026 10:01 am
Inspector: Mike Bernett

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

Controller	
Name	5A-1A (7302 silver run dr)
Location	(SE) corner paseo al mar and paradiso dr
Model	
Modules	7
Controller ID	226690

Water Days as of Aug 12, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	14.□D - EAST PASEO Al MAR BLVD	Pass									
15		Pass									

Zone #3 - 08-12-26 9:08 am CDT



Zone #4 - 08-12-26 9:09 am CDT



Zone #6 - 08-12-26 9:15 am CDT



Zone #7 - 08-12-26 9:18 am CDT



Zone #9 - 08-12-26 9:22 am CDT



Zone #10 - 08-12-26 9:24 am CDT



Zone #12 - 08-12-26 9:30 am CDT



Zone #13 - 08-12-26 9:33 am CDT



redtree Landscape Systems

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Inspection #4

Date: Aug 18, 2026 8:46 am
Inspector: Mike Bernett

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

Controller	
Name	4. 5A-1B x DOROTHY YORK ACADEMY (6002 Covington garden dr)
Location	(NW) corner covington garden and golden sky
Model	
Modules	30
Controller ID	226691

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

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2	2.□S - EAST SIDE OF COVINGTON (s) of school	Pass									
3	3.□DRIP, SOUTH/ EAST BEGINNING OF WALL	Pass									
4	4.□D - WALL	Pass									
5	5.□D - WEST side - (n) of betel palm	Pass									
6	6.□S - WEST curb- (n) of betel palm	Pass									
7	7.□S - WEST side- inside sidewalk-(n) of betel palm	Pass									
8	7.□S - WEST side- inside sidewalk at school	Pass									
9		Pass									
10	10.□D - SOUTHWEST OF GOLDEN SKY CT	Pass									
11	11.□S - WEST curb- at school	Pass									
12	12. S - WEST curb at school	Pass									
13	13. S - WEST side- inside sidewalk at school	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	14.□D - ACROSS FROM SECOND ENTRENCE SCHOOL, WEST	Pass									
15	15.□S - WEST curb - (s) of golden sky	Pass									
16	16. S - WEST side- inside sidewalk- (s) of golden sky	Pass									
17	17.□B - TREE BEDS	Pass									
18	OFF	Pass									
19	19.□B - SOUTH OF GOLDEN SKY CT, SIDEWALK & RD	Pass									
20	OFF	Pass									
21	OFF	Pass									
22	OFF	Pass									
23	23.□S - WEST curb- (n) golden sky	Pass									
24	24.□S - WEST side- inside sidewalk- NORTH OF GOLDEN SKY CT	Pass									
25	25.□D - CONTROLLER	Pass									
26	26.□S - WEST side- inside sidewalk at school	Pass									
27	27.□B - WEST NORTH OF GOLDEN SKY CT	Pass									
28	28.□S - WEST curb at POND	Pass									
29	29.□S - WEST curb SOUTH PAM	Pass									
30	OFF	Pass									
31	31.□D - EAST ACROSS FROM BETEL PALM	Pass									
32	32.□B - EAST ACROSS FROM BETEL PALM	Pass									
33	33.□S - EAST curb (s) of BETEL PALM	Pass									
34	34.□B - SOUTHWEST OF BETEL PALM	Pass									
35	35.□D - SOUTHWEST OF BETEL PALM	Pass									
36	36.□MPR, SOUTHWEST OF BETEL PALM	Pass									
37	37.□S - west curb- south OF BETEL PALM	Pass									
38	38.□S- west curb-(s) betel palm at pond	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39	39.□D - BOTH SIDES OF COVINGTON DR BY POND	Pass									
40	40.□S - EAST curb & WEST SIDE- inside sidewalk at end of fence/pond	Pass									
41	41.□S - WEST curb at pond	Pass									
42	42.□S - WEST curb - (s) of pond	Pass									
43	43.□S - WEST side- inside sidewalk - (s) of pond	Pass									
44	44.□D - EAST COVINGTON DR	Pass									
45	45.□S - WEST curb-(s) of pond	Pass									
46	46.□S - TREES, WEST	Pass									
47	47.□S - WEST side- inside sidewalk- (n) of mainland	Pass									
48	48.□D - WEST COVINGTON DR.	Pass									
49	49.□S - WEST side- inside sidewalk-(n) of mainland	Pass									
50	49.□S - WEST curb- (n) of mainland	Pass									
51	51.□D - WEST	Pass									
52	52 S - north and south of mainland intersection	Pass									
53	53.□D - EAST WALL	Pass									
54	54.□D - EAST WALL	Pass									
55	55.□S - EAST curb- across from pond	Pass									
56	56. S - EAST curb- (n) of mainland	Pass									
57	57.□D - EAST	Pass									
58	58.□S - TREES, EAST COVINGTON DR. (N) of mainland	Pass									
59		Pass									
60		Pass									

Zone #2 - 08-18-26 7:47 am CDT



Zone #6 - 08-18-26 7:57 am CDT



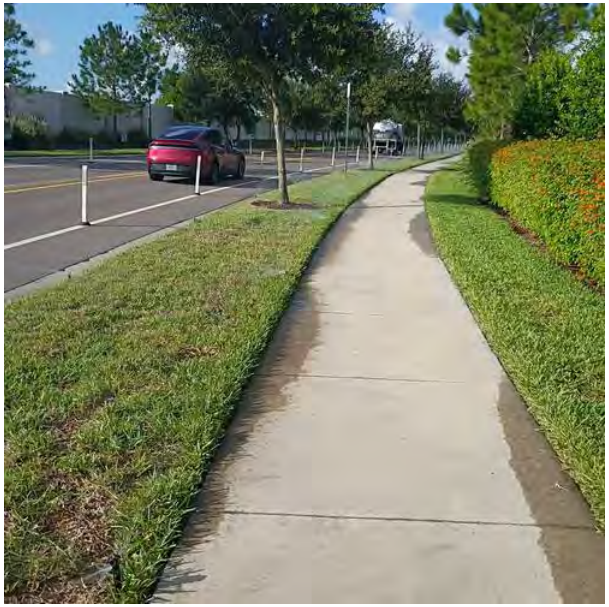
Zone #7 - 08-18-26 7:59 am CDT



Zone #8 - 08-18-26 8:00 am CDT



Zone #9 - 08-18-26 8:03 am CDT



Zone #11 - 08-18-26 8:08 am CDT



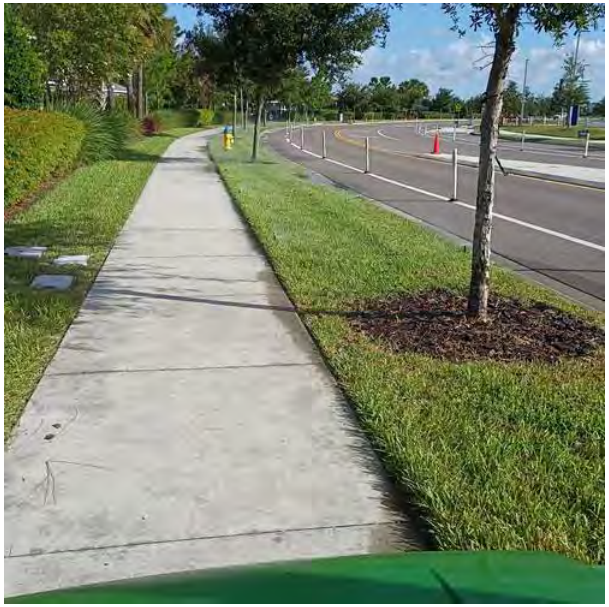
Zone #12 - 08-18-26 8:10 am CDT



Zone #13 - 08-18-26 8:14 am CDT



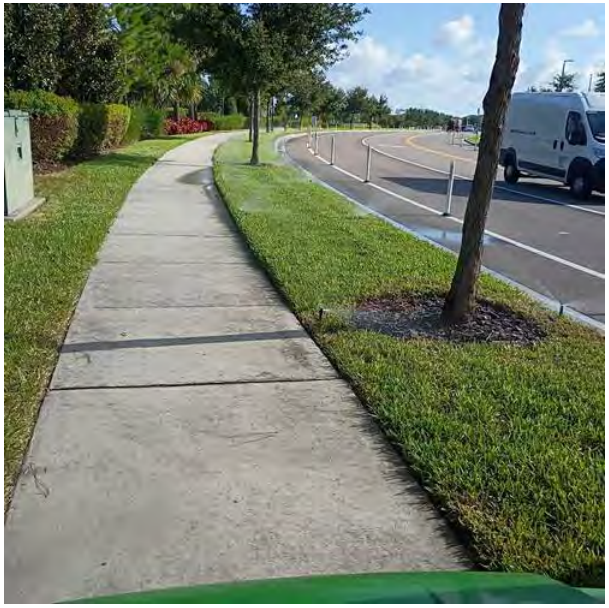
Zone #15 - 08-18-26 8:20 am CDT



Zone #16 - 08-18-26 8:22 am CDT



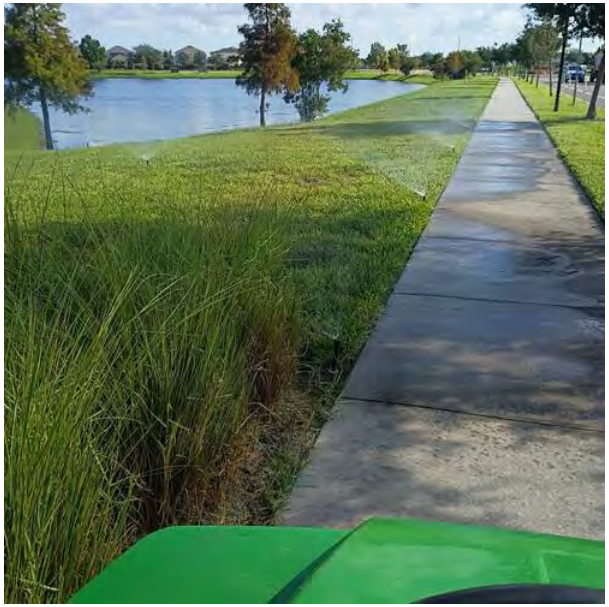
Zone #23 - 08-18-26 8:28 am CDT



Zone #24 - 08-18-26 8:30 am CDT



Zone #26 - 08-18-26 8:34 am CDT



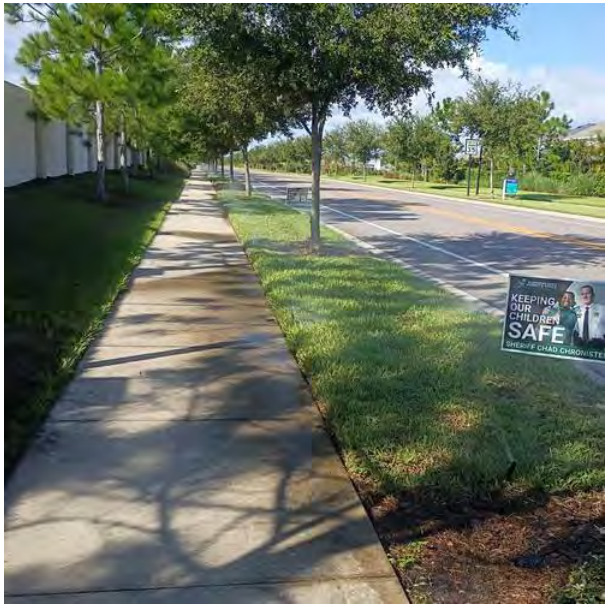
Zone #28 - 08-18-26 8:36 am CDT



Zone #29 - 08-18-26 8:38 am CDT



Zone #33 - 08-18-26 8:46 am CDT



Zone #36 - 08-18-26 8:50 am CDT



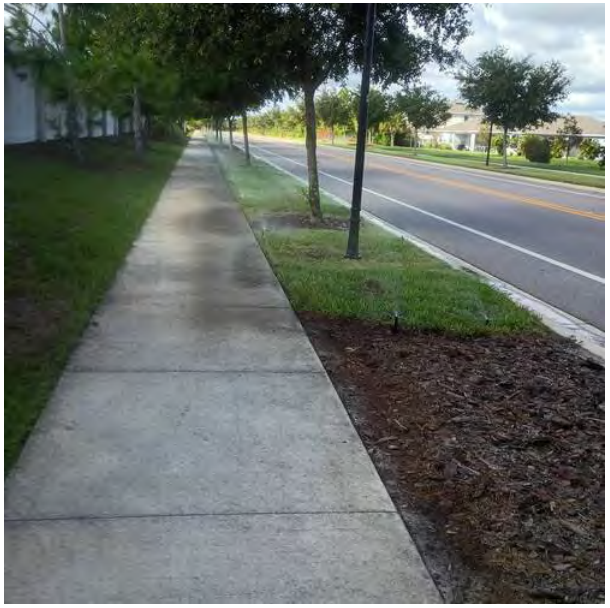
Zone #37 - 08-18-26 8:52 am CDT



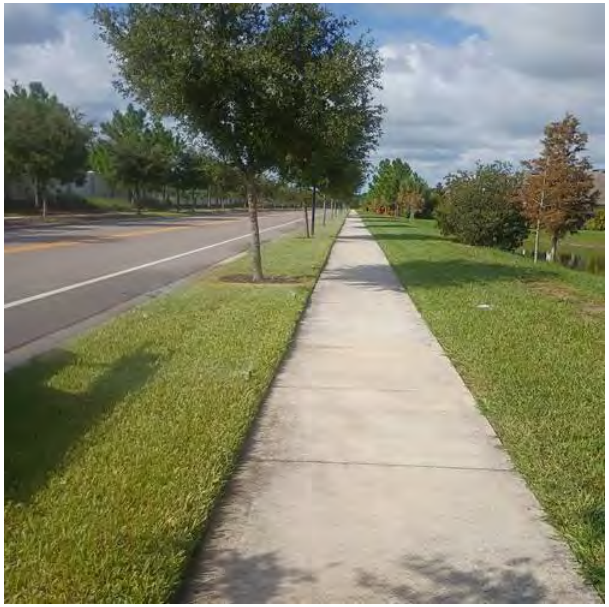
Zone #38 - 08-18-26 8:53 am CDT



Zone #40 - 08-18-26 8:58 am CDT



Zone #41 - 08-18-26 9:01 am CDT



Zone #42 - 08-18-26 9:02 am CDT



Zone #43 - 08-18-26 9:03 am CDT



Zone #45 - 08-18-26 9:07 am CDT



Zone #47 - 08-18-26 9:09 am CDT



Zone #49 - 08-18-26 9:12 am CDT



Zone #50 - 08-18-26 9:14 am CDT



Zone #52 - 08-18-26 9:18 am CDT



Zone #55 - 08-18-26 9:22 am CDT



Zone #56 - 08-18-26 9:24 am CDT



redtree Landscape Systems

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Inspection #5

Date: Aug 12, 2026 11:29 am
Inspector: Mike Bernett

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

Controller	
Name	7. 5A-2A□(7030 reservoir court)
Location	(NE) corner of waterset blvd and reservoir ct
Model	
Modules	27
Controller ID	226694

Water Days as of Aug 12, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

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

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

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39	39.□S - WEST waterset- sidewalk	Pass									
40	40.□S - WEST waterset- curb	Pass									
41	41.□S - WEST waterset- sidewalk	Pass									
42	42.□SPRAY /BUBBLER TREE, WEST	Pass									
43	43.□S - EAST	Pass									
44	44.□S - EAST	Pass									
45	45.□R - CENTER ISLAND	Pass									
46	46.□S - CENTER ISLAND	Pass									
47	47.□R - CENTERISLAND	Pass									
48	48.□S - CENTER ISLAND	Pass									
49	49.□D - CENTER ISLAND SOUTH	Pass									
50	50.□S - west waterset- sidewalk at waterline	Pass									
51	51.□S - west waterset- curb at waterline	Pass									
52	52.□S - EAST	Pass									
53	53.□S - CENTER ISLAND	Pass									
54	54.□S - CENTER ISLAND BOUGNVILLA- bed	Pass									
55	OPEN	Pass									

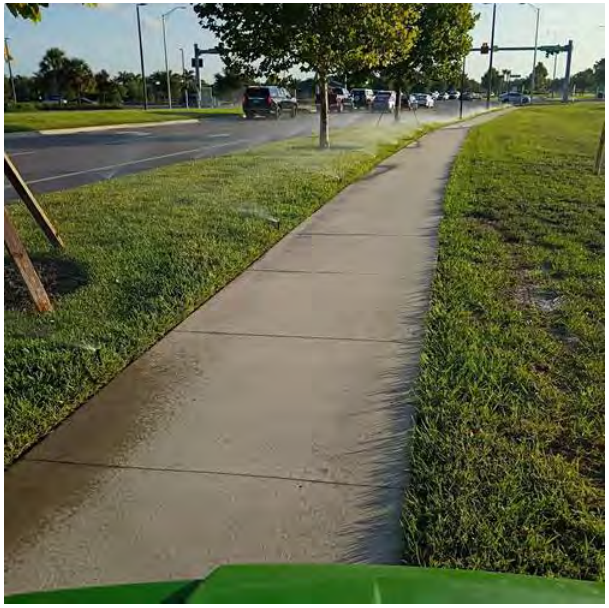
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Zone #2 - 08-12-26 11:52 am CDT



Zone #2 - 08-13-26 6:57 am CDT



Zone #3 - 08-12-26 11:54 am CDT



Zone #4 - 08-12-26 11:56 am CDT



Zone #4 - 08-12-26 12:05 pm CDT



Zone #5 - 08-12-26 12:07 pm CDT



Zone #6 - 08-12-26 12:10 pm CDT



Zone #7 - 08-12-26 12:13 pm CDT



Zone #8 - 08-12-26 12:17 pm CDT



Zone #9 - 08-12-26 12:19 pm CDT



Zone #10 - 08-12-26 12:22 pm CDT



Zone #11 - 08-12-26 12:25 pm CDT



Zone #12 - 08-12-26 12:28 pm CDT



Zone #13 - 08-12-26 12:31 pm CDT



Zone #15 - 08-12-26 12:37 pm CDT



Zone #16 - 08-12-26 12:40 pm CDT



Zone #18 - 08-12-26 12:45 pm CDT



Zone #19 - 08-12-26 12:49 pm CDT



Zone #20 - 08-13-26 7:36 am CDT



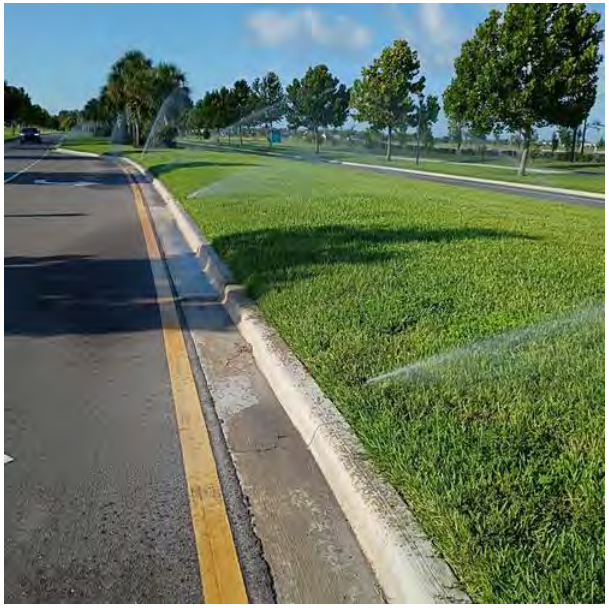
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Zone #22 - 08-13-26 7:44 am CDT



Zone #23 - 08-13-26 7:47 am CDT



Zone #24 - 08-13-26 7:50 am CDT



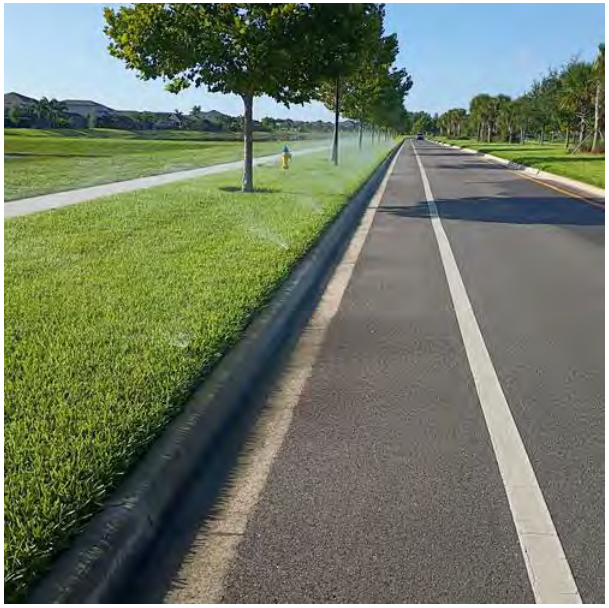
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Zone #29 - 08-13-26 8:06 am CDT



Zone #30 - 08-13-26 8:08 am CDT



Zone #31 - 08-13-26 8:11 am CDT



Zone #31 - 08-13-26 8:54 am CDT



Zone #32 - 08-13-26 8:15 am CDT



Zone #32 - 08-13-26 9:00 am CDT



Zone #33 - 08-13-26 8:18 am CDT



Zone #33 - 08-13-26 8:57 am CDT



Zone #34 - 08-13-26 8:20 am CDT



Zone #36 - 08-13-26 8:26 am CDT



Zone #36 - 08-13-26 9:09 am CDT



Zone #37 - 08-13-26 8:30 am CDT



Zone #37 - 08-13-26 9:12 am CDT



Zone #38 - 08-13-26 8:33 am CDT



Zone #38 - 08-13-26 9:15 am CDT



Zone #39 - 08-13-26 8:36 am CDT



Zone #39 - 08-13-26 9:18 am CDT



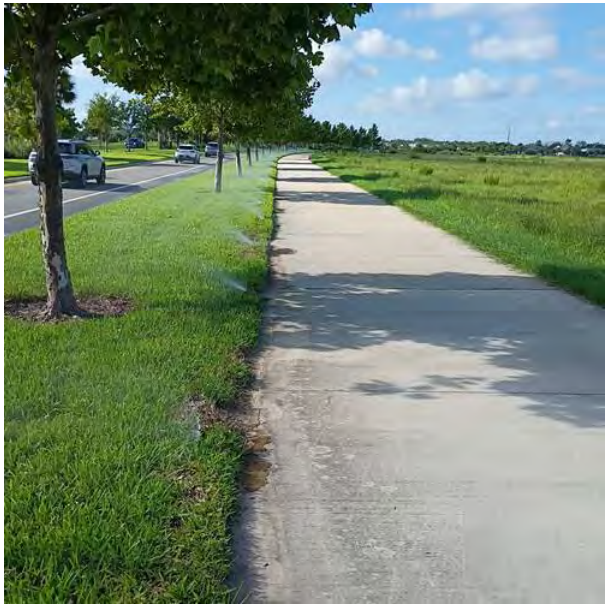
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Zone #41 - 08-13-26 8:42 am CDT



Zone #42 - 08-13-26 8:45 am CDT



Zone #43 - 08-13-26 8:48 am CDT



Zone #44 - 08-13-26 8:50 am CDT



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Inspection #5

Date: Aug 14, 2026 9:31 am
Inspector: Mike Bernett

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

Controller	
Name	5. 5B-1/ AMENITY (pool- 5821 Waterset blvd)
Location	5821 Waterset Blvd
Model	
Modules	25
Controller ID	226692

Water Days as of Aug 14, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	
Program D	

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

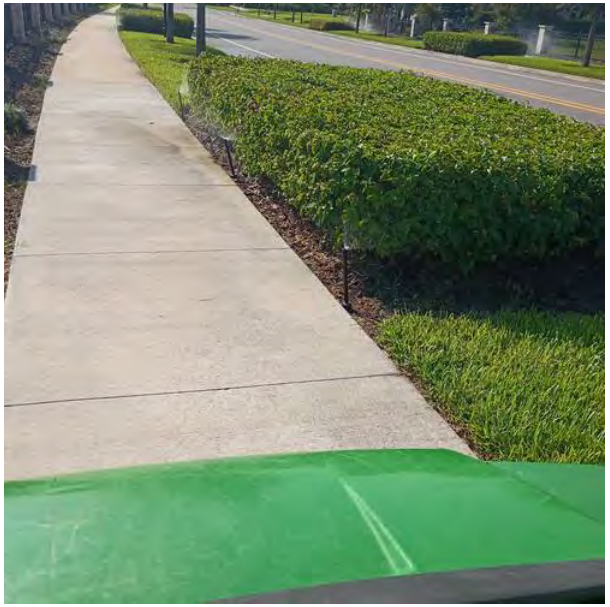
	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	14.□R - CENTER ISLAND	Pass									
15	15.□S - WSD WEST	Pass									
16	16.□R - CENTER ISLAND	Pass									
17	17.□D - CENTER ISLAND	Pass									
18	18.□S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

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39	39.□R - WEST OF PLAYGROUND	Pass									
40	40.□S - WEST OF MADRIGAL ROAD	Pass									
41	41.□D - FRONT OF BLD WEST OF POOL	Pass									
42	42.□B - WEST OF POOL. SOUTH OF PLAYGROUND. MAILBOXS	Pass									
43	43.□R - SOUTH OF PLAYGROUND	Pass									
44	44.□D - MAILBOX. SOUTH OF PLAYGROUND	Pass									
45	45.□MPR BEHIND MAILBOX	Pass									
46	46.□S - SOUTH OF MAILBOX	Pass									
47	S- west side of Waterset - (s) of lift station	Pass									
48		Pass									
49		Pass									
50		Pass									

Zone #2 - 08-14-26 8:32 am CDT



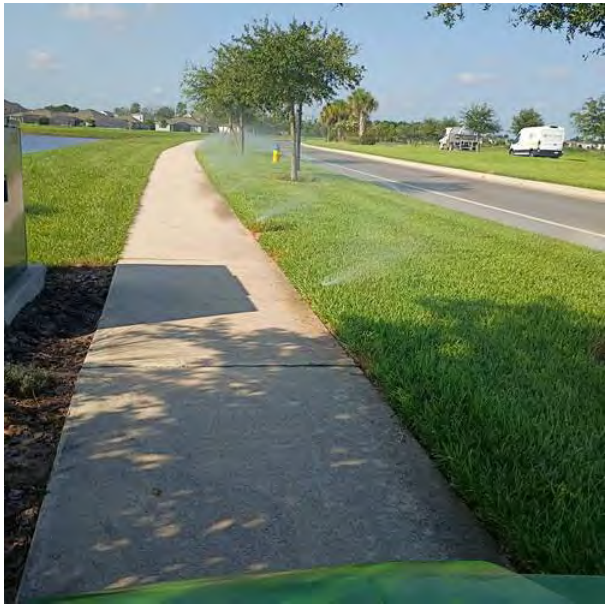
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Zone #4 - 08-14-26 8:38 am CDT



Zone #5 - 08-14-26 8:41 am CDT



Zone #6 - 08-14-26 8:44 am CDT



Zone #8 - 08-14-26 8:51 am CDT



Zone #9 - 08-14-26 8:53 am CDT



Zone #10 - 08-14-26 8:56 am CDT



Zone #11 - 08-14-26 9:00 am CDT



Zone #12 - 08-14-26 9:02 am CDT



Zone #14 - 08-14-26 9:06 am CDT



Zone #15 - 08-14-26 9:09 am CDT



Zone #16 - 08-14-26 9:12 am CDT



Zone #18 - 08-14-26 9:18 am CDT



Zone #19 - 08-14-26 9:21 am CDT



Zone #20 - 08-14-26 9:25 am CDT



Zone #21 - 08-14-26 9:27 am CDT



Zone #22 - 08-14-26 9:30 am CDT



Zone #23 - 08-14-26 9:33 am CDT



Zone #25 - 08-14-26 9:39 am CDT



Zone #26 - 08-14-26 9:44 am CDT



Zone #27 - 08-14-26 9:45 am CDT



Zone #29 - 08-14-26 9:53 am CDT



Zone #30 - 08-14-26 9:55 am CDT



Zone #31 - 08-14-26 10:08 am CDT



Zone #34 - 08-14-26 10:18 am CDT



Zone #35 - 08-14-26 10:20 am CDT



Zone #36 - 08-14-26 10:24 am CDT



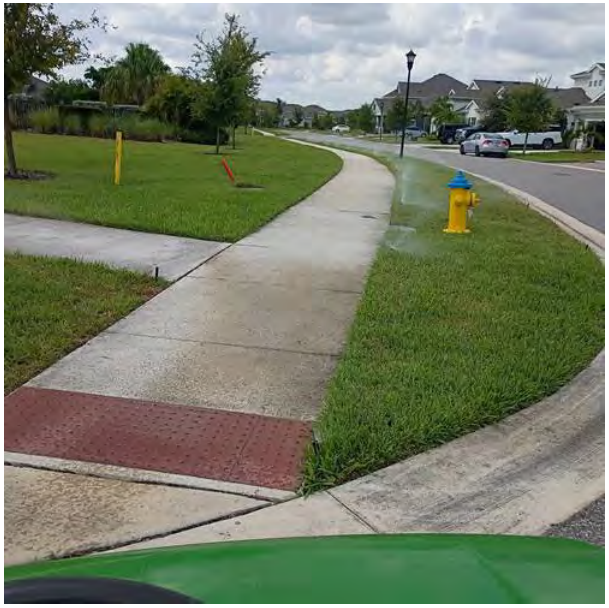
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Zone #39 - 08-14-26 10:46 am CDT



Zone #40 - 08-14-26 10:49 am CDT



Zone #43 - 08-14-26 10:58 am CDT



Zone #45 - 08-14-26 11:02 am CDT



Zone #46 - 08-14-26 11:04 am CDT



redtree Landscape Systems

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Inspection #5

Date: Aug 14, 2026 1:21 pm
Inspector: Mike Bernett

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

Controller	
Name	6. 5B-2 (5495 Covington garden dr)
Location	5495 Covington garden dr
Model	
Modules	20
Controller ID	226693

Water Days as of Aug 14, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	
Program D	

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

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	14.□B - TREE EAST OF POND	Pass									
15	15.□B - TREE NORTHEAST OF WAYFARER ALONG SIDEWALK	Pass									
16	6.□S - NORTHEAST OF WAYFARER ON CORNER	Pass									
17	17.□S - SOUTHWEST OF WAYFARER, SIDEWALK/ BED	Pass									
18	18.□S-SOUTHWEST OF WAYFARER	Pass									
19	19.□D- SOUTHWEST OF WAYFARER, MIDDLE, SIDEWALK/ BED	Pass									
20	20.□S - SOUTHWEST OF WAYFARER, MIDDLE, SIDEWALK/ ROAD	Pass									
21	21.□S- SOUTHWEST of wayfarer	Pass									
22	22.□B-SOUTHWEST all trees	Pass									
23	23.□S - SOUTHWEST, SIDEWALK/ ROAD	Pass									
24	24.□S - SOUTHWEST, SIDEWALK	Pass									
25	25.□S-SOUTHWEST sidewalk /bed	Pass									
26	26.□D-SOUTHEAST to POWER LINES	Pass									
27	27.□S - SOUTHEAST pond to power lines	Pass									
28	28.□S - SOUTHEAST, MIDDLE, SIDEWALK/ road	Pass									
29	S- (SE) middle sidewalk/bed	Pass									
30	30.□B - TREE SOUTHEAST pond	Pass									
31	31.□B- southeast along road	Pass									
32	32.□D - SOUTHEAST	Pass									
33	33.□D - SOUTHEAST OF WAYFARER,	Pass									
34	34. S- southeast sidewalk/bed	Pass									
35	35.□MPR- controller	Pass									
36	36.□S- southeast of wayfarer sidewalk/road	Pass									
37	37.□D- north of wayfarer and CONTROLLER	Pass									
38	S- wayfarer sidewalk/road	Pass									

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

Zone #2 - 08-14-26 12:24 pm CDT



Zone #6 - 08-14-26 12:33 pm CDT



Zone #7 - 08-14-26 12:36 pm CDT



Zone #9 - 08-17-26 8:33 am CDT



Zone #10 - 08-17-26 8:36 am CDT



Zone #12 - 08-17-26 8:42 am CDT



Zone #13 - 08-17-26 8:45 am CDT



Zone #16 - 08-17-26 8:48 am CDT



Zone #17 - 08-17-26 8:52 am CDT



Zone #18 - 08-17-26 8:54 am CDT



Zone #20 - 08-17-26 9:00 am CDT



Zone #21 - 08-17-26 9:03 am CDT



Zone #24 - 08-17-26 11:36 am CDT



Zone #25 - 08-17-26 12:15 pm CDT



Zone #27 - 08-17-26 11:44 am CDT



Zone #28 - 08-17-26 11:47 am CDT



Zone #29 - 08-17-26 11:50 am CDT



Zone #34 - 08-17-26 12:00 pm CDT



Zone #35 - 08-17-26 12:02 pm CDT



Zone #36 - 08-17-26 12:06 pm CDT



Zone #38 - 08-17-26 12:11 pm CDT



Tab 3

WATERSET CENTRAL

COMMUNITY ASSET MANAGEMENT REPORT



July 31, 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:

- There are no fertilizer applications during the month of August.

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. Treat the Bougainvillea in the Waterset Club parking lot island for Bougainvillea Looper. (Pic 1) **- Bougainvillea has been treated.**



2. By what date will the new Ribbon Palm in the Waterset Club parking lot be unbundled?
   - This was completed on 8/7.
3. Continue to work on improving the area beneath the slides in the lagoon pool area. (i.e., cutting out dead material, removing tall weeds, etc.) (Pic 3>)
   - The weeds have been pulled and treated.
4. The Variegated Confederate Jasmine bed separating the two pools is very overrun with a variety of weeds. I can maybe provide some leeway with this in beds on vehicular roadways, but not in a resort-style pool deck. (Pic 4>)
   - The Jasmine bed has been weeded and sprayed.
5. Please make sure to keep a similar spacing as we do on the Covington Garden Drive west landscape buffer here at the lap pool hedges of Silver Buttonwood and Dw. Firebush (app. 18". (Pic 5>) **- This has been noted.**





Waterset Club, Milestone/Goldcoast

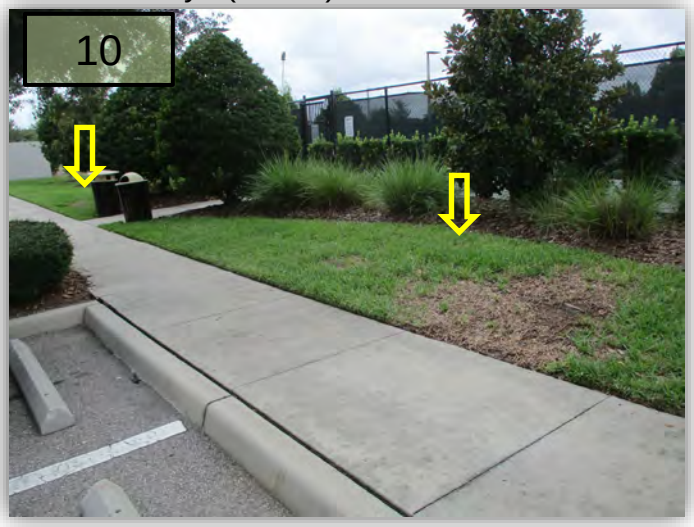
6. There remain brown Fakahatchee Grasses by the sand volleyball court that need to be thoroughly drenched and cut to low mounds. Hand pull and eradicate Torpedograss in the landscape buffer on the west side of the sand volleyball court.



7. Even out the height of the Podocarpus surrounding the basketball courts.
   - Podocarpus has been trimmed.
8. Make sure this turf on the south side of the Waterset Cub is being inspected for chinch bug and treated, if necessary. (Pic 8)



9. Torpedograss is also encroaching heavily into the perennial peanut beds at the gates to the basketball and tennis courts. However, I feel careless herbicide application has also damaged the base of the Podocarpus in the same area. (Pic 9>)
   - Torpedograss has been pulled and Podocarpus will be monitored.
10. Why are there dead patches of turf forming in the small areas of turf at the entrance gates to the pickleball courts? Have these been inspected for chinch bugs and treated, if necessary? (Pic 10)



11. Has RedTree attempted to discover and remediate the cause of the death of so much of our Variegated Confederate Jasmine in our medians and other plant beds? These on the Milestone median have all but failed. Have they been inspected for fungus any type of fungicide ever been applied? Hand pull and eradicate all weeds. (Pic 11>)
    - See page 13 for response.
12. Also, the beds in the Goldcoast/Milestone roundabout and surrounding are very weedy. (Pics 12a & b>)
    - All beds have been detailed and treated for weeds.



6 - Fakahatchee grass has been treated for spider mites.

8 - RedTree will monitor this area.

Rizzetta & Company
Professionals in Community Management

10 - This area has been inspected and no sign or pests were found. RedTree will continue to monitor the area.

Milestone, Sea Air, 30th Street

13. Remove dead wood from a Wax Myrtle on the east bank of the pond between Milestone and the townhomes.
- Dead wood was removed from Wax Myrtle.

14. Trim all dead from the palms at the Milestone monument. Eradicate Torpedograss.

<11



<12a



<12b



15. Suddenly last month much of the turf in the Sea Air mail kiosk lawn turned brown – it was later reported that irrigation was working properly? Although partially recovered, this month there remain several large areas of turf that I am not positive will recover. If it does not, it should be replaced by RedTree. (Pics 15a & b)

15a



15b



16. The ornamental grass beds on the north side of Sea Air approaching the cul-de-sac are infested with Wild Bushbean. (Pic 16>)
- All weeds have been eradicated from the grass beds.

17. The beds on the Sea Air cul-de-sac are also very weedy. (Pic 17>)
- Tall weeds have been pulled and beds were sprayed.

18. Reported more than once over the past several months, it was reported last month that a bad irrigation decoder and solenoid was repaired in the Sweet Viburnum hedge on the

14 - A work order is in progress and will be completed by next inspection.

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15- A work order can be created for the declining sod if deemed necessary.

30th Street

west side of 30th Street, south of Goldcoast.
The thinning of the hedge continues to spread.
Some appear to be completely dead.
(Pics 18a & b>)





19. These tree rings on the 30th Street median are typical as to many across the property. Turf and weeds are allowed to encroach and then they are sprayed, killed and left behind. (Pics 19a & b)









18 - Irrigation will increase run time and will continue to monitor the area.

19 - All dead weeds have been pulled and removed from the beds.

Paseo Al Mar, Covington Garden Drive

20. Turf is continuing to fail on the south side of Paseo Al Mar (PAM) from Milestone to Waterset Blvd. (WSBlvd.). There are still a lot of turf weeds as well as weeds in the ornamental grasses and all ornamental beds leading up to WSBlvd. Tree rings are also not being maintained.

21. Eradicate this vine on the shrubs on the south side of PAM a couple hundred feet west of Paradiso. (Pic 21) **- This has been completed.**



22. Many areas of the ROW turf on the PAM ROW resemble this turf at Paradiso. (Pics 22a & b>)



23. The beds on the south side of PAM east of Paradiso are also very weedy. (Pic 23>)

- All beds have been weeded and sprayed.

24. Although there is construction goin on at the SE corner of Covington Garden Drive (CGD) and PAM, I still feel crews could do a better job of maintaining the landscape. (Pic 24)







20 - This area is mainly turf weeds rather than turf, and they will be treated when the temperatures cool.

22 - RedTree will treat for turf weeds when temperatures cool.

24 - This will be completed by next inspection.

Covington Garden Drive, Paseo Al Mar

25. Remove dead growth from any of the Wax Myrtles on the pond bank on the SW corner of CGD and PAM.
    - **All dead plant material has been removed.**
26. Another unmaintained tree ring on the west side of CGD. (Pic 26)

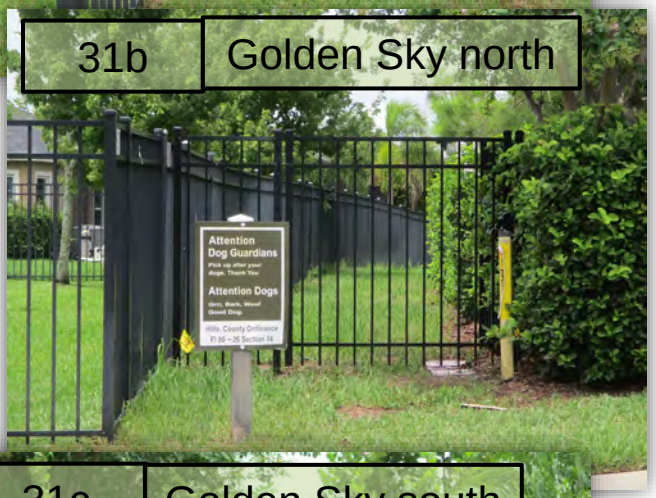


27. Ornamental grass beds on the west side of CGD (specifically at the northern end of the buffer), remain very weedy.
    - **All beds have been weeded and sprayed.**
28. Terracing is lacking on the west side of CGD. (Pic 28)



29. The quantity of bare turf areas is increasing on the west ROW of CGD. Has RedTree been watching this to determine a cause and treatment program?
    - **This area experienced stressed due to the irrigation system being down. RedTree will continue to monitor.**
30. There remain completely bare Copperleaf plants in the landscape buffer on the west side of CGD.
    - **All dead Copperleaf has been removed.**
31. **Gates have been installed between the landscape buffer along the west side of CGD and the homes along Silver Sun.** **(Pics 31a – c)** - **Noted.**







32. There is Torpedograss coming out the top of 4' tall Dw. Firebush across from the south entrance to the school.

26 - All tree rings in this area have been weeded and sprayed.

28 - RedTree will let the terracing grow a few more inches and trim accordingly.

Rizzetta & Company
Professionals in Community Management

32 - Torpedograss has been removed from firebush.

Covington Garden Drive

33. There is a very large Brazilian Pepper on the west side of CGD just a bit further north of the northern end of the wall on the east side of CGD. **Brazillian Pepper has been removed.**



34. Several beds on the west side of CGD south of Betel Palm are still being overrun with Torpedograss. (Pic 34)



35. Trees still need to be maintained better on pond banks. This is the pond south of Betel Palm. (Pic 35>)
- All tree rings have been sprayed.

36. Trim out all damaged wood from this Wax Myrtle on the west bank of the pond south of Betel Palm. (Pic 36>)
This will be completed by next inspection.

37. The pond south of Betel Palm and the tract between the fence and homes has not been mowed for over a week as there is Bahia turf more than 10" tall.**- All turf has been mowed.**

38. Maintain a consistent height on the Copperleaf plants along the west side of CGD mostly south of Betel Palm.**- Noted.**

39. Line trimming is lacking along the I-75 wall along the pond on the east side of CGD north of Wayfarer. There are also broken tree braces along this area. (Pic 39>)**Wall has been line trimmed and broken tree braces removed.**

40. Is this tree ring on the east side of CGD south of Wayfarer going to be restored? I'm not sure what happened to this tree here, but it is more than likely a required street tree per county code that will need to be replaced. (Pic 40>)
- A proposal has been submitted for tree replacement.

41. It is difficult to determine the bed edge in the corner pocket park at the east leg of Wayfarer. (Pic 41>) - **Bed has been weeded and sprayed.**





34 - All beds have been weeded and sprayed.

I-75 Wall, Covington Garden Drive, Tagalong, Wayfarer







42. The beds at the Tagalong mail kiosk park are very weedy. (Pic 42>)
    - All beds have been weeded and sprayed.
43. The Crape Myrtles tree rings in the Wayfarer pocket park are not being maintained.

44. There is a 2" x 4" brace that is down at the 8th tree from the northern end of the east wall along CGD.
    - The 2" x 4" has been removed.
45. There are a couple broken limbs that need to be properly pruned from trees on the west ROW of Silver Sun in a CDD-maintained tract. (Pics 45a & b) **- Tree limbs have been removed.**







43 - Crape Myrtle beds have been weeded and sprayed.

Saguaro, Waterset Blvd.

46. It was reported in the June 24th response that all brown Juniper had been trimmed out of the Saguaro pocket park. A lot still remains and RedTree has not diagnosed the cause (Twig Blight? Spider Mites?) or a treatment program. There is hardly any Juniper remaining. (Pic 46)



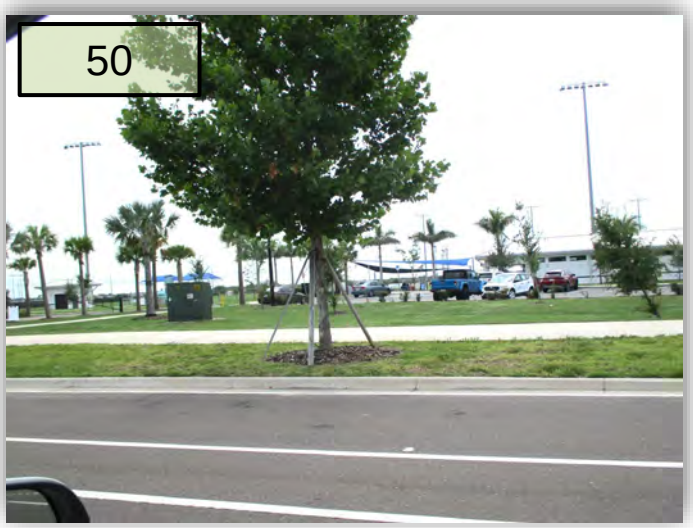
47. There is tall turf along the pond bank south of Reservoir and Brazilian Peppers under several Bald Cypress. **- All turf has been mowed and Brazilian pepper was removed.**

48. Is RedTree treating the spurge in the turf on the WSBlvd. medians?
- All turf weeds have been treated on the property.

49. Although I've requested that sulfur be added to the fertilizer mix for the Ixora, I have no confirmation that has taken place and most Ixora is now failed. (Pic 49)



50. Turf in the west ROW of WSBlvd. fronting the sports facility is bare, yellowing in many areas and weedy. (Pic 50) **- See page 13 for response.**



51. Large beds on the WSBlvd. median between Reservoir and Waterline remain extremely weedy & overgrown. (Pics 51a & b)





46 - Dead Juniper has been trimmed out; Juniper has been treated for spider mites.

49 - See page 13 for response.

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51 - All beds on the WSBlvd have been weeded and sprayed.

Waterline, Waterline Station

52. Either remove or repair this palm bracing on the north side of Waterline. (Pic 52)



53. The Bougainvillea beds on both sides of Reservoir are overgrown and need to be trimmed. I would like to suggest the use of either Cutless or Trim-Tect (both are growth inhibitors) on these plants in this location. This will help to control the rapid growth of this plant in a limited space as well as help to promote more color. (Pic 53)



54. Blue Daze inside the Waterline Station pool is still not performing. I requested this plant to be cut to the ground and lightly fertilized going into April. It was not done and now most of this plant type looks like these at the pool deck. (Pic 54>)

- All blue days has been cut back and lightly fertilized.

55. Trim out yellowing fronds on the Areca Palms between the Waterline Station pool deck and the mail kiosk.

- All palms have been trimmed.

56. What is occurring in the side yard of the Waterline Station surrounding the mail kiosk. It is nothing but Torpedograss. Maintain tree rings. (Pic 56) **- See page 13 for response.**



57. I will need to inspect the construction drawing to see if there are yard drains in the same area discussed above to see if yard drains are being covered up with turf. There is evidence of flooding here. (Pic 57>) **- Noted.**

58. Has this area in the Waterline Station lawn been inspected and treated for chinch bug? (Pic 58>) **- Yes, this area has been treated.**



52 - Palm bracing has been removed.

53 - All Bouganvillea has been trimmed. Growth inhibitors will be applied as suggested.

Waterline Station

59. At 3:50 pm on a Friday, the pond bank adjacent to the Waterline Station had not been mowed and it was quite tall. (Pic 59>)
- All ponds have been mowed.

60. In the recent past a new plant was installed and invoiced in the buffer between the Waterline Station parking lot and the homes on Silver Sun. Now another plant is dead. Is there a fungal infection herre that needs to be treated? I do not want to replace any more plants until this is determined and treated. (Pic 60>)





61. There are broken irrigation lines in the buffer on the north side of the Waterline Station. (Pic 61>)
- Repairs to the drip lines were completed on 8/14.

62. Most of the Dwarf Asian Jasmine in the Waterline Station parkin glot is failing. Has RedTree diagnosed as to why? (Pic 62>>)





63. Remove the “T” stakes from the trees in the Waterline Station parking lot. There are no straps to them anymore.
- This will be removed by next inspection.



60 - RedTree will treat for fungus in these areas.

62 - The decline is due to frost damage. RedTree can provide a proposal to refill the bed.

Waterline Station, Wayfarer & Mainland

64. Turf also had not yet been mowed at 4:00 pm on a Friday on the Mainland cul-de-sac.

- The grass in this area remained too wet to mow, preventing us from mowing this section. RedTree will continue to monitor the area, as we have throughout the week, and will mow once the turf is dry enough to safely do so.

65. Treat turf weeds in the Wayfarer cul-de-sac.

- All turf weeds have been treated.

11 - As was previously mentioned in a previous report response, variegated confederate jasmine was a poor choice for this application for reasons previously discussed. All variegated confederate jasmine was failing before RedTree's start of service to the property and it is continuing to fail. All variegated confederate jasmine should be removed and replaced with asiatic jasmine. A proposal was submitted for this island from the last months report.

49 - As was previously mentioned in previously-submitted reports, this application of sulfur was performed. However, some of the Ixora in question were too far declined to be saved. A proposal will be forthcoming for this necessary landscape enhancement.



50 - As you are aware, Hillsborough County is on a Nitrogen fertilizer ban until October 1st. With all of the recent rainfall and a long hot summer of drought previous to seasonal rain, the turf is chlorotic and in need of Nitrogen. Additionally, selective turf weed control can only be performed in the dormant season months due to the fact that the most effective weed control products are not legally allowed to be applied in temperatures that average above 85 degrees. Selective turf weed control operations will begin again in October when the nights become cool enough to safely apply selective herbicides.

56 - According to IFAS, Torpedograss is the most invasive weed in Florida. The Torpedograss infestation present was present before RedTree assumed the landscape maintenance contract, and there is no legal chemical on the market that can selectively control Torpedograss in turf. In order to address this area, the Torpedograss must be repeatedly treated with a non-selective herbicide, cut out, potential soil remediation performed and new turf installed. A proposal will be forthcoming for this necessary landscape enhancement.

Proposals

1. RedTree to provide a proposal to overseed the open lawn on the NE side of the Waterset Club with a Winter Rye seed mix. This seeding shall not take place until the daily temps are in the low to mid 70's and evening temps are consistently in the 60's. (Thanksgiving'ish) A couple weeks' notice will be required so STAFF can notify the community of a temporary minimum 2-week closure. Seed should be sown at 10 lbs./ 1000 SF. Existing turf shall be scalped as low as possible to ensure contact between seed and soil. **Proposal will be submitted.**

2. RedTree to **provide a second proposal** to core aerate the same lawn as above, however, this work shall not be completed until it is time for the spring growth soil amendment applications. Both proposals can be submitted and approved at the same time, however, separation of the work by several months is vital.**Proposal will be submitted.**



3. RedTree to provide a proposal to flush cut this dead Pine tree on the west side of CGD south of Golden Sky. (Pic 3>) **Proposal will be submitted.**

4. I'm not sure what occurred here, but we need a proposal from RedTree to install three to four (3 - 4) 15 Gal., FULL Sweet Viburnum to replace those that were damaged/died and removed. This is north of Betel Palm. (Pic 4>)

5. RedTree to provide a proposal to completely remove this failed Pine Tree in the Tagalong pass-thru park. (Pic 5)







4. **Proposal submitted on 08.13.2026, and attached.**

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5. Failed pine will be removed with no addtional cost.

6. I believe these two Red Maples on the south side of the Reservoir bridge should also come out and be replaced with a 3" caliper Sweet Gum, *Liquidambar styraciflua "rotundiloba".* RedTree to provide a proposal to also include the construction of an earthen saucer 8" – 10" high surrounding the root ball, a 30 Gal. Gator Bag with a working flood bubbler inserted through the top and secured. (Pic 6) **A proposal will be provided.**



7. RedTree to provide a proposal to re-straighten and re-stake this leaning Drake Elm in the side yard of the Waterline Station. (Pic 7) **A proposal will be provided.**



Waterset Central CDD
Irrigation Pictures of Documentation
to Community Asset Management Report – July 31, 2026





Waterset Central CDD

Irrigation Pictures of Documentation

to Community Asset Management Report – July 31, 2026





Waterset Central CDD

Irrigation Pictures of Documentation

to Community Asset Management Report – July 31, 2026





Waterset Central CDD

Irrigation Pictures of Documentation

to Community Asset Management Report – July 31, 2026





Waterset Central CDD

Irrigation Pictures of Documentation

to Community Asset Management Report – July 31, 2026





Waterset Central CDD

Irrigation Pictures of Documentation

to Community Asset Management Report – July 31, 2026



Tab 4

Waterset Central CDD RedTree Landscape Proposals 9/9/2026	Amount
Flush Cut & Removal of Dead Pine Tree West side Golden Sky	$750
Odoratissimum Viburnum Bethal Palm Ct & Covington Garden Drive	$925
Fallen Pine Tree Removal South Side Reservoir Bridge	$3,300
Staking Kit Side Yard of Waterline Station	$350
Fallen Pine Tree Removal Tagakibg pass-thru Park	No Charge
Tree Stabilizzation Stake Fallen Tree	$250
Field Aeration Northeast Side of the Waterset Club	$1,200
Seed Application Northeast Side of the Waterset Club - Winter Rye	$2,250
Staking Kit Installation East Side of CGD	$175
Sycamore Tree Replacement Proposal	$1,725
Sod Replacement West Side of CGD South of Betel Palm Pond	$1,800
Red Maple Replacement Reservior Bridge	$4,275

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5532 Auld Lane, Holiday, FL 34690

West Side of CGD South of Golden Sky

FLUSH CUT AND REMOVAL PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager
August 20, 2026

Scope of Work:

- **Flush cut and removal of a dead Pine tree on the west side of CGD south of Golden Sky.**
- **Includes all labor, hauling, and dumping fees.**



Total: $750.00

Authorized By: **Date:**

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

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

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5532 Auld Lane, Holiday, FL 34690

Corner of Betel Palm Court & Covington Garden Drive

ODORATISSIMUM VIBURNUM PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager
August 13, 2026

Scope of Work:

- **Installation of three (3) 15-gallon Odoratissimum Viburnum at the Covington Garden hedge, including the removal of root balls of two (2) previously cut down dead Viburnum.**
- **Includes all labor, materials, debris hauling, and dumping fees.**



Total: $925.00

Authorized By: **Date:**

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

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell Phone: (727) 477-4829

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5532 Auld Lane, Holiday, FL 34690

South Side of the Reservoir Bridge

FALLEN PINE TREE REMOVAL PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager
August 20, 2026

Scope of Work:

- **Removal of two (2) dead Red Maples on the south side of the Reservoir bridge.**
- **Installation of two (2) 3" caliper Sweet Gum, Liquidambar styraciflua rotudiloba, includes an earthen saucer 8"-10" high surrounding the root ball, a 30-gallon Gator Bag with a working flood bubbler inserted through the top and secured.**
- **Includes all labor, debris hauling, and dumping fees.**



TOTAL: $3,300.00

Authorized By: **Date:**

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

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
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5532 Auld Lane, Holiday, FL 34690

Side yard of the Waterline Station

STAKING KIT INSTALLATION PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager
August 20, 2026

Scope of Work:

- **Installation of a 2x4 staking kid to straighten a leaning Drake Elm tree in the side yard of Waterline Station.**
- **Includes all labor, materials, debris hauling, and dumping fees.**



Total: $350.00

Authorized By: **Date:**

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

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

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5532 Auld Lane, Holiday, FL 34690

Tagalong pass-thru Park
FALLEN PINE TREE REMOVAL PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager
August 20, 2026

Scope of Work:

- **Completely remove and haul away a fallen dead Pine tree in the Tagalong pass-thru park.**
- **Includes all labor, debris hauling, and dumping fees.**



NO CHARGE

Authorized By: **Date:**

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

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

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www.redtreelandscapesystems.com
5532 Auld Lane, Holiday FL 34690

ESTERO COURT SIDEWALK – BEHIND AMENITY CENTER POOL

TREE STAKING PROPOSAL
for
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

August 21, 2026

***Scope of Work*:**

Tree Stabilization – Stake Fallen Tree:
Install appropriate support stakes and secure the fallen tree in an effort to stabilize it and return it to an upright position.





Total Cost: $250.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday, FL 34690

Northeast Side of the Waterset Club
Aeration Proposal

Landscape Enhancement Proposal
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna – District Manager

August 26, 2026

Scope of Work:

- Aerate the field on the Northeast side of Waterset Club.
- Includes all labor, materials, debris removal, hauling, and dumping fees.



PRICE: $1,200.00

_____ _____ / /
Authorized Signature to Proceed **Date of Authorization**

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

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

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5532 Auld Lane, Holiday, FL 34690

Northeast Side of the Waterset Club
Winter Rye Seed Application Proposal

Landscape Enhancement Proposal
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna – District Manager

August 26, 2026

Scope of Work:

- Apply Winter Rye seed at a rate of 10 pounds per (1,000 sq ft) area on the Northeast side of Waterset Club.
- Includes all labor, materials, debris removal, hauling, and dumping fees.



PRICE: $2,250.00

_____ _____ / ____ /

Authorized Signature to Proceed **Date of Authorization**

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

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
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5532 Auld Lane, Holiday, FL 34690

East Side of CGD

STAKING KIT INSTALLATION PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager
June 16, 2026

Scope of Work:

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



Total: $175.00

Authorized By: **Date:**

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

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

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5532 Auld Lane, Holiday, FL 34690

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

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager
June 16, 2026

Scope of Work:

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



Total: $1,725.00

Authorized By: **Date:**

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

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

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5532 Auld Lane, Holiday, FL 34690

West Side of CGD, South of the Betel Palm Pond

SOD REPLACEMENT PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager
June 16, 2026

Scope of Work:

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



Total: $1,800.00

Authorized By: **Date:**

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

Proposal submitted by Rafael Rosario, Account Manager
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5532 Auld Lane, Holiday, FL 34690

Reservoir Bridge
RED MAPLE REPLACEMENT PROPOSAL

For

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager
June 16, 2026

Scope of Work:

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



Total: $4,275.00

Authorized By: **Date:**

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

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

Tab 5

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WEEKLY LANDSCAPE REPORT

Client:	**Waterset Central CDD**
Week Of:	**August 3, 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	kpirodi@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 was performed on Monday and Tuesday, August 3rd and 4th. • A crew returned on August 5th to complete mowing around 3 ponds along the waterline and Waterset Boulevard due to rain delay.
Detailing	• Detailing proceeded according to schedule. • Work orders completed for detailing requests.
Pest Control & Fertilization	• Community Asset Management Report pest control & fertilization related items are in progress.
Arbor Care	• No arbor care was performed at this time.
Landscape	• No landscape projects were performed at this time.
Proposals	The following proposals were submitted: • Milestone Confederate Jasmine Conversion • Reservoir Park Maple Removal • CGD Jasmine Conversion to St. Augustine Sod
Irrigation	• Inspections are ongoing. • Work orders are up to date. • Irrigation for Lakeside Amenity Center was shut off over the weekend for an event and turned back on after the weekend.

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WEEKLY LANDSCAPE REPORT

Client:	**Waterset Central CDD**
Week Of:	**August 10, 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	kpirodi@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 was performed on Monday and Tuesday, August 10th and 11th. • Community Asset Management Report related items are in progress for completion.
Detailing	• Detailing proceeded according to schedule. • Work orders completed for detailing requests.
Pest Control & Fertilization	• Community Asset Management Report Pest Control & Fertilization related items are in progress.
Arbor Care	• No arbor care was performed at this time.
Landscape	• No landscape projects were performed at this time.
Proposals	The following proposals were submitted: • Corner of Betel Palm Court and Covington Garden Drive: Installation of (3) 15-gallon Odoratissimum Viburnum and root ball removals. • Covington Garden Drive: Investigate and Add Spray Heads – (21) Beds along Covington Garden Drive. • Previously submitted Shoreline Repairs proposal is awaiting signature for the approved project, as of August 13, so that scheduling can proceed.
Irrigation	• Inspections are ongoing. • Work orders are up to date.

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WEEKLY LANDSCAPE REPORT

Client:	**Waterset Central CDD**
Week Of:	**August 17, 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	kpirodi@castlegroup.com	Rafael Rosario	rrosario@redtreelandscape.systems
Diana Kronick	dkronick@rizzetta.com	Service Desk	service@redtreelandscape.systems
Angelica Sierra	asierra@rizzetta.com	Devan Katz	dkatz@redtreelandscape.systems

Service	Recap
Mowing	• Mowing was performed on Monday and Tuesday, August 17 and 21. • Community Asset Management Report related items are in progress for completion.
Detailing	• Detailing proceeded according to schedule. • Work orders completed for detailing requests.
Pest Control & Fertilization	• IPM applications were performed on August 20.
Arbor Care	• No arbor care was performed at this time.
Landscape	• No landscape projects were performed at this time.
Proposals	• Covington Garden Drive: Investigate and add spray heads along Covington Garden Drive for future turf installation – pending and necessary for the approved sod installation. • Estero Court Sidewalk – Behind Amenity Center: Tree Staking Proposal – submitted August 21. • Corner of Betel Palm Court & Covington Garden Drive: Odoratissimum Viburnum Proposal – submitted August 14 and on August 19 with Waterset Central Community Asset Management report responses.

	• Reservoir Court – Irrigation Face Pack Replacement – submitted and approved on August 20.
Irrigation	• Inspections are ongoing. • Work orders are up to date. • Irrigation investigated a possible leak at 5523 Silver Run and found no signs of a leak. • Approved proposal scheduled for completion for the replacement of the facepack for the Reservoir Court controller.

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WEEKLY LANDSCAPE REPORT

Client:	**Waterset Central CDD**
Week Of:	**August 24, 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	kpirodi@castlegroup.com	Rafael Rosario	rrosario@redtreelandscape.systems
Diana Kronick	dkronick@rizzetta.com	Service Desk	service@redtreelandscape.systems
Angelica Sierra	asierra@rizzetta.com	Devan Katz	dkatz@redtreelandscape.systems

Service	Recap
Mowing	• Mowing was performed on Monday and Tuesday, August 24 and 25. • Community Asset Management Report related items are in progress for completion.
Detailing	• Detailing proceeded according to schedule. • Work orders completed for detailing requests.
Pest Control & Fertilization	• IPM applications were performed as scheduled.
Arbor Care	• No arbor care was performed at this time.
Landscape	• Installed sand at the pool and volleyball court. • Sod was installed at the pond bank.
Proposals	• No proposals were executed at this time.
Irrigation	• Inspections are ongoing. • Work orders are up to date. • Waiting on the “DO NOT EXCEED” proposal to be signed for the 21 plant beds – the proposal was sent again for review.

Tab 6
USC

WATERSET CENTRAL CDD

ENGINEERS REPORT FOR September 9th, 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Watfarer Bank Restoration:

Finn Outdoor has reported that they have completed the repairs they had assigned and RedTree reported they had begind the repairs. BDi will be on site on 09/03 to inspect the repairs and will report back on the worksmanship and if there are any issues with the repairs to report.

MPH Signs Discrepency:

Hillsborough County has responded that they are going to install the missing speed limit sign. The County is not able to lower the speed limits from 25 to 20 MPH, so they said they can either approve all of the signs going to 25 MPH or they would need to stay the way they are now. The County reported that the 20 MPH signs should have not bean approved in the first place.

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.

Tab 7

CDD Labor Rates

(October 1, 2026 – September 30, 2027)

Classification	Rates
Principal	$245
Project Manager I	$215
Project Manager II	$185
Senior Engineer	$195
Project Engineer	$155
Engineer	$125
Senior Environmental Scientist	$155
Environmental Scientist	$115
Senior Designer	$125
Designer	$105
Senior Engineering Technician	$95
Engineering Technician	$75
Field Manager	$140
Senior Inspector	$125
Inspector	$85
Clerical	$50

Tab 8

WATERSET®



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

Community Director Report
September 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 implementing towing enforcement at the Waterset Club and Waterline Station that was approved in February.

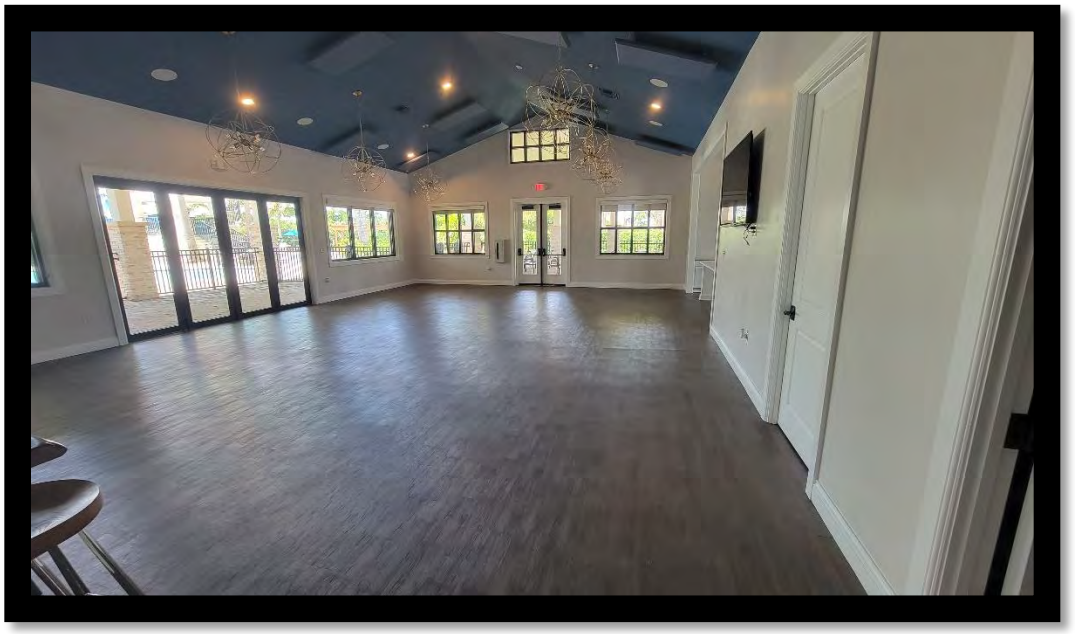
During last months meeting the board agreed to the cascade design for the 2 benches that need to be replace in the playground in front of the Waterset Club. Creative Recreation provided a proposal in the amount of $4,550.00.

Management received a proposal from Accurate Electronics for the installation of access control at the Waterset Club building. This would require residents to use their access badge to enter the building. Currently, the Waterset Club is the only amenity building without access control. The proposal is $10,636.83.

FitRev provided a proposal in the amount of $3,523.92 to replace the console on an elliptical at the Waterset Club Fitness Center. The existing console has stopped working and remains inoperable despite troubleshooting efforts.

Maintenance

The maintenance team completed the patching up of knicks on the walls of the gathering room and painted the entire gathering room the week of August 24th.



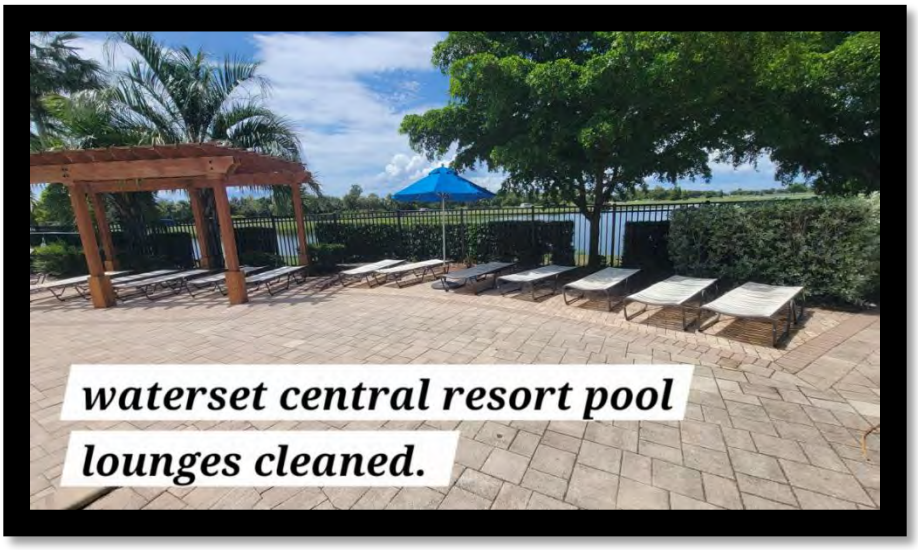


The Maintenance team will be removing the existing chipped paint from the stairs leading to the slides, sanding the surface, and repainting the area. A non-slip finish will also be applied to help ensure the stairs remain safe for residents and guests.

The Fitness Center AC went out the week of August 18th. Alvarez determined that the capacitors and condenser fan motors needed replacement, with quoted costs of approximately $500 per capacitor and $300 per motor, plus labor. The Maintenance team purchased the necessary parts and completed the repairs in-house for approximately $500 total, resulting in significant cost savings.

The Maintenance team replaced two soap dispensers in the men's restrooms at the Waterset Club after the existing dispensers were knocked down and damaged.

The Maintenance Team deep cleaned all the pool lounge chairs at the Waterset Club Lap pool and Resort pool.


waterset central resort pool
lounges cleaned.



The Maintenance team continues to inspect the ponds and remove any debris along the pond banks, as well as any debris within the ponds that can be safely reached from the shoreline.



On Saturday, August 29th, the maintenance team discovered a significant leak at the backflow serving the Waterset Club, which was resulting in a substantial amount of water being discharged. The maintenance team immediately shut off the water to stop the leak; however, this resulted in a temporary loss of water service to the Waterset Club amenity. Alvarez Plumbing was contacted for emergency service and was able to dispatch a technician the same day. The technician rebuilt the backflow, allowing water service to be restored to the amenity that day. A certified backflow technician is still required to visit the site to inspect the backflow and ensure it is operating properly following the repair.



Report Respectfully Submitted,

Katiria Parodi, LCAM

Outlook

Parking request for Ronnie's Run Jingle Bell 5K

From Jeanne Keeney <jeannekeeney@gmail.com>
Date Fri 8/21/2026 1:36 PM
To Heidy Torres <heidy.torres@castlegroup.com>; Katiria Parodi <kparodi@castlegroup.com>

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
When in doubt, please contact the IT department.

Report Suspicious

Dear Kathy and Heidy,

Lynda McMorrow suggested I reach out to you regarding parking options for Ronnie's Run.

Ronnie's Run was established in 2014 in memory of my son, Ronnie, who started the first Waterset Running group. We have held the race at Fort Desoto for the last 10 years, but this year's race will be held at Dorothy York Academy on December 19th, 2026, in memory of our daughter, Sharon, whom we lost in March.

We anticipate approximately 800 to 900 participants. To ensure adequate parking, we would like to inquire about using the Clubhouse lot on Paseo Del Mar. The lot is about .3 miles from Dorothy York Academy and well within walking distance. We would only need the lot for about an hour on Saturday morning, and all vehicles will be gone by 9:45 AM.

Please let me know if this is possible or if we can discuss this further. Thank you for your time and consideration.

Best regards,

Jeanne Keeney

#run4ronnie
"And let us run with perseverance the race that is marked out for us" Heb. 12:1

7823 N Dale Mabry Hwy
STE 107
Tampa, FL 33614

813-870-2966

Quote

Date	Quote #
8/19/2026	18113

Name / Address
Waterset Central CDD Kathy Parodi 7281 Paradiso Drive Apollo Beach, FL 33572

Rep
CJ

Item	Description	Qty	Cost	Total
	Precor elliptical S/N ADLLE21180013			
Parts	P62 CONSOLE ASSEMBLY	1	2,850.00	2,850.00
	Precor upright bike S/N AKCEE1718000			
Parts	DRIVE BELT	1	79.99	79.99
Parts	INPUT SHAFT	1	114.99	114.99
Parts	INPUT PULLEY	1	74.99	74.99
Parts	IDLER	1	52.99	52.99
Parts	RETAINER BOLT	2	5.99	11.98
Parts	SCREWS	2	6.99	13.98
Labor	Labor	3	90.00	270.00
Freight Sales (INV)	Freight Charges are subject to change		55.00	55.00

This quote becomes an order with signature approval and returned to service@fitrev.com

Subtotal	$3,523.92
Sales Tax (0.0%)	$0.00
Total	$3,523.92

Creative Recreation Products
3000 W State Road 426
Oviedo, FL 32765 USA
4076958855
FLplaygrounds@gmail.com

Quote 8799

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

SHIP TO
Waterset Central CDD
7231 Paradiso Drive
Apollo Beach FL 33572

DATE
08/27/2026

TOTAL
$4,550.00

QTY	DESCRIPTION	RATE	AMOUNT
	Waterset Central benches. No demo or site prep.		
2	6' Commercial Bench w/ Back - CASCADES with recycled slats Color: Cedar slats	1,750.00	3,500.00T
2	Installation - assumes easy access to site for a trailer, subject to adjustment depending on actual conditions.	300.00	600.00
1	Inbound freight. If combined with another order, freight cost will be adjusted accordingly.	450.00	450.00

NOTES:
- Deposit for Materials Total due with order: $3500
- Balance due upon completion: Net 15.
- Excessive underground obstacles may result in additional labor.
- There is a 2.9% transaction fee if paying by credit card.

SUBTOTAL	4,550.00
TAX	0.00
TOTAL	$4,550.00

THANK YOU.

Accepted By

Accepted Date

Quote valid for 30 days. We look forward to working with you!

QUOTATION

P.O. Box 070099
Milwaukee, WI 53207-2647
Phone: (800) 444-0305
Fax: (866) 263-2456
www.uvpinc.com
Email: info@uvpinc.com

Customer #: **444265**

Quotation No: R5-8-25-26
Quote Date: 8/25/2026

Billing Address:
WATERSET CENTRAL CDD

3434 COLWELL AVE STE 200
TAMPA FL 33614
,

Shipping Address:
WATERSET CENTRAL CDD

7231 PARADISO DR
APOLLO BEACH FL 33572

Product Number	Description	Quantity	Unit Price	Line Total
UV430HPLUS-BLACK-BLACKFABRIC	**24W X 36H outdoor enclosed corkboard- header** 24W X 36H X 3-1/8D (OUTSIDE DIMENSIONS) Outdoorplus enclosed corkboard with one left hinged lockable door. 1/8" acrylic window. Black aluminum frame. No illumination. With header. Interior surface of black fabric over cork. Lead time approx 3 weeks. This is not returnable. Repeat of 555790.	1	550.00	550.00
UV1309-BLACK	**96X2X2 set of two posts**	1	278.00	278.00
UPS ground estimate	**UPS ground estimate**	1	435.00	435.00

TOTAL: 1,263.00

Notes:

Quote valid for 30 days from sent date. After 30 days new quote must be issued for order. All Custom items are Non-Returnable and Non-Refundable. All non-custom orders are able to be returned from 30 days of customer receiving item with a 20% restocking fee. 1 year limited manufacture defect warranty on all items.

If you have any questions regarding this quote please contact at 1-800-444-0305 ext. or feel free to email me at

Please read, sign and fax back your approval of this quote to 866-263-2456 in order for us to proceed.

Signature Date

Tab 9

Waterset Central Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

2: Board Meeting Goals & Objectives

Goal 2.1: Audience Comments

Objective: Audience Comments – Designating Public Comment Period.

Measurement: Provide designated Public Comment Period per Florida Statues 286.0114 of three (3) minutes each per audience member at all legally advertised CDD meetings.

Standard: Adhere to this requirement to foster informed decision making on all Board actions.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

Waterset Central Community Development District

District Manager:_____ Date:_____

Print Name:_____

Waterset Central Community Development District

Tab 10

RESOLUTION 2026-11

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 government 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 Department 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 provided 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 9th DAY OF SEPTEMBER 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 REVISED MEETING DATES
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2026-2027

October 14, 2026
November 11, 2026 *
December 9, 2026
January 13, 2027.
February 10, 2027
March 10, 2027
BUDGET WS March 24th, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 2027

All meetings will be held at 10:00 a.m. at the Waterset Club located at 7281 Paradiso Dr. Apollo Beach, FL 33572.

* Veteran's Day

Tab 11

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

FACEPACK REPLACEMENT RESERVOIR COURT CONTROLLER

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

August 19, 2026

Scope of Work

The existing controller is a **Hunter ACC2** with a recently installed communication module. During the installation of the communication module, a faulty facepack was identified. The facepack is malfunctioning and will need to be replaced for the controller to operate properly.

RedTree recommends replacing the faulty facepack so we can continue the process of connecting the controller to the **Centralus online management system** and ensure the irrigation system can be properly monitored and managed remotely.

Materials

- Hunter ACC2 Facepack
- Miscellaneous Parts
- Labor

Total Cost: $755.75

_____ 08 / 20 / 2026

Authorized Signature to Proceed **Date of Authorization**

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

Tab 12

CONTRACT#081926-WCC

ACCURATE ELECTRONICS

♦♦♦

9225 ULMERTON ROAD, SUITE 410 ♦ LARGO, FL 33771
♦ PINELLAS (727)-533-0295 ♦ HILLSBOROUGH (813) 983-9131 ♦ SARASOTA (941) 952-1088
♦ FT. MYERS (239) 332-8700 ♦ORLANDO (407) 203-2620
WWW.AEAccess.com

August 19, 2026
Prepared by Paul

Waterset Central CCD
7281 Paradiso Dr
Apollo Beach, FL 33572

C/O: Katiria Parodi **Phone:** (813) 677-2114 **E-Mail:** KPARODI@CASTLEGROUP.COM

RE: Install DSX Access Controls to the front and back doors at the main clubhouse.

EQUIPMENT LIST:

QTY	Item description	COST	Disc Cost
1-	DSX 1022 NV 2 door Access Controller	$2,256.20	$1,829.70
2-	HID Multi-Class SE Terminal Smart Card Reader HU-9PTPTK387	$725.98	$588.50
3-	M62 Mag lock with 1200lbs pulling force	$1,985.33	$1,701.30
1-	22/6 OAS STR CMR wiring	$699.41	$502.90
1-	18/4 UNS STR CMR wiring	$755.33	$608.11
3-	Wave to exit stainless steel CM-22146	$325.87	$310.32
3-	PIR XMS sensors for mag locks 0E-RXD	$499.00	$321.00
	Freight:	$25.00	$75.00
	Labor/Misc. hardware/conduit:		$4,700.00
	TOTAL JOB COST WITH ALL APPLICABLE TAXES:		$10,636.83

NOTES:

1. **2-YEAR MANUFACTURER WARRANTY ON DSX CONTROL PANELS. 2-YEAR MANUFACTURER WARRANTY ON LOCINOX MAG LOCK. 1-YEAR LIMITED MANUFACTURER WARRANTY ON ALL INSTALLED PARTS. 1-YEAR ACCURATE GUARANTEE ON LABOR.**
2. ACCURATE ELECTRONICS SHALL ACCEPT NO RESPONSIBILITY FOR DOOR CLOSURE PEDESTRIANS.
3. Accurate is to reuse: doors, owner's prox cards or fobs, frames, DSX 1048 panels, and DSX lock power supplies. If these things can't be reused, then a change order will be generated to fabricate new commercial-grade walk gates.
4. ALL CONDUIT, CABLE, AND PLUMBING LINES TO BE MARKED BY OWNER. Accurate is not responsible for damage to unmarked or otherwise unknown pipes, conduits, underground utilities, gas lines etc…
5. Some surface mount conduit or nice duct may be required. The conduit will be visible. Painting of conduit is not included and is to be done by others.
6. Accurate is to utilize crawl space/attic for free wire runs. If Accurate can't utilize this, then a change order will be generated.

SCOPE OF WORK AT WATERSET CENTRAL CDD:

1. Run new wires from the existing head-end to the front door and install two M62 mag locks, two PIR sensors, two wave-to-exit buttons, and a card reader. Program the card reader to unlock both mag locks when credentials are presented.
2. Run new wires from the existing head-end to the back door and install the M62 mag lock, PIR sensor, wave-to-exit button, and card reader.
3. Install the DSX 1022 panel in one of the 1042 enclosures.

ACCEPT: ☐ INITIAL:_____

AE.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED; HOWEVER, ACCURATE RESERVES THE RIGHT TO SUBSTITUTE EQUIPMENT OF EQUAL FUNCTION AND VALUE IF SPECIFIED EQUIPMENT IS NOT READILY AVAILABLE.
THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN AND COMPLETED IN A WORKMANLIKE MANNER. OWNER AGREES THAT ACCURATE CAN TAKE AND USE PHOTOGRAPHS OF SAID WORK AND EQUIPMENT LISTED HEREIN FOR FUTURE ADVERTISING PURPOSES.

TOTAL SUM: $ 10,533.39
TERMS: 100% of Material and custom fabrication on acceptance; labor due upon completion.

TERMS ARE SUBJECT TO CREDIT APPROVAL.

BUYER AGREES TO PAY A SERVICE CHARGE OF 1-1/2% PER MONTH ON ALL ACCOUNTS OVER (30) DAYS.

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, THEFT, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMPENSATION INSURANCE ON ABOVE SPECIFIED WORK PROVIDED BY ACCURATE ELECTRONICS.

AUTHORIZED SIGNATURE: _____
FOR ACCURATE ELECTRONICS.

DATE: _____

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED. **I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS.** THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 07 DAYS.

PLEASE SIGN & PRINT NAME AFTER SIGNATURE.

AUTHORIZED SIGNATURE: _____

FOR: Waterset Central CCD
7281 Paradiso Dr
Apollo Beach, FL 33572

PRINT NAME: _____

DATE: _____

ACCEPT: ☐ INITIAL:_____

ACCURATE ELECTRONICS, INC. TERMS AND CONDITIONS

1. The seller, Accurate Electronics, Incorporated, proposes to sell materials and/or labor to the person(s) heretofore called Buyer(s)
2. **Payment.** Buyer promises to pay for all materials, labor, permits, etc., as contracted for at current rates.
3. **Payment Terms.** Payment terms are as stipulated on the signature acceptance page, unless otherwise agreed. If the job goes beyond 30 days, Seller reserves the right to reasonable progress billings. Completion shall mean substantial completion. Buyer may reserve from final payment an amount proportional to work not complete or work reasonably in dispute. Buyer explicitly agrees not to withhold relatively large sums of money earned by Seller due to relatively small items on the job still unresolved or incomplete. The specific intent of both Buyer and Seller is to reasonably compensate Seller for Seller's performance as work is installed.
4. **Sign-Off and acceptance**. When Seller has a date certain that work will be complete Seller will inform Buyer. At that point, Buyer agrees to have a qualified decision-maker inspect the project within three business days. At the time of inspection, Buyer will either accept the project or provide Seller with a punch list.
5. **Past Due Debts.** Any indebtedness that becomes past due is subject to interest charges at 1.5% per month and reasonable attorney's fees will be charged if attorney involvement in collection actions becomes necessary. Further, Seller reserves the right to withhold from Buyer products, labor or material and warranties as long as there are any outstanding debts owed to Seller or Buyer or entities related to the Buyer on this site or any other site associated with Buyer and for which Seller has contracted to provide products, labor or material, etc. Buyer understands and agrees that Seller may assert the aforesaid right to withhold a warranty even though Buyer's debts to Seller may not specifically relate to the product, labor or service to which the warranty applies. Should it be necessary to enforce this agreement the parties agree that the venue shall be in Pinellas County, Florida and that the prevailing party shall be entitled to all reasonable costs including reasonable attorneys' fees.
6. **Title.** Title to materials under this contract remains with the Seller until all indebtedness under the contract is paid. Once the debt is satisfied, title passes to Buyer.
7. **Repossessing.** Seller reserves the right to remove and repossess certain removable items in the event debts are not paid. Buyer understands and agrees that until Seller is paid in full hereunder for its services, the products and materials provided by Seller under this agreement shall remain personally under applicable law. Reasonable charges may be assessed, either out of funds already paid, or otherwise, for repossession costs.
8. **Warranty**. THE FOLLOWING WARRANTIES ARE THE ONLY WARRANTIES PROVIDED BY SELLER TO BUYER. SELLER SPECIFICALLY DISCLAIMS AND EXCLUDES ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANT-ABILITY AND FITNESS FOR A PARTICULAR PURPOSE. BUYER ACKNOWLEDGES AND AGREES THAT THE FOLLOWING CONSTITUTE THE ONLY WARRANTIES PROVIDED BY SELLER AND THAT SELLER HAS NOT MADE ANY REPRESENTATIONS OR PROMISES OTHER THAN THOSE CONTAINED IN THIS AGREEMENT.
   a.) For a period of one year following the date of substantial completion of Seller's work described herein, Seller warrants that any electronic or electrical component installed by Seller shall BE in good and working condition. This does not cover routine maintenance such as re-tuning loop detectors or re-setting traffic loops. All warranty service to be provided during normal operating hours starting 30 days after the completion date. All labor will be billable for emergency service after 30 days regardless if parts are warranted by manufacture or not.
   b.) For a period of one year following the date of substantial completion of Seller's work described herein, Seller warrants that any mechanical part or component installed by Seller shall be in good and working condition.
   c.) In the event a part or component of Seller's installation is warranted by a third party (such as a supplier or manufacturer if the part or component) pursuant to a written warranty delivered to Buyer, Seller shall not be responsible for any failures, defects or non-conformities in such part or component and Buyer's remedies, if any, shall be limited to those set forth in the written warranty provided by such third party.
   d.) Seller at no time shall be liable or responsible for replacing, correcting or repairing any item warranted hereunder if the item is damaged or made non-functional by acts, omissions, negligence, abuse or mishandling of Buyer, any third party, acts of nature or acts of God. I.E.: LIGHTING, FLOOD, POWER SURGE...
9. **Property Lines.** Buyer is solely responsible for locating property lines and it is agreed that representations by Buyer or Buyer's agents will be relied upon. Buyer shall hold Seller harmless for any damages resulting from that reliance. Seller will not survey the property.
10. **Underground items.** Buyer shall inform Seller of the existence and location of all underground lines or items that may be damaged by digging and it is agreed that representations by Buyer or Buyer's agents will be relied upon. Buyer shall hold Seller harmless for any damages resulting if Buyer fails to properly inform Seller of the existence and location of underground items that may be damaged. Owner is always responsible for moving or repairing irrigation lines in the way of construction.
11. **Demolition**. If your project involves the demolition of concrete pads, trenching across a driveway where traffic loops are located there is always the possibility for collateral damage to wiring under ground or inside the concrete pad being removed. AE will take every precaution to preserve all wiring. IF damage does occur or we find underlying damage that was unforeseen, there will be an additional charge to install new wiring.
12. **Delay**. When construction is suspended at the request of Buyer, Buyer agrees to reasonably compensate Seller for the additional expenses of loading trucks, and time and travel, etc., if additional expenses are incurred.
13. **Service by Non-Accurate Personnel**. If systems installed and warranted by Seller are serviced by personnel unauthorized by Seller, warranties may be voided at the discretion of Seller.
14. **Interruptions of the Contract**. Seller is not responsible for interruptions of inability to fulfill the contract for circumstances beyond the control of the Seller. The circumstances include, but are not limited to the following: Requirements of any government or regulatory agency, acts of god, such as fires, floods, strikes, labor difficulties, transportation difficulties, war or acts of national defense
15. **Indemnification:** Accurate Electronics, Inc. will not be held responsible in any circumstance for gate closure on pedestrians and or vehicles. Owner understands that automated gate systems are electro-mechanical devices that can fail at any time. Owners, residents, visitors, contractors, renters and all other personnel that use the automated gate system do so at their own risk. Accurate will not be responsible for delayed or denied access to emergency personnel or vehicles through gates or access doors.
16. **All sales are final upon contract acceptance:** A 25% restocking fee for canceled orders on non-custom equipment only. Custom ordered equipment is not returnable or refundable. Changes in contract are subject to a $350.00 change order fee. Failure to pay the deposit within 30-days will result in contract being void, prices no longer valid and a $500.00 contract close out fee.

STATE LICENSE #ES0000346

Tab 13

MEMORANDUM

TO: Board of Supervisors ("**Board**")
Waterset Central Community Development District ("**District**")

FROM: Sarah R. Sandy
Hunter Hurley

DATE: September 1, 2026

RE: AED Lease and Maintenance Services Agreement Terms

The purpose of this memorandum is to advise the Board regarding the proposed Automated External Defibrillator ("**AED**") Lease and Maintenance Services Agreement ("**Agreement**") with Cintas Corporation No. 2, d/b/a Cintas First Aid & Safety ("**Cintas**").

At the July meeting, the Board approved entering into an AED lease and maintenance services agreement with Cintas. Following our review of Cintas's form agreement, we have identified several provisions that present significant risk to the District and require the Board's attention and direction before execution.

Our firm is currently negotiating substantially the same agreement on behalf of special district and has prepared a draft incorporating comments already received from Cintas, which draft is attached hereto as **Exhibit A**. In reviewing Cintas's form agreement and comments, the following three provisions have been identified as the most concerning for the District. Each is summarized below for the Board's consideration.

1. **Release and Indemnification of the Contractor by the District**

Summary: The indemnification provision as proposed by Cintas requires the District to release, defend, and hold harmless Cintas and all of its representatives from *any and all* liability, loss, damage, or expense of any kind related in any way to the AED devices or AED services, including claims arising from Cintas's own sole or partial negligence. The obligation extends to personal injury, death, property damage, strict liability, wrongful death, and negligence of any type or degree, and expressly waives the District's right of subrogation. Additionally, this indemnification extends to injuries sustained by the District's own employees and purports to waive the District's statutory workers' compensation immunity.

Risk to the District: This is a one-sided indemnification running entirely in Cintas's favor, which would obligate the District to bear the financial consequences of Cintas's own negligence. Indemnifying Cintas may also implicate the District's sovereign immunity protections.

2. Limitation of Contractor's Liability

Summary: This provision limits Cintas's collective liability to the District for *any* and *all* loss, injury, or damages of any kind arising out of or related to the AED devices or services, including losses caused solely by Cintas, to a maximum of $1,000.

Risk to the District: A $1,000 cap on liability would effectively leave the District with no remedy in the event of Cintas's negligence or product failure. The lack of remedy is especially acute because AEDs are life-safety equipment. The cap, combined with the indemnification provision, shifts liability almost entirely to the District.

3. Disclaimer of Warranties and Representations

Summary: This provision disclaims all warranties and representations by Cintas in connection with the AED services and devices, including any implied warranty of merchantability or fitness for a particular purpose.

Risk to the District: If the District agrees, it would be left with no warranty protection from Cintas—only whatever warranty may be provided by the AED manufacturer. If the devices or services fail to perform as expected, the District would have no contractual recourse against Cintas for defective service or equipment. Essentially, Cintas provides no guarantee regarding the quality of the product it is leasing to the District, nor its maintenance services.

Conclusion

Given the terms proposed and the risk each presents to the District, Counsel requests that the Board confirm it is comfortable moving forward with the Agreement. Our firm had previously made efforts to negotiate more favorable terms on each of the provisions; however, Cintas was not agreeable to modifying the above terms further. Please feel free to contact me with any comments or questions as we move forward.

EXHIBIT A

AUTOMATED EXTERNAL DEFIBRILLATOR LEASE AND MAINTENANCE SERVICES

This Agreement (the "Agreement") is made and entered into this _____ 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 (the "District"); and

Cintas Corporation No. 2, d/b/a Cintas First Aid & Safety, a Nevada corporation with a principal address of 9318 Florida Palm Drive, Tampa, Florida 33619 (the "Contractor", and together with the District, the "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to lease automated external defibrillators and provide maintenance services for same; and

WHEREAS, the Contractor submitted a proposal and represents that it is qualified to lease automated external defibrillator and provide maintenance services for same and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (the "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.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor lease automated external defibrillator ("AED") and provide professional maintenance services for same within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. 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.

C. The Contractor shall provide the Services as shown in Section 3 of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF MAINTENANCE SERVICES. The Contractor will provide the Services for the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as Exhibit A on a monthly basis. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 3A. AED TERMS.

A. AED Terms. In the event of a conflict between the terms of this Agreement or any associated purchase order, statement of work, or other document between the Parties, the terms of this Section 3A shall control with respect to any AED-related services provided by Contractor to the District.

B. AED Offerings. The District may purchase Automated External Defibrillators from Contractor under this Agreement at agreed upon prices. To the extent requested by the District, Contractor will deliver AED Services to: (1) AEDs provided from Contractor to the District ("Contractor-Provided AEDs"), (2) AEDs sold from Contractor to the District ("Purchased AEDs"), and/or (3) AEDs that the District owned before entering into this Agreement or that the District obtained (in any manner) from a third-party before or during this Agreement ("Customer AEDs"). Contractor-Provided AEDs, Purchased AEDs, and Customer AEDs are collectively referred to as "AED Devices," and for the avoidance of doubt, all references to AEDs herein include reference to the component parts of such AED, including batteries and pads. Contractor's AED Services are limited to providing AED software updates when available and providing periodic service visits (at a minimum, once every six months) to check expiration dates of the battery and set of pads, to replace them if expired, and to confirm the status of the AED Device(s) through a visual inspection of the AED status indicator ("AED Services"). The District acknowledges that the scope of services expressly excludes: performance of a risk or hazard analysis of any kind or type, providing regulatory guidance, or providing recommendations regarding the type, number, and placement or location of AED Device(s) at the District's facility. In determining the placement or location of AED Device(s), the District acknowledges, and will take into consideration, that the environment in which AED Device(s) are located (including but not limited to, environments that may expose the AED Device(s) to high/low temperatures, humidity, and/or water) may affect the operability and/or functionality of such AED Device(s) and the District agrees to assume all risk of loss for, and defend, and hold Contractor harmless from all liabilities and damages arising from an AED Device being located in an environment that may affect its operability and/or functionality. The District acknowledges that as part of the AED Services, Contractor may replace expired

batteries or sets of pads in relation to Customer AEDs and/or Purchased AEDs. In such event, the District will be charged, and agrees to pay, a commercially reasonable fee (in addition to all other fees due hereunder) for the replacement of the battery and/or pads. For the avoidance of doubt, Contractor has no obligation to provide AED Services, access to a third party that provides medical direction, or any other service in relation to Purchased AEDs and Customer AEDs unless the District provides a written request for such AED Services for specific locations, such request is accepted by Contractor, and the District pays for such AED Services.

C. DISCLAIMER OF WARRANTIES AND REPRESENTATIONS. The District acknowledges that all AED Devices related to this Agreement will be subject only to such warranty as may be provided by the manufacturer of the AED Device. THE DISTRICT ACKNOWLEDGES THAT CONTRACTOR MAKES NO WARRANTY, REPRESENTATION, COVENANT OR GUARANTEE, EXPRESS OR IMPLIED, IN CONNECTION WITH THE AED SERVICES OR AED DEVICES RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NO MODIFICATION, WAIVER, OR AMENDMENT OF THIS DISCLAIMER SHALL BE DEEMED EFFECTIVE UNLESS MADE IN A WRITING DRAFTED BY CONTRACTOR FOR THIS EXPRESS PURPOSE THAT IS (I) SIGNED BY CONTRACTOR, (II) EXPLICITLY USES THE TERM "WARRANTY" IN ITS TITLE, (III) SPECIFICALLY REFERENCES THIS AGREEMENT; AND (IV) EXPLICITLY AND UNAMBIGUOUSLY DESCRIBES WHAT ADDITIONAL WARRANTY(IES) ARE BEING OFFERED TO THE DISTRICT PURSUANT TO THIS AGREEMENT. THE DISTRICT FURTHER AGREES THAT THIS EXPLICITLY EXCLUDES ANY OF CONTRACTOR'S SALES MATERIALS, CIRCULARS, WEBSITES, OR OTHER ADVERTISING MATERIALS OF ANY TYPE FROM CREATING ANY WARRANTIES UNDER THIS AGREEMENT, AND THE DISTRICT REPRESENTS AND WARRANTS THAT IT IS NOT RELYING UPON ANY SUCH MATERIALS FOR THIS PURPOSE. Without limiting the enforceability of any other provision of this Agreement after termination or expiration, the Parties specifically agree that the provisions of the foregoing paragraph will survive, and continue to be binding on the Parties, after any expiration or termination of this Agreement.

D. LIMITATION OF CONTRACTOR'S LIABILITY. The District acknowledges that Contractor's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the District's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to the District or others. The District further acknowledges and agrees that Contractor cannot predict the potential amount, extent, or severity of any damages or injuries that the District or others may incur in relation to this Agreement including those due to the failure of the systems, products, or services to work as intended. IF CONTRACTOR OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISE OUT OF, RESULT FROM, OR ARE RELATED TO THIS SECTION 3A, THE AED DEVICES, OR AED SERVICES (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES, OR DAMAGES RESULTING FROM CONTRACTOR'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), THE DISTRICT AGREES AND WARRANTS THAT CONTRACTOR'S AND ITS REPRESENTATIVES' COLLECTIVE LIABILITY TO THE DISTRICT, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO $1,000. If the District wishes to increase the limitation of liability, Contractor and the District may negotiate a supplemental written agreement to increase the limit of Contractor's liability, but no such agreed upon increase to the limit of Contractor's liability shall be interpreted to find Contractor or its subcontractors or representatives to be insurers. THE DISTRICT AGREES THAT THE LIMITS ON THE LIABILITY OF CONTRACTOR AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES AMONG CONTRACTOR, THE DISTRICT, AND ANY OTHER

Commented [SS1]: To confirm: has the District made any such request to date?

Also please clarify what specific AEDs will, at this time, be serviced under this agreement? Does it have any Customer AEDs or Purchased AEDs?

Commented [SS2]: Reserve right to comment further on this - reviewing with CDD's Board to confirm ok with.

AFFECTED PARTIES. THE DISTRICT ACKNOWLEDGES AND AGREES THAT WERE CONTRACTOR TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither Party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity, provided that this provision will not be construed to limit the District's obligation to pay amounts due hereunder. Without limiting the enforceability of any other provision of this Agreement after termination or expiration, the Parties specifically agree that the provisions of the foregoing paragraph will survive, and continue to be binding on the Parties, after any expiration or termination of this Agreement.

E. RELEASE AND INDEMNIFICATION OF CONTRACTOR BY THE DISTRICT. THE DISTRICT RELEASES AND AGREES TO DEFEND AND HOLD HARMLESS CONTRACTOR AND ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES (COLLECTIVELY, "AED REPRESENTATIVES") OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE, OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE USE OF THE AED DEVICES AND AED SERVICES. THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEYS' FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CONTRACTOR OR ITS AED REPRESENTATIVES BY THE DISTRICT OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, THE DISTRICT'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR THE DISTRICT'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CONTRACTOR OR ITS AED REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON THE USE OF THE AED DEVICES, THE FAILURE OF THE AED DEVICES TO FUNCTION PROPERLY, THE FAILURE OF ANY PERSON TO PROPERLY USE ANY AED DEVICES, THE LOCATION OF ANY AED DEVICES, ANY ALLEGATION THAT THE NUMBER OF AED DEVICES ORDERED HEREUNDER IS INSUFFICIENT, BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CONTRACTOR'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. THE DISTRICT FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. THE DISTRICT'S DEFENSE, HOLD HARMLESS OBLIGATIONS SHALL ALSO EXTEND TO INJURIES OR DEATH SUSTAINED BY THE DISTRICT'S EMPLOYEES AND SHALL NOT BE LIMITED BY ANY APPLICABLE WORKERS' COMPENSATION LAW, AND THE DISTRICT EXPRESSLY WAIVES ANY STATUTORY OR CONSTITUTIONAL WORKERS' COMPENSATION IMMUNITY UNDER APPLICABLE LAW WHICH WOULD OTHERWISE LIMIT ITS INDEMNIFICATION OBLIGATIONS HEREUNDER. Without limiting the enforceability of any other provision of this Agreement after termination or expiration, the Parties specifically agree that the provisions of the foregoing paragraph will survive, and continue to be binding on the Parties, after any expiration or termination of this Agreement.

F. Customer AEDs. The District acknowledges that Contractor reserves the right to refuse to provide AED Service on any Customer AED at Contractor's discretion. Without limiting the foregoing, the District

Commented [SS3]: Do the CDD have any Customer AEDs? If not, this section should be removed.

agrees and acknowledges that Contractor will not provide AED Services in relation to Customer AEDs, unless such Customer AEDs are Zoll or Defibtech branded AED Devices. Notwithstanding anything to the contrary herein, the District agrees that Contractor makes no warranty of any kind in relation to Customer AEDs and expressly disclaims every warranty, representation, covenant, and guarantee, whether express or implied in connection with Customer AEDs including without limitation, the implied warranties of merchantability and fitness for a particular purpose and Contractor will not be liable in any way for any damages caused by or relating to Customer AEDs, and further the District agrees to defend, and hold Contractor harmless against all claims and damages related in any way to any Customer AED. Notwithstanding anything to the contrary herein, the District acknowledges that Contractor will only be responsible for providing AED Services to the specific AED Devices that are identified in Contractor's system as requiring service from Contractor and Contractor agrees to provide a list of those AED Devices by serial number if requested. The District agrees that Contractor has the right to collect all information related to AED Devices as necessary to update Contractor's system. The District agrees Contractor has no liability or responsibility of any kind in relation to AED Devices on the District's property that are not receiving AED Services from Contractor and the District releases and agrees to hold Contractor harmless from all liability that may arise in relation to such AED Devices.

G. Purchased AEDs. Purchased AEDs will be delivered within a reasonable time after the date of purchase, subject to availability. Contractor shall not be liable for any delays, loss or damage in transit. The District shall take delivery of the Purchased AEDs within two (2) days of the date the Purchased AEDs are delivered to the District. Contractor may, in its sole discretion, without liability or penalty, make partial shipments of Purchased AEDs to the District. Each shipment will constitute a separate sale, and the District shall pay for the units shipped whether such shipment is in whole or partial fulfillment of the quantity purchased. Title and risk of loss pass to the District upon delivery of the Purchased AEDs. The District shall inspect the Purchased AEDs upon receipt ("Inspection Period"). The District will be deemed to have accepted the Purchased AEDs unless it notifies Contractor in writing of any material defect of Purchased AEDs during the Inspection Period and furnishes such written evidence or other documentation as required by Contractor. If the District timely notifies Contractor of any defective Purchased AEDs, Contractor shall, in its sole discretion, (a) replace such defective Purchased AEDs, or (b) credit or refund the price for such defective Purchased AEDs. The District acknowledges and agrees that the remedies set forth in this section are the District's exclusive remedies for the delivery of defective Purchased AEDs. Except as provided in this section, all sales of Purchased AEDs to the District are made on a one-way basis and the District has no right to return Purchased AEDs under this Agreement to Contractor.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with prevailing industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District,

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such

work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in Section 3 unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

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

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. 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 and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Hundred Fifty Dollars and No Cents ($150.00) per month. The term of this Agreement shall be from September 1, 2026 through August 31, 2027 unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that

any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured but only with respect to Contractor’s obligations outlined herein. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. [RESERVED].

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for ail labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance, The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the

District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement,

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement, The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractors

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. 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 18. 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 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. 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 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of Exhibit A shall apply to this Agreement and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. 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 the Parties,

SECTION 22. 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 Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement (the "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 District:	Waterset Central Community Development District 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	If to the Contractor:	Cintas Corporation No. 2, d/b/a Cintas First Aid & Safety 9318 Florida Palm Drive Tampa, Florida 33619 Attn: _____

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 nonbusiness 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 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 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. 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 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. 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** (the "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 27. 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 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format,

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

SECTION 32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (the "Public Integrity Laws") apply to this Agreement:

A. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
B. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
C. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
D. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
E. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (the "Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 33. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statutes.

[SIGNATURE PAGE TO FOLLOW]

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

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

CINTAS CORPORATION NO. 2, D/B/A CINTAS FIRST AID & SAFETY, a Nevada corporation

By:_____
Print:_____
Its:_____

Exhibit A: Scope of Services

Cintas Combination First Aid and Safety Service Agreement

CUSTOMER INFORMATION

Company Name ("Customer"): Waterset Central CDD Phone: 813-677-2114

Email: heidy.torres@castlegroup.com Customer #:

Physical Address: 7281 Paradiso Dr, Apollo Beach, FL 33572

☐ THE SAFETY DIRECTOR® EMERGENCY EYEWASH STATION

PRODUCT	PRICE / UNIT	# OF UNITS	MONTHLY PRICE
THE SAFETY DIRECTOR® EYEWASH BUNDLE	$ /unit		$ 0.00 /month
THE SAFETY DIRECTOR® EYEWASH UPGRADE	$ /unit		$ 0.00 /month
ONE-TIME WALL MOUNT INSTALLATION FEE (618333)	$ /unit		

☑ AUTOMATED EXTERNAL DEFIBRILLATORS

AED DEVICE		CASE	PRICE PER UNIT	# OF UNITS	MONTHLY PRICE
☐ LIFELINE	☐ LIFELINE VIEW	☐ Cabinet ☐ Grab N' Run	$ /unit		$ 0.00 /month
☐ ZOLL® AED PLUS®	☑ ZOLL® AED 3	☑ Cabinet ☐ Grab N' Run	$ 150.00 /unit	1	$ 150.00 /month
☐ CARDIAC SCIENCE G5		☐ Cabinet ☐ Grab N' Run	$ /unit		$ 0.00 /month
☐ AVIVE		☐ Cabinet ☐ Power Case			0.00

☑ MEDICAL DIRECTION

TRAINING AHA HEARTSAVER™ FA/CPR/AED COURSE $ /CLASS

☐ WATERBREAK® COOLER UNITS

COOLER UNIT DESCRIPTION	MONTHLY FEE/UNIT	# OF UNITS	TOTAL MONTHLY PAYMENT
FREESTANDING	$ /unit		$ 0.00 /month
COUNTERTOP	$ /unit		$ 0.00 /month

☐ WATERBREAK® ICE UNITS

ICE MACHINE UNIT DESCRIPTION	MONTHLY FEE/UNIT	# OF UNITS	TOTAL MONTHLY PAYMENT
FREESTANDING	$ /unit		$ 0.00 /month
COUNTERTOP	$ /unit		$ 0.00 /month

BY SIGNING BELOW, CUSTOMER CERTIFIES THAT CUSTOMER HAS READ AND AGREED TO THE TERMS AND CONDITIONS OF THIS AGREEMENT, INCLUDING THOSE PRINTED ON PAGE 2. CUSTOMER FURTHER AGREES AND UNDERSTANDS THAT BY SIGNING THIS AGREEMENT, CUSTOMER AGREES TO EXECUTE A DELIVERY CONFIRMATION FOR EACH SERVICE REQUESTED BY CUSTOMER, BEFORE CINTAS INSTALLS THE PRODUCT(S) REQUESTED. SUCH DELIVERY CONFIRMATION WILL INCLUDE ADDITIONAL TERMS AND CONDITIONS, WHICH ARE HEREBY INCORPORATED INTO THIS AGREEMENT AND AGREED TO BY CUSTOMER. THE PERSON SIGNING THIS AGREEMENT ON BEHALF OF CUSTOMER EXPRESSLY REPRESENTS AND WARRANTS THAT HE OR SHE HAS ALL AUTHORITY NECESSARY TO BIND CUSTOMER TO ITS TERMS.

Authorized Signature: Date:

Printed Name: Title:

CINTAS. READY FOR THE WORKDAY®

Page 1 of 2

Tab 14

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, August 12, 2026, at 10:01 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)**
Jerry Whited	**District Engineer, BDI Engineering, LLC**
John Toborg	**Field Services, Rizzetta & Co**
Katria Parodi	**Clubhouse Manager**
Rafeal Rosario	**Representative, RedTree**
Bert Smith	**Representative, Sitex Aquatics (Via Phone)**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Audience Comments**

No audience comments.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

Mr. Smith presented the aquatic report to the Board.

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B. Landscape & Irrigation

i. Presentation of Community Asset management Report

Mr. Tolberg provided his report to the Board and presented three (3) Redtree proposals under separate cover to the Board and public. The Board reviewed and no public comment was given.

> On a motion by Mr. McNutt, seconded by Mr. Thorton, with all in favor, the Board approved Redtree enhancement proposals totaling $31,872.50, for the Waterset Central Community Development District.

> On a motion by Mr. McNutt, seconded by Ms. Setta, with all in favor, the Board approved Redtree irrigation proposal with a not-to-exceed amount of $10,000.00, for the Waterset Central Community Development District.

ii. Redtree Inspection Report

The Board reviewed the report.

iii. Redtree Proposals

The Board reviewed a proposal related to irrigation improvements.

> On a motion by Mr. McNutt, seconded by Ms. Pitts, with three in favor, and Ms. Setta and Mr. Bentley opposed, the Board approved Redtree proposal for Option A Controller Irrigation, for the Waterset Central Community Development District.

iv. Redtree Weekly Recap Report

The Board reviewed the weekly recap report.

C. District Counsel

Ms. John provided legislative updates to the Board and an update on Redtree deficient letter.

D. District Engineer

i. Presentation District Engineer Report

Mr. Whited reviewed his report with the Board.

> On a motion by Mr. McNutt, seconded by Mr. Thornton, and with all in favor, the Board approved the Finn Outdoor proposal #2585 for erosion repair $1,300.00 for the Waterset Central Community Development District.

> On a motion by Mr. McNutt, seconded by Mr. Bentley, and with all in favor, the Board approved the Finn Outdoor proposal #2578 for erosion repair $1,350.00 for the Waterset Central Community Development District.

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E. Clubhouse Manager

i. Presentation of Management Report

Ms. Parodi presented the management report to the Board.

F. District Manager

i. **Presentation of District Manager Report**

The next meeting will be on September 9, 2026, at 10:00 a.m.

FOURTH ORDER OF BUSINESS Business Items

A. Public Hearing of Fiscal Year 2026-2027 Final Budget

> On a motion by Mr. McNutt, seconded by Mr. Bentley, and with all in favor, the Board opened the public hearing for Fiscal Year 2026-2027 Final Budget, for the Waterset Central Community Development District.

No public comments.

> On a motion by Mr. McNutt, seconded by Ms. Setta, and with all in favor, the Board closed the public hearing for Fiscal Year 2026-2027 Final Budget, for the Waterset Central Community Development District.

i. Consideration of Resolution 2026-07; Approving Fiscal Year 2026-2027 Proposed Budget

> On a motion by Mr. McNutt, seconded by Mr. Bentley, and with all in favor, the Board adopted Resolution 2026-07; Approving Fiscal Year 2026-2027 Final Budget, for the Waterset Central Community Development District.

B. Public Hearing Levying Fiscal Year 2026-2027 O&M Assessments

> On a motion by Mr. McNutt, seconded by Mr. Bentley, and with all in favor, the Board opened the public hearing for Levying Fiscal Year 2026-2027 O&M Assessments, for the Waterset Central Community Development District.

No public comments.

> On a motion by Mr. McNutt, seconded by Mr. Bentley, and with all in favor, the Board closed the public hearing for Levying Fiscal Year 2026-2027 O&M Assessments, for the Waterset Central Community Development District.

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i. Consideration of Resolution 2026-08; Levying Fiscal Year 2026-2027 O&M Assessments

> On a motion by Mr. McNutt, seconded by Mr. Thornton, and with all in favor, the Board adopted Resolution 2026-08; Levying Fiscal Year 2026-2027 O&M Assessments, for the Waterset Central Community Development District.

C. Public Hearing on Revised Rules of Procedure

> On a motion by Mr. McNutt, seconded by Ms. Setta, and with all in favor, the Board opened the public hearing for Revised Rules of Procedure, for the Waterset Central Community Development District.

No public comments.

> On a motion by Mr. McNutt, seconded by Ms. Setta, and with all in favor, the Board closed the public hearing for Revised Rules of Procedure, for the Waterset Central Community Development District.

i. Consideration of Resolution 2026-09; Revised Rules of Procedure

> On a motion by Mr. Thornton, seconded by Mr. Bentley, and with all in favor, the Board adopted Resolution 2026-09; Revised Rules of Procedure, for the Waterset Central Community Development District.

D. Consideration of Resolution 2026-10; Approving Fiscal Year 2026-2027 Meeting Schedule

> On a motion by Mr. Thornton, seconded by Mr. Bentley, with all in favor, the Board adopted Resolution 2026-10; Approving Fiscal Year 2026-2027 Meeting Schedule, with 10:00 a.m. for entire year, as amended for the Waterset Central Community Development District.

E. Ratification of Redtree Proposal

> On a motion by Mr. McNutt, seconded by Ms. Setta, with all in favor, the Board ratified the Redtree proposal in the amount of $2,400.00, for the Waterset Central Community Development District.

F. Ratification of Fiscal Year 2025 Financial Audit

> On a motion by Mr. Thornton, seconded by Mr. McNutt, with all in favor, the Board accepted and filed Fiscal Year 2025 Financial Audit, for the Waterset Central Community Development District.

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G. Consideration of Holiday Lighting Agreement

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

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes of Board of Supervisors' Meeting held on July 8, 2025

> On a motion by Ms. Setta, seconded by Mr. McNutt, with all in favor, the Board approved the meeting minutes for the meeting held on July 8, 2026, for the Waterset Central Community Development District.

B. Consideration of Operations and Maintenance Expenditures for June 2026

> On a motion by Mr. McNutt, seconded by Ms. Setta, with all in favor, the Board approved Operations and Maintenance Expenditures for June 2026 ($127,196.89), for the Waterset Central Community Development District.

C. Review of Financial Statement for June 2026

> On a motion by Ms. Setta, seconded by Mr. McNutt, with all in favor, the Board accepted Financial Statement for June 2026, for the Waterset Central Community Development District.

SEVENTH ORDER OF BUSINESS **Supervisor Requests / Audience Comments**

Mr. McNutt asked about the card readers at the amenity center. Castle will investigate access with fobs.

EIGHTH ORDER OF BUSINESS **Adjournment**

> On a motion by McNutt, seconded by Mr. Bentley, the Board agreed to the adjournment of the meeting at 1:13 p.m., for the Waterset Central Community Development District.

Assistant Secretary Chair / Vice Chair

DRAFT

Tab 15

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
July 2026
For Board Approval

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

The total items being presented: **$114,343.44**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	101342	142769	Service Call 06/26	$ 252.00
Accurate Electronics, Inc.	101336	142770	Service Call 06/26	$ 184.50
Accurate Electronics, Inc.	101362	143167	Quarterly Maintenance - Monthly Billing 07/26	$ 196.00
Adams Networks, Inc.	101343	1-26-050126	Telephone Cable Repair 04/26	$ 606.50
Allied Universal Security Services	101337	18575591	Security Services 05/29/26-06/04/26	$ 1,015.20
Allied Universal Security Services	101337	18597807	Security Services 06/05/26-06/11/26	$ 1,015.20
Allied Universal Security Services	101344	18616163	Security Services 06/12/26-06/18/26	$ 1,015.20
Allied Universal Security Services	101344	18652282	Security Services 06/19/26-06/25/26	$ 1,214.20
Brletic Dvorak, Inc.	101363	2508	Engineering Services 06/26	$ 2,160.00
Castle Management, LLC	101364	INS-0626-344	Insurance Reimbursement 06/26	$ 510.49
City Wide Facility Solutions	101346	32019041621	Janitorial Services 07/26	$ 2,120.09

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City Wide Facility Solutions	101339	52019012046	Janitorial Supplies 05/26	$ 1,009.19
City Wide Facility Solutions	101347	52019012146	Janitorial Supplies 06/26	$ 511.80
City Wide Facility Solutions	101347	52019012268	Janitorial Supplies 06/26	$ 1,013.02
Construction Management Services, LLC	101365	314	Pergola Repair 07/26	$ 1,780.00
Cooper Pools Inc.	101348	2026-1542	Monthly Commercial Maintenance 07/26	$ 5,510.77
Curtis Albert Thornton	101372	CT070826-168	BOS Meeting 07/08/26	$ 200.00
DCSI, Inc.	101349	35330	Cloud Cover Music Server Subscription 06/26	$ 49.98
DCSI, Inc.	101340	35378	Alarm Monitoring System 06/26	$ 225.00
DCSI, Inc.	101340	35389	Alarm Monitoring System 06/26	$ 209.00
Dibartolomeo, McBee, Hartley & Barnes, PA	101373	90120095	Auditing Services FY Ending 09/25	$ 3,400.00
FitRev, Inc.	101366	39343	Preventative Maintenance 07/26	$ 276.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
FitRev, Inc.	101369	39443	Fitness Maintenance 07/26	$ 95.00
Frontier Communications of FL	20260714-1	81364902630417235-061726	Internet 06/26	$ 129.99
Frontier Communications of FL	20260709-1	81374106030611185-061426	Internet Services 06/26	$ 557.12
Kelly Setta	101358	KS070826-168	BOS Meeting 07/08/26	$ 200.00
Nvirotect Pest Control Service, Inc.	101350	398276	Pest Control 06/26	$ 234.00
Nvirotect Pest Control Service, Inc.	101350	398610	Pest Control 06/26	$ 146.00
Nvirotect Pest Control Service, Inc.	101341	399180	Pest Control 06/26	$ 289.00
Owens Electric, Inc.	101370	42003633	Service Call 07/26	$ 214.50
RedTree Landscape Systems, LLC	101351	34492	Landscape Maintenance 05/26	$ 32,125.00
RedTree Landscape Systems, LLC	101367	34493	Landscape Maintenance 06/26	$ 32,125.00
RedTree Landscape Systems, LLC	101352	34809	Palm Tree Removal 07/26	$ 250.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	101371	34892	Irrigation Repair 07/26	$ 420.45
Republic Services	20260708-1	0696-001362256	Waste & Recycle Container Service 06/26	$ 1,518.55
Rizzetta & Company, Inc.	101360	INV0000110579	Administrative Services 07/26	$ 6,304.49
Rizzetta & Company, Inc.	101361	INV0000110810	Mass Mailing 07/26	$ 1,910.17
School Now	101353	INV-SN-1506	ADA Website Quarterly 07/26	$ 384.36
Sitex Aquatics, LLC	101354	11281-b	Aquatic Maintenance 07/26	$ 3,708.00
TECO	20260728-3	221008697536-070626	Electric Charges 06/26	$ 350.99
TECO	20260728-1	221008884712-070626	5701 Madrigal Way (Amenity) 06/26	$ 996.27
TECO	20260728-2	221008930457-070626	Natural Gas Utility 06/26	$ 162.33
TECO	20260723-1	321000017137-072126	TECO Summary 321000017137 05/26	$ 2,775.57
The Observer Group, Inc.	101355	26-02266H	Legal Advertising 07/26	$ 74.38

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Thomas Paul McNutt	101359	TM070826-168	BOS Meeting 07/08/26	$ 200.00
Times Publishing Company	101356	94905062626	Legal Advertising - Account #TB173492 06/26	$ 442.00
U.S. Bank	101368	8226789	S2018 Trustee Fees 06/01/26-05/31/27	$ 4,256.13
Total				**$ 114,343.44**

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
6/22/2026	142769

Bill To

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

Ship To

WATERSET CENTRAL CDD -
CLUBHOUSE
7281 PARADISO DR
APOLLO BEACH, FL 33572

P.O. No.	Terms
ALLISON GREEN	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 6/22/2026 AT 9:19AM BY ALLISON GREEN VIA EMAIL @ 954-792-6000 (WO-0027353) ALLISON REPORTS: The gate for the resort pool at the Clubhouse has not been working and is not letting anyone in; the badge reader is not scanning cards. Could you please send someone to take a look? PROBLEM FOUND: 06/22/26 AT 1:41 PM 1] COULD NOT DUPLICATE REPORTED PROBLEM AT TIME OF SERVICE. FOUND NORTHSIDE POOL PEDESTRIAN GATE FUNCTIONING NORMALLY. ACTION TAKEN: 1] THE TECHNICIAN, AL, TROUBLESHOT THE NORTHSIDE POOL PEDESTRIAN GATE WITH SEVERAL DIFFERENT CARD CREDENTIALS FROM THE RESIDENTS AROUND THE POOL AREA. AL FOUND THAT THEY ALL WORKED CORRECTLY. 2] AL SWAPPED OUT THE DITEK CARD READER SURGE FROM AT DIFFERENT CARD READER TO HELP ELIMINATE THIS DEVICE AS PART OF THE ISSUE. 3] AL MEASURED THE POWER AT THE DSX ACCESS PANEL. AL FOUND THAT THE POWER READINGS WERE WITHIN MANUFACTURER SPECIFICATIONS. 4] AL RETESTED THE CARD READER AGAIN AND FOUND THAT IT WAS STILL WORKING AS PROGRAMMED, BEING LOCKED 24/7 AND GRANTING ACCESS. AL ASKED SEVERAL RESIDENTS IF THEY HAD ANY PROBLEM WITH ENTRY INTO THE POOL AREA, NO ISSUES WERE REPORTED. 5] UPDATED HEIDY TORRES AND ALLISON GREEN. CALL COMPLETE WILL MONITOR FOR FURTHER DETAILS.		
1.5	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	135.00	202.50
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	$252.00
Payments/Credits	$0.00
Balance Due	$252.00

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 #
6/19/2026	142770

Bill To

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

Ship To

WATERSET CENTRAL CDD -
CLUBHOUSE
7281 PARADISO DR
APOLLO BEACH, FL 33572

P.O. No.	Terms
HEIDY TORRES	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 6/19/2026 AT 9:22AM VIA EMAIL BY HEIDY TORRES @ 813-677-2114 (WO-0027333) HEIDY REPORTS: The gate by the resort pool is out of power. Can you please send someone out to check this. PROBLEM FOUND: 06/19/26 AT 4:59 PM Unable to replicate the reported issue. ACTION TAKEN: 1) The technician, Kaleaf, arrived on site to troubleshoot the pool pedestrian gate that has no power. This gate is located to the right of the clubhouse, if you are facing the clubhouse. Kaleaf tested and verified all devices at this pedestrian gate, the push-to-exit, the card reader, and the maglock were working correctly. Kaleaf found no issues with any of the equipment. Kaleaf spoke to the employee who was located closest to the pedestrian gate and asked if there were any issues with it. She informed Kaleaf that only one person had an issue with the gate. Kaleaf informed the customer that the pedestrian gate is operating correctly and there are no issues with the equipment. The service call is complete.		
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 #
7/1/2026	143167

Bill To

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

Ship To

WATERSET CENTRAL CDD - CLUBHOUSE
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 JULY 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

INVOICE

ADAMS NETWORKS, INC.

Payment:
Adams Networks, Inc.
6415 Clair Shore Drive
Apollo Beach, FL 33572

DATE: 5/1/2026
WO # N/A
PO # N/A
Rate: FF (Family Friends)

BILL TO:
Waterset Central CDD
3434 Colwell Avenue suite 200
Tampa FL 33614

Invoice # 1-26

Location:
Waterset Central CDD
7281 Paradiso Drive
Apollo Beach FL 33572

Description	Qty	Rate	Amount
DATE: 4/29/2026 TECH: DA DESCRIPTION: Waterset- 1hr- test tried to tone lines- wiring nightmare- old PBX Panasonic-could not find ports-tried switch (actually spent 2.5 hrs. onsite) tried implementing POE switch-failed(will purchase RJ11 splitter and bring in cabling team.	1	FF	$125.00
DATE: 5/1/2026 TECH: DA, JC,MC (3x techs) DESCRIPTION: 5/1/2026-Waterset- brought in cabling team to trace cables from wall jack(nothing labeled or marked) traced wired- tone 2 office ports to trace wire and feed from Office 2 desk phone- installed splitter and manually split the cat5e cable so both phones would work sharing same line(once phones both work-installed 3 new CAT6 heads and wall plate-tested verified and did minor cable management to phones(we repaired for now but network is in desperate need of rehab) both phones tested successfully	3.5	FF	$437.50
Misc. Parts, Travel: Qty-1 (RJ11 Splitter) - $12 Qty-3 (CAT6 Passthrough Heads)-$24.00 Qty-1 (White 3 Port CAT 6 Wall Plate)- $8.00	-	-	$44.00

Total:			**$606.50**

All payments are due within 7 days of receiving your emailed invoice. Thank you kindly.
(Overdue accounts subject to a service charge of 20%)

Thank you for your business! 😊

ALLIED UNIVERSAL
There for you.

Eight Tower Bridge
161 Washington Street, Suite 600
Conshohocken, PA 19428
(866) 703-7666

Invoice Date
06/04/2026

Invoice Number
18575591

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: **05/29/2026 - 06/04/2026**

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
06/04/2026

Invoice Number
18575591

Invoice NO. **18575591** **Customer:** **280530** **Waterset Central CDD** **Page** **1** **of** **1**

Description						Quantity	Bill Rate	Extension
Work Date	**Post Description**	**Employee Name**	**In Time**	**Out Time**	**Lunch**	**Hours**	**Hours Type**	
Security Professional-Regular - 00:00-01:30						7.50	$25.38	$190.35
05/30/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
05/31/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/01/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/02/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/03/26	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
05/29/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/30/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
05/31/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/01/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/02/26	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.

Invoice Date
06/11/2026

Invoice Number
18597807

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: **06/05/2026 - 06/11/2026**

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
06/11/2026

Invoice Number
18597807

Invoice NO. **18597807** **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
06/06/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/07/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/08/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/09/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/10/26	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
06/05/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/06/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/07/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/08/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/09/26	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**

Eight Tower Bridge
161 Washington Street, Suite 600
Conshohocken, PA 19428
(866) 703-7666

Invoice Date
06/18/2026

Invoice Number
18616163

To ensure proper application, please reference this invoice number on your remittance advice.

PLEASE REMIT PAYMENT TO:
Allied Universal Security Services
P.O. Box 828854
Philadelphia, PA 19182-8854

Total Amount Due:
(USD) $1,015.20

Terms:
Net 30 Days

Katria Parodi
Waterset Central CDD
3434 Colwell Avenue suite 200
Tampa, FL 33614

Service Location: **280530** Customer: **280530** Billing Period: **06/12/2026 - 06/18/2026**

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
06/18/2026

Invoice Number
18616163

Invoice NO. **18616163** **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
06/13/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/14/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/15/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/16/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/17/26	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
06/12/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/13/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/14/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/15/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/16/26	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.

Invoice Date
06/25/2026

Invoice Number
18652282

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) $1,214.20

Terms:
Net 30 Days

Service Location: **280530** Customer: **280530** Billing Period: **06/19/2026 - 06/25/2026**

WaterSet
7281 Paradiso drive
Apollo Beach, FL 33572

Description	Quantity	UOM	Price	Amount
Security Professional-Regular - 00:00-01:30	7.50	HR	25.38	190.35
Security Professional-Regular - 17:30-00:00	32.50	HR	25.38	824.85
HELIAUS Mobile (IMEI=354216240041800) - June, 2026	1.00	Each	199.00	199.00
Total Hours	40.00			0.00
Subtotal				**1,214.20**
Sales Tax Subtotal				**0.00**
Total for - WaterSet				**1,214.20**

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

ALLIED UNIVERSAL℠
There for you.

Invoice Date
06/25/2026

Invoice Number
18652282

Invoice NO. **18652282** **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
06/20/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/21/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/22/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/23/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
06/24/26	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
06/19/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/20/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/21/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/22/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
06/23/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
HELIAUS Mobile (IMEI=354216240041800) - June, 2026						1.00	$199.00	$199.00
Total Hours						40.00		$0.00

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

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	2508
DATE	06/30/2026
TERMS	Net 30
DUE DATE	07/30/2026

PROJECT NAME
Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[June 09 - June 30]	12:00	180.00	2,160.00

BALANCE DUE **$2,160.00**

Pay invoice

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
Jun-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 RFP, Stormater Repairs	3.50	$180	J. Whited		$630.00
Coordination with DM & Landscaper, Coordination	0.00	$120	K. Wagner		$0.00
with Finn Outdoor.					
Street Signage Plans Review, MPH Marked Up Map,	2.00	$180	J. Whited		$360.00
Communication with County.	0.00	$120	K. Wagner		$0.00
Research and Communication for Poolside Pergola	1.00	$180	J. Whited		$180.00
Repairs.	0.00	$120	K. Wagner		$0.00
Sidewalk Ownership Research and Communication.	0.50	$180	J. Whited		$90.00
	0.00	$120	K. Wagner		$0.00
INVOICE TOTAL	12.00				**$2,160.00**

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

Document No:INS-0626-344
Document Date:06/30/2026

Association: Waterset Central Community Development District Facilities Manag

Total Due: $510.49

Date	Description	Amount
06/30/2026	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	$124.16
06/30/2026	Insurance Reimbursement Gomez, Victoria FRNTDS	$122.40
06/30/2026	Insurance Reimbursement Torres, Heidy ASTPM	$103.28
06/30/2026	Insurance Reimbursement Vucelj, Aladin GRKEEP	$160.65

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: 32019041621
Our Order No. 31019101331
Invoice Date: 7/1/2026
Due Date: 7/31/2026

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

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

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

PO #	Customer ID	FSM	Payment Terms	Service Dates
	01019000216	Seymour Wright	Net 30 days	07/01/26 to 07/31/26

Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services	31019101331	1	2,120.09	2,120.09

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

Subtotal: **2120.09**
Sales Tax: 0.00

Total Due: **$2,120.09**

INVOICE

Total Due: **$1,009.19**

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

Invoice Number: 52019012046
Our Order No. 51019010964
Invoice Date: 5/29/2026
Due Date: 6/28/2026

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

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

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

PO #	Customer ID	FSM	Payment Terms	Service Dates
	01019000216	Seymour Wright	Net 30 days	

Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price
DPS-BE-TS-COVER-5000	BE-TS-COVER-5000 Toilet Seat Cover, 5000/case		1	66.65	66.65
DPS-BET-1784700	Betco pH7 Ultra Neutral Daily Floor Cleaner Concentrate, 2L		1	55.00	55.00
FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE		2	216.27	432.54
DPS-RJ-965013	Empress Elite Toilet Paper, 2-ply, 4.5"x3.25", 500 sheets/roll, 96/case		2	100.00	200.00
DPS-SCA-MB579	Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2)		4	60.00	240.00
FREIGHT - ALL	Flat Fee Freight		1	15.00	15.00

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

Subtotal: **1009.19**
Sales Tax: 0.00

Total Due: **$1,009.19**

INVOICE

Total Due: **$511.80**

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

Invoice Number: 52019012146
Our Order No. 51019011079
Invoice Date: 6/11/2026
Due Date: 7/11/2026

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

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

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

PO #	Customer ID	FSM	Payment Terms	Service Dates
	01019000216	Seymour Wright	Net 30 days	

Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price
LD-EC243209K	24X32 BLACK .90ML 500/CS		3	57.25	171.75
DPS-LD-B-38X58-1.5	38X58 1.5 LOW D, 60 GAL, 100/CS		2	50.00	100.00
DPS-HS-KL	Hospeco Health Gards 7.5"x3.5x10.5" Kraft Waxed Paper Liners, Brown, 500/cs		1	51.65	51.65
DPS-PREMIER-P637B	Premiere Line Coco Pearl Liquid Hand Soap, White, 1 Gallon		3	16.60	49.80
DPS-SCA-RB8002	Tork Hand Towel Roll, White, 7.88"x800', 6/cs Universal		2	61.80	123.60
FREIGHT - ALL	Flat Fee Freight		1	15.00	15.00

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

Subtotal: **511.80**
Sales Tax: 0.00

Total Due: **$511.80**

INVOICE

Total Due: **$1,013.02**

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

Invoice Number: 52019012268
Our Order No. 51019011185
Invoice Date: 6/25/2026
Due Date: 7/25/2026

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

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

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

PO #	Customer ID	FSM	Payment Terms	Service Dates
	01019000216	Seymour Wright	Net 30 days	

Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price
LD-EC243209K	24X32 BLACK .90ML 500/CS		3	57.25	171.75
DPS-LD-B-38X58-1.5	38X58 1.5 LOW D, 60 GAL, 100/CS		1	50.00	50.00
FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE		1	216.27	216.27
DPS-RJ-965013	Empress Elite Toilet Paper, 2-ply, 4.5"x3.25", 500 sheets/roll, 96/case		5	100.00	500.00
DPS-SCA-MB579	Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2)		1	60.00	60.00
FREIGHT - ALL	Flat Fee Freight		1	15.00	15.00

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

Subtotal: **1013.02**
Sales Tax: 0.00

Total Due: **$1,013.02**

INVOICE

Construction Management Services inc.
5233 MOON SHELL DR
Apollo Beach, FL 33572

mikeambriati@live.com
+1 (315) 374-3296



Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Invoice details

Invoice no.: 314
Terms: Due on receipt
Invoice date: 07/10/2026
Due date: 07/10/2026

#	Date	Description	Rate	Amount
1.		waterset club pergola base replacement. Replace pergola bases with new. PT wood. New will also be Pressure treated as well and will be painted to match. We will install new with a (but ends square cut) . This will hold up better and stay togather longer than the 45 degree cut. After removal of old bases we will inspec 6x6 post for any rot. If we find some we will make note to engineer and discuss and come up with a solution. clean up at the end of everyday.		$1,780.00

Total **$1,780.00**

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.: 2026-1542
Terms: Net 30
Invoice date: 07/01/2026
Due date: 08/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/02/2026	**25549-610-000 LIGHT WEDGE**	25549-610-000 LIGHT WEDGE	1	$20.00	$20.00
2.	06/03/2026	**WHITE FLOOR INLET COVER PLATE**	WHITE FLOOR INLET COVER PLATE	1	$54.73	$54.73
3.	04/15/2026	**2"S WHITE ADJUSTABLE FLOOR INLET FITTING**	2"S WHITE ADJUSTABLE FLOOR INLET FITTING	2	$58.02	$116.04
4.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance July 2026	1	$5,320.00	$5,320.00

Total **$5,510.77**

Ways to pay

View and pay

Waterset Central CDD

Meeting Date: July 08, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Keanna 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:	10 am
Meeting End Time:	1:32 pm
Total Meeting Time:	3:38

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	$0.725
Mileage to Charge	$0.00

DM Signature: _____

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

Invoice

BILL TO	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
35330	06/11/2026	$49.98	06/26/2026	Net 15	

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

SALES REP
DC

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

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

SUBTOTAL	49.98
TAX (7.5%)	0.00
TOTAL	49.98
BALANCE DUE	**$49.98**

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

Invoice

BILL TO	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
35378	06/23/2026	$225.00	07/08/2026	Net 15	

P.O. NUMBER
New NVR Installed: 12/22/25

SALES REP
DC

ACCT#/LOT/BLK
Waterline Station Pool MTDS

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring $199 Month no contract (30 OHE/month)	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	13	2.00	26.00

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	225.00
TAX (0.075)	0.00
TOTAL	225.00
BALANCE DUE	**$225.00**

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
35389	06/25/2026	$209.00	07/10/2026	Net 15	

SALES REP
NB

ACCT#/LOT/BLK
Clubhouse CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring $199 Month (no contract) ** This includes 30 OHE (operator handled events) per month, $2 an event after that.	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	5	2.00	10.00

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	209.00
TAX (0.075)	0.00
TOTAL	209.00
BALANCE DUE	**$209.00**

Dibartolomeo, McBee, Hartley & Barnes, PA
2222 Colonial Road, Suite 201
Fort Pierce, FL 34950
Tel: 461-8833
Fax: (772) 461-8872

Waterset Central CDD
c/o Rizzetta & Company
2700 S Falkenburg Rd Ste 2745
Riverview, FL 33578

July 7, 2026
Invoice: 90120095

Services rendered regarding audited financial statements for the year ended September 30, 2025.	$3,400.00
Invoice Total	**$3,400.00**

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,400.00	0.00	0.00	0.00	3,400.00

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

Invoice

Date	Invoice #
7/7/2026	39343

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

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

Item	Description	Qty	Rate	Amount
	Precor Strength			
Parts	Weight Pins	3	57.00	171.00
Labor	Labor	1	80.00	80.00
Freight Sales (INV)	Freight Charges are subject to change		25.00	25.00

Subtotal	$276.00
Sales Tax (0.0%)	$0.00
Total	$276.00
Payments/Credits	$0.00
Balance Due	$276.00

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

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

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

Invoice

Date	Invoice #
7/15/2026	39443

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

S.O. No.	P.O. No.	Terms	Rep
43786		Due on receipt	CJ

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
Service	#. Precor upright bike S/N AKCEE17180001 makes noises when pedaling. The input shaft assembly, input pulley, and both crank arms need to be replaced (with hardware). Recommend replacing drive belts as well.				95.00	95.00

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

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

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

Billing Date:
Jun 17, 2026

Billing Period:
Jun 17 - Jul 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
Jul 13

Bill history	
Previous balance	$129.99
Payment received by Jun 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 06172026 NNNNNN 01 999766

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:
Jun 17, 2026

Billing Period:
Jun 17 - Jul 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

06.17-07.16	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:
Jun 14, 2026

Billing Period:
Jun 14 - Jul 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
Jul 08

Bill history

Previous balance	$557.12
Payment received by Jun 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 06152026 NNNNNN 01 999869

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.

9110048137410603061118000000000000000557125

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

Billing Date:
Jun 14, 2026

Billing Period:
Jun 14 - Jul 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

06.14-07.13	FiberOptic Internet 300 Dynamic IP w/ OneVoice	$225.97
	Business FiberOptic 300/300M Dynamic IP	
	OneVoice Access Line	
	Valued Customer Fiber 1 Gig Upgrade	$0.00
(2)	OneVoice Nationwide	$149.98
	OneVoice Access Line	
(3)	Federal Primary Carrier Multi Line Charge	$44.97
	Carrier Cost Recovery Surcharge	$13.99
(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.

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

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

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

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

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

Billing Date:
Jun 14, 2026

Billing Period:
Jun 14 - Jul 13, 2026

LOCAL MEASURED SVC-FREE

8137410604	# of calls	Minutes	Charge
Dial Day	0	143	$0.00
Dial Evening	57	0	$0.00
Dial Night	0	6	$0.00
Dial Day	0	1	$0.00
Dial Evening	13	0	$0.00
Dial Night	0	0	$0.00
Dial Day	0	1	$0.00
Dial Evening	1	0	$0.00
Dial Night	0	0	$0.00
Allowance			$0.00
Billed			$0.00
Total			**$0.00**

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: 6-29-26

Account Number:	**12545**
Invoice Number:	398276
Previous Balance:	$289.00
Commercial General Pests	**$234.00**
Sales Tax:	$0.00
Service Amount:	**$234.00**

Check /Cash: _____

Technician(s): EM

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%
- ☑ Alpine WSG

Rodent Control
- ☑ Mice
- ☑ Rats
- ☐ _____

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

NVIROTECT
PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

Waterset Central CDD
7281 Paradiso Dr.
Apollo Beach, FL 33572
Date: 6-29-26

Account Number:	**12545**
Invoice Number:	398610
Previous Balance:	$289.00
Commercial General Pests	**$146.00**
Sales Tax:	$0.00
Service Amount:	**$146.00**
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%	☐ _____

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

Termite Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

Waterset Central CDD
7281 Paradiso Dr.
Apollo Beach, FL 33572
Date: 6/15/26

Account Number:	**12545**
Invoice Number:	399180
Previous Balance:	$0.00
Commercial Drywood Termite Treatment	**$289.00**
Sales Tax:	$0.00
Service Amount:	**$289.00**
Check /Cash:	
Technician(s):	Juan M.

Call for a FREE Pest Control Quote!

Call for a FREE Lawn Care Quote!

Treatment Area	Structure	Frequency	Type of Service
☐ Attic	☐ Bank	☐ Annual	☐ Baiting Monitoring
☐ Garage	☐ Industrial	☐ Bi-Annual	☐ Baiting System Install
☒ Interior	☐ Medical	☐ Every Other Month	☒ Drywood Spot Treatment
☐ Office Space	☐ Professional	☐ Monthly	☐ Liquid Subterranean Treatment
☐ Perimeter	☒ Residence	☒ Quarterly	☐ Pre Construction Treatment
☐ Restroom	☐ Retail		☐ Termite Renewal
			☐ WDO Inspection

Type of Termites/Pests	Treatment	
☐ Carpenter Bees	☐ Bora Care 40%	☐ Sentricon Always Active
☒ Drywood Termites	☐ Hex Pro	☐ Shatter Bait .5%
☐ Eastern SubterraneanTermites	☐ Premise II 21.4%	☐ Taurus SC 9.1%
☐ Formosan Subterranean Termites	☐ Premise Pre 21.4%	☐ Termidor Dry .5%
☐ Wood Decaying Fungi	☐ Recruit AG	☒ Termidor Foam .005%
☐ Wood Destroying Beetles	☐ Recruit HD	☐ _____

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 42003633
Invoice Date 7/6/2026
Completed Date 7/6/2026
Payment Term Due Upon Receipt
Due Date 7/6/2026

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

Called to troubleshoot pool pump relay working not working properly. Cooper Pools has recommended an electrical evaluation. Upon inspection and diagnostic found that (1) of the 3-pole contactor relays is bad and needs to be replaced and the other is going bad and should be replaced at the same time. Will submit a proposal separately to replace both relays

*This invoice has been adjusted to reflect the labor hours specific to this location. See invoice 42158389, for Waterset N responsibility.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC-DIA	Regular call for evaluation of the client request; includes travel.	0.50	$99.00	$49.50
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	$165.00	$165.00

Sub-Total	$214.50
Tax	$0.00
Total	$214.50
Payment	$0.00
Balance Due	$214.50

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

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.: 34492
Terms: Net 60
Invoice date: 04/30/2026
Due date: 06/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			April Monthly Maintenance Services - Irrigation Services billed on invoice #34030			
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.: 34493
Terms: Net 45
Invoice date: 06/01/2026
Due date: 07/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			June Monthly Maintenance Services - Irrigation Services billed seperately			
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.: 34809
Terms: Net 45
Invoice date: 07/03/2026
Due date: 08/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Construction**	REE STAKING KIT AND STRAPS REMOVAL - ITEMS 21 & 24 FROM THE JUNE REPORT.			
2.		**Sales**	Palm Trees - 2"x4 Staking Kit and Straps Removal.	4	$50.00	$200.00
3.		**Sales**	Oak Tree - 2"x4 Staking Kit and Straps Removal.	1	$50.00	$50.00

Total **$250.00**

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.: 34892
Terms: Net 45
Invoice date: 07/17/2026
Due date: 08/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.8.26 Repairs on the Controller - Town Center located at PAM 30th St.			
2.		**Sales**	1" slip cap	1	$2.60	$2.60
3.		**Sales**	drip coupling	2	$0.75	$1.50
4.		**Sales**	drip pipe	1	$0.75	$0.75
5.		**Sales**	Hunter ICD-100 Decoder	1	$258.00	$258.00
6.		**Sales**	1"1/2 slip fix	1	$2.00	$2.00
7.		**Sales**	1"1/2 coupling	1	$1.60	$1.60
8.		**Sales**	1"1/2x1"1/4 Bushing	1	$2.00	$2.00
9.		**Sales**	1"1/4x1" Bushing	1	$2.00	$2.00
10.		**Sales**	labor-technician	2	$75.00	$150.00

Total **$420.45**

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	0696-001362256
Invoice Date	June 17, 2026
Previous Balance	$1,385.47
Payments/Adjustments	-$1,385.47
Current Invoice Charges	**$1,518.55**

Total Amount Due	**Payment Due Date**
$1,518.55	**July 07, 2026**

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/06	5555555	-$1,385.47

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 06/03		1.0000	$88.00	$88.00
Waste/Recycling Overage 06/03		1.0000	$88.00	$88.00
Waste/Recycling Overage 06/16		1.0000	$88.00	$88.00
Pickup Service 07/01-07/31			$713.86	$713.86
Administrative Fee				$5.95
Total Fuel/Environmental Recovery Fee				$534.74
CURRENT INVOICE CHARGES				**$1,518.55**

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	**$1,518.55**
Payment Due Date	**July 07, 2026**
Account Number	**3-0696-0036370**
Invoice Number	**0696-001362256**

☐ 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

3069600363700000001362256000151855000151855 6

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/2/2026	INV0000110579

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	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

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/15/2026	INV0000110810

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$1,910.17	$1,910.17

Subtotal	$1,910.17
Total	$1,910.17

INVOICE

Waterset Central CDD
2700 S. Falkenburg Rd., Suite 2745
Riverview FL 33578
United States

Invoice #	INV-SN-1506
Invoice Date:	7/1/2026
Due Date:	7/31/2026
PO#:	Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		$234.36
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$150.00

	Subtotal:	$384.36
Subscription start: 10/10/2025	Tax Total:	
Subscription end: 10/9/2026	Total:	$384.36
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$384.36**

Click Here to pay with Credit Card

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

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.: 11281-b
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance-29 Waterways	1	$3,600.00	$3,600.00
2.		**Additional Services**	Temporary Fuel Surcharge	1	$108.00	$108.00

Total **$3,708.00**

Ways to pay

BANK

View and pay

Statement Date: July 06, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

"Came As Is"

Amount Due:	**$350.99**

Due Date: July 27, 2026
Account #: 221008697536

DO NOT PAY. Your account will be drafted on July 27, 2026

Account Summary

Current Service Period: May 30, 2026 - June 29, 2026

Previous Amount Due	$350.99
Payment(s) Received Since Last Statement	-$350.99
Current Month's Charges	**$350.99**
Amount Due by July 27, 2026	**$350.99**

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

Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

00000415-0000911-Page 9 of 12

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008697536
Due Date: July 27, 2026

Amount Due:	**$350.99**
Payment Amount: $_____	

616816785027

Your account will be drafted on July 27, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008697536
Statement Date: July 06, 2026
Charges Due: July 27, 2026

Service Period: May 30, 2026 - Jun 29, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	*133 kWh @ $0.03411/kWh*	$4.54
Fixture & Maintenance Charge	*7 Fixtures*	$116.27
Lighting Pole / Wire	*7 Poles*	$198.24
Lighting Fuel Charge	*133 kWh @ $0.03452/kWh*	$4.59
Storm Protection Charge	*133 kWh @ $0.00574/kWh*	$0.76
Clean Energy Transition Mechanism	*133 kWh @ $0.00043/kWh*	$0.06
Storm Surcharge	133 kWh @ $0.01230/kWh	$1.64
Florida Gross Receipt Tax		$0.30
State Tax		$24.59
Lighting Charges		**$350.99**

Total Current Month's Charges **$350.99**

Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000415-0000911-Page 10 of 12

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

WATERSET CENTRAL CDD
5701 MADRIGAL WAY, AMENITY
APOLLO BEACH, FL 33572

Statement Date: July 06, 2026

Amount Due:	**$996.27**

Due Date: July 27, 2026
Account #: 221008884712

1/0

DO NOT PAY. Your account will be drafted on July 27, 2026

Account Summary

Current Service Period: May 30, 2026 - June 29, 2026

Previous Amount Due	$895.98
Payment(s) Received Since Last Statement	-$895.98
Current Month's Charges	**$996.27**
Amount Due by July 27, 2026	**$996.27**

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

00000415-0000907-Page 1 of 12

Your Energy Insight

Your average daily kWh used was 12.72% lower than the same period last year.

Your peak billing demand was **0% higher** than the same period last year.

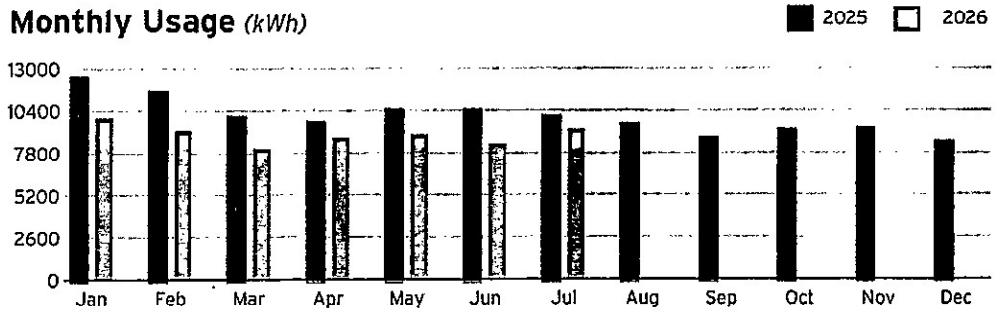
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage *(kWh)*



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221008884712
Due Date: July 27, 2026

Amount Due:	**$996.27**

Payment Amount: $_____

616816785028

Your account will be drafted on July 27, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

00000415 FTECO107072600185810 00000 01 00000000 415 006
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: July 06, 2026
Charges Due: July 27, 2026

Meter Read

Service Period: May 30, 2026 - Jun 29, 2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812338	06/29/2026	71,517		62,151		9,366 kWh	1	31 Days
1000812338	06/29/2026	18.48		0		18.48 kW	1	31 Days

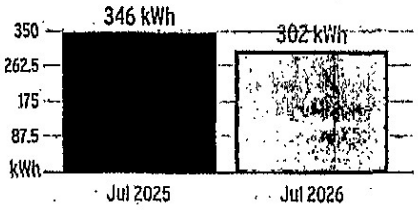
Charge Details

Electric Charges

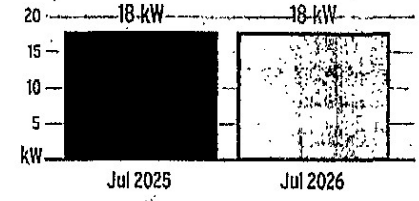
Daily Basic Service Charge	*31 days @ $1.12000*	$34.72
Billing Demand Charge	*18 kW @ $19.06000/kW*	$343.08
Energy Charge	*9,366 kWh @ $0.00815/kWh*	$76.33
Fuel Charge	*9,366 kWh @ $0.03516/kWh*	$329.31
Capacity Charge	*18 kW @ $0.72000/kW*	$12.96
Storm Protection Charge	*18 kW @ $2.02000/kW*	$36.36
Energy Conservation Charge	*18 kW @ $0.79000/kW*	$14.22
Environmental Cost Recovery	*9,366 kWh @ $0.00072/kWh*	$6.74
Clean Energy Transition Mechanism	*18 kW @ $1.15000/kW*	$20.70
Storm Surcharge	*9,366 kWh @ $0.01035/kWh*	$96.94
Florida Gross Receipt Tax		$24.91
Electric Service Cost		**$996.27**

Total Current Month's Charges **$996.27**

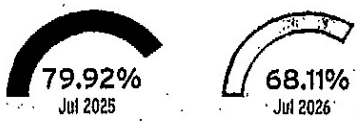
Avg kWh Used Per Day



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.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
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.

0000041S-0000907-Page 2 of 12

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: July 06, 2026

Amount Due:	**$162.33**

Due Date: July 27, 2026
Account #: 221008930457

I/O

DO NOT PAY. Your account will be drafted on July 27, 2026

Account Summary

Current Service Period: June 03, 2026 - July 06, 2026

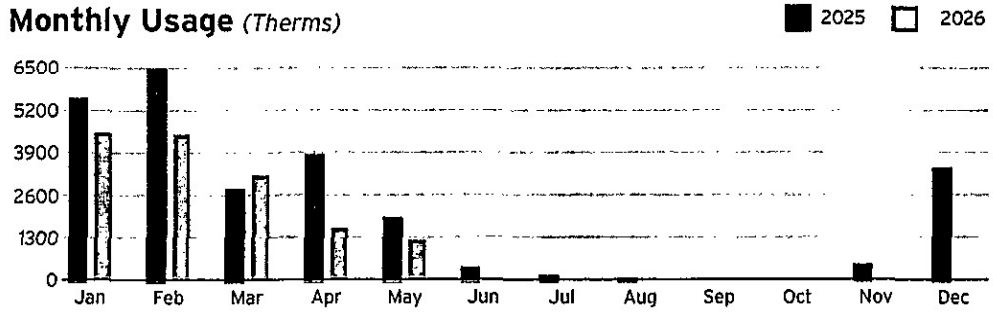
Previous Amount Due	$162.33
Payment(s) Received Since Last Statement	-$162.33
Current Month's Charges	**$162.33**
Amount Due by July 27, 2026	**$162.33**

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

Scan here to view your account online.

00000415-0000909-Page 5 of 12

Monthly Usage *(Therms)*





One Small Switch, One Big Time Saver
Paperless Billing

Access your bills anytime, anywhere.
Reduce clutter and stacks of mail.
Get reminders and pay securely online.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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To ensure prompt credit, please return stub portion of this bill with your payment.

TECO PEOPLES GAS
AN EMERA COMPANY

Account #: 221008930457
Due Date: July 27, 2026

Amount Due:	**$162.33**
Payment Amount: $_____	

616816785029

Your account will be drafted on July 27, 2026

Pay your bill online at PeoplesGas.com
See reverse side of your paystub for more ways to pay.

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

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

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

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

TECO PEOPLES GAS
AN EMERA COMPANY

Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008930457
Statement Date: July 06, 2026
Charges Due: July 27, 2026

Meter Read

Service Period: Jun 03, 2026 - Jul 06, 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	07/06/2026	41,778	41,778	0 CCF	1.039	1.1168	0.0 Therms	34 Days

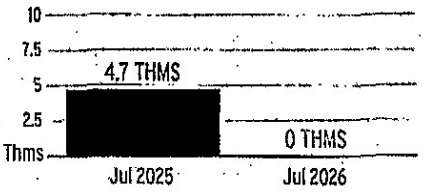
Charge Details

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



00000415-00009103-Page 6 of 12

For more information about your bill and understanding your charges, please visit **PeoplesGas.com**

Ways To Pay Your Bill

Bank Draft
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Payments:
TECO
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

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **PeoplesGas.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Residential Customer Care:
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:
PeoplesGas.com
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

TECO
AN EMERA COMPANY
PeoplesGas.com | TampaElectric.com

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

Statement Date: July 07, 2026

Amount Due:	**$2,775.57**

Due Date: July 21, 2026
Account #: 321000017137

DO NOT PAY. Your account will be drafted on July 21, 2026

Account Summary

Previous Amount Due	$3,471.43
Payment(s) Received Since Last Statement	-$3,471.43
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$2,775.57**
Amount Due by July 21, 2026	**$2,775.57**

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

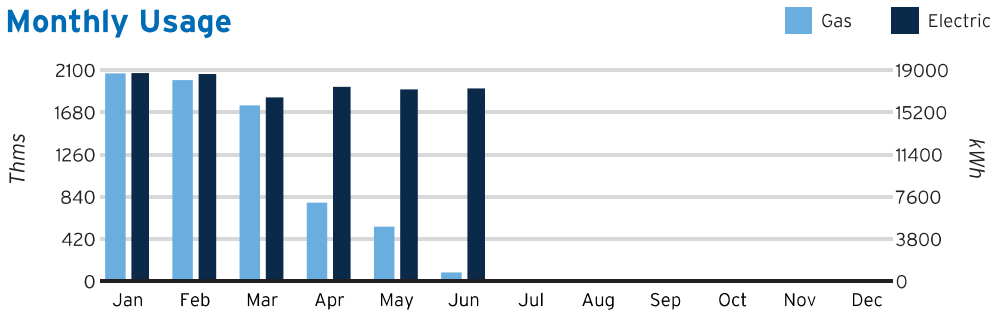
Your Locations With The Highest Usage

7281 PARADISO DR, APOLLO BEACH, FL 33572-1637	10,186 KWH
6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611	147 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

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To ensure prompt credit, please return stub portion of this bill with your payment.

TECO
AN EMERA COMPANY

Account #: 321000017137
Due Date: July 21, 2026

Amount Due:	**$2,775.57**
Payment Amount: $ _____	

700375003981

Your account will be drafted on July 21, 2026

Pay your bill online at PeoplesGas.com or TampaElectric.com
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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	06/02/2026	47,351		47,288		63 CCF		1.040		1.1168		73.2 Therms	32 Days	$189.75

▼ 86.2%

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	06/02/2026	48		48		0 CCF		1.040		1.0000		0.0 Therms	32 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	05/29/2026	8,123		7,976		147 kWh	1	30 Days	$47.89

▼ 3.9%

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	05/29/2026	515		507		8 kWh	1	30 Days	$23.44

▲ 14.3%

Continued on next page →

For more information about your bill, please visit **PeoplesGas.com** or **TampaElectric.com**

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Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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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

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Summary of Charges by Service Address

Account Number: 321000017137

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 7008 WATERLINE CT, IRR, APOLLO BEACH, FL 33572 **Sub-Account Number:** 211021571990

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621293	05/29/2026	833		817		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	05/29/2026	717		704		13 kWh	1	30 Days	$24.31

▼ 7.1%

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637 **Sub-Account Number:** 221003491596

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000864538	05/29/2026	43,658		33,472		10,186 kWh	1	30 Days	$2,297.73
1000864538	05/29/2026	23.02		0		23.02 kW	1	30 Days	▲ 26.4%
1000864536	05/29/2026	11,778		4,858		6,920 kWh	1	30 Days	
1000864536	05/29/2026	22.1		0		22.1 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	05/29/2026	771		759		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	05/29/2026	1,036		1,021		15 kWh	1	30 Days	$24.67

▼ 71.2%

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	05/29/2026	914		900		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	05/29/2026	1,662		1,636		26 kWh	1	30 Days	$26.59
									▼ 13.3%

Total Current Month's Charges **$2,775.57**

TECO
AN EMERA COMPANY

Sub-Account #: 221003734730
Statement Date: 07/01/2026

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: Pool Heaters

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** General Service 1 (GS1)

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
ANX04032	06/02/2026	47,351		47,288		63 CCF		1.040		1.1168		73.2 Therms	32 Days

Charge Details

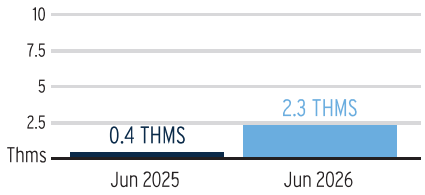
Natural Gas Charges

Customer Charge		$81.00
Distribution Charge	*73.2 THMS @ $0.47618*	$34.86
PGA	*73.2 THMS @ $0.80000*	$58.56
Florida Gross Receipts Tax		$2.09
Natural Gas Service Cost		**$176.51**
State Tax		$13.24
Total Natural Gas Cost, Local Fees and Taxes		**$189.75**

Current Month's Natural Gas Charges **$189.75**

Billing information continues on next page →

Avg THMS Used Per Day



TECO
AN EMERA COMPANY

Sub-Account #: 221004023737
Statement Date: 07/01/2026

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: Water Heaters

Service Period: 05/02/2026 - 06/02/2026 **Rate Schedule:** Small General Service (SGS)

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
SHI14676	06/02/2026	48		48		0 CCF		1.040		1.0000		0.0 Therms	32 Days

Charge Details

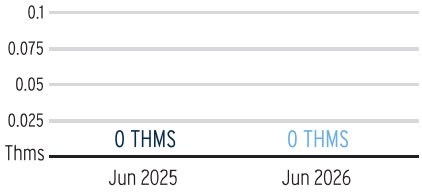
Natural Gas Charges

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: 07/01/2026

Service Address: 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	05/29/2026	8,123		7,976		147 kWh	1	30 Days

Charge Details

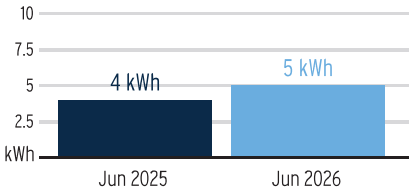
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*147 kWh @ $0.09202/kWh*	$13.53
Fuel Charge	*147 kWh @ $0.03516/kWh*	$5.17
Storm Protection Charge	*147 kWh @ $0.00568/kWh*	$0.83
Clean Energy Transition Mechanism	*147 kWh @ $0.00418/kWh*	$0.61
Storm Surcharge	*147 kWh @ $0.02121/kWh*	$3.12
Florida Gross Receipt Tax		$1.10
Electric Service Cost		**$44.16**
State Tax		$3.73
Total Electric Cost, Local Fees and Taxes		**$47.89**

Current Month's Electric Charges **$47.89**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
AN EMERA COMPANY

Sub-Account #: 211019514606
Statement Date: 07/01/2026

Service Address: 6350 CAMINO DR, IRRG, APOLLO BEACH, FL 33572-3438

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

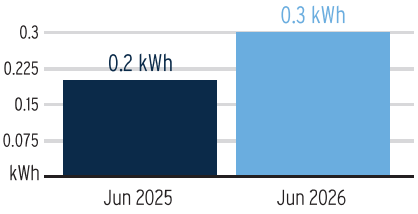
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	05/29/2026	515		507		8 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*8 kWh @ $0.09202/kWh*	$0.74
Fuel Charge	*8 kWh @ $0.03516/kWh*	$0.28
Storm Protection Charge	*8 kWh @ $0.00568/kWh*	$0.05
Clean Energy Transition Mechanism	*8 kWh @ $0.00418/kWh*	$0.03
Storm Surcharge	*8 kWh @ $0.02121/kWh*	$0.17
Florida Gross Receipt Tax		$0.54
Electric Service Cost		**$21.61**
State Tax		$1.83
Total Electric Cost, Local Fees and Taxes		**$23.44**

Avg kWh Used Per Day



Current Month's Electric Charges $23.44

Billing information continues on next page →

TECO
AN EMERA COMPANY

Sub-Account #: 211021571990
Statement Date: 07/01/2026

Service Address: 7008 WATERLINE CT, IRR, APOLLO BEACH, FL 33572

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

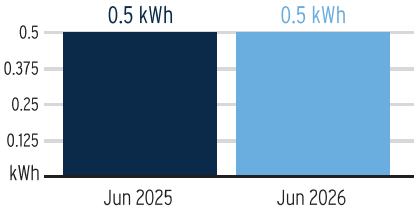
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	05/29/2026	833		817		16 kWh	1	30 Days

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: 07/01/2026

Service Address: 5490 WAYFARER AVE, APOLLO BEACH, FL 33572-2793

Meter Read

Meter Location: IRRIGATION

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

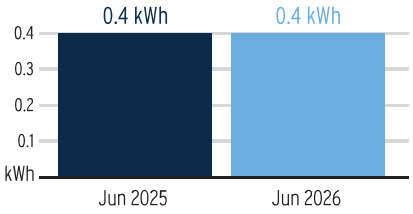
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	05/29/2026	717		704		13 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*13 kWh @ $0.09202/kWh*	$1.20
Fuel Charge	*13 kWh @ $0.03516/kWh*	$0.46
Storm Protection Charge	*13 kWh @ $0.00568/kWh*	$0.07
Clean Energy Transition Mechanism	*13 kWh @ $0.00418/kWh*	$0.05
Storm Surcharge	*13 kWh @ $0.02121/kWh*	$0.28
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.42**
State Tax		$1.89
Total Electric Cost, Local Fees and Taxes		**$24.31**

Avg kWh Used Per Day



Current Month's Electric Charges $24.31

Billing information continues on next page →

TECO
AN EMERA COMPANY

Sub-Account #: 221003491596
Statement Date: 07/01/2026

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: POOL

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	05/29/2026	43,658		33,472		10,186 kWh	1	30 Days
1000864538	05/29/2026	23.02		0		23.02 kW	1	30 Days

Charge Details

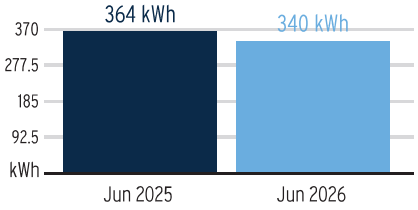
Electric Charges

Daily Basic Service Charge	*30 days @ $1.12000*	$33.60
Billing Demand Charge	*23 kW @ $19.06000/kW*	$438.38
Energy Charge	*10,186 kWh @ $0.00815/kWh*	$83.02
Fuel Charge	*10,186 kWh @ $0.03516/kWh*	$358.14
Capacity Charge	*23 kW @ $0.72000/kW*	$16.56
Storm Protection Charge	*23 kW @ $2.02000/kW*	$46.46
Energy Conservation Charge	*23 kW @ $0.79000/kW*	$18.17
Environmental Cost Recovery	*10,186 kWh @ $0.00072/kWh*	$7.33
Clean Energy Transition Mechanism	*23 kW @ $1.15000/kW*	$26.45
Storm Surcharge	*10,186 kWh @ $0.01035/kWh*	$105.43
Florida Gross Receipt Tax		$29.07
Electric Service Cost		**$1,162.61**
State Tax		$98.24
Total Electric Cost, Local Fees and Taxes		**$1,260.85**

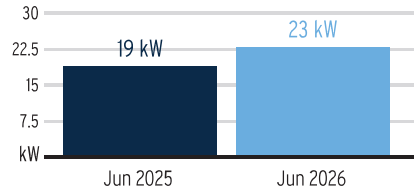
Current Month's Electric Charges **$1,260.85**

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: 07/01/2026

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service Demand - Standard

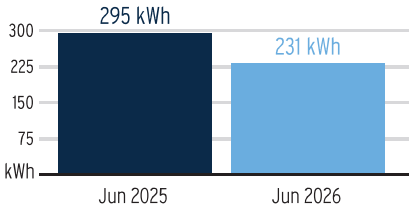
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	05/29/2026	11,778		4,858		6,920 kWh	1	30 Days
1000864536	05/29/2026	22.1		0		22.1 kW	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $1.12000*	$33.60
Billing Demand Charge	*22 kW @ $19.06000/kW*	$419.32
Energy Charge	*6,920 kWh @ $0.00815/kWh*	$56.40
Fuel Charge	*6,920 kWh @ $0.03516/kWh*	$243.31
Capacity Charge	*22 kW @ $0.72000/kW*	$15.84
Storm Protection Charge	*22 kW @ $2.02000/kW*	$44.44
Energy Conservation Charge	*22 kW @ $0.79000/kW*	$17.38
Environmental Cost Recovery	*6,920 kWh @ $0.00072/kWh*	$4.98
Clean Energy Transition Mechanism	*22 kW @ $1.15000/kW*	$25.30
Storm Surcharge	*6,920 kWh @ $0.01035/kWh*	$71.62
Florida Gross Receipt Tax		$23.90
Electric Service Cost		**$956.09**
State Tax		$80.79
Total Electric Cost, Local Fees and Taxes		**$1,036.88**

Avg kWh Used Per Day



Current Month's Electric Charges **$1,036.88**

Billing information continues on next page →

TECO
AN EMERA COMPANY

Sub-Account #: 221006521464
Statement Date: 07/01/2026

Service Address: 7302 PARADISO DR, APOLLO BEACH, FL 33572-1640

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

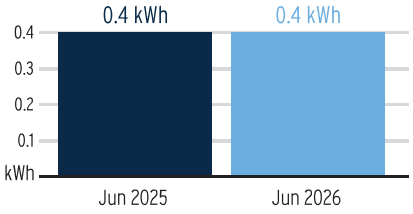
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	05/29/2026	771		759		12 kWh	1	30 Days

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: 07/01/2026

Service Address: 6002 COVINGTON GARDEN DR S, APOLLO BEACH, FL 33572

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

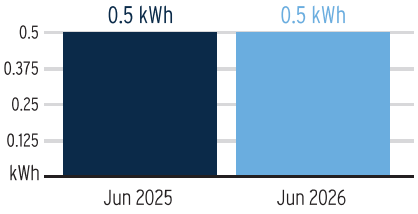
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	05/29/2026	1,036		1,021		15 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*15 kWh @ $0.09202/kWh*	$1.38
Fuel Charge	*15 kWh @ $0.03516/kWh*	$0.53
Storm Protection Charge	*15 kWh @ $0.00568/kWh*	$0.09
Clean Energy Transition Mechanism	*15 kWh @ $0.00418/kWh*	$0.06
Storm Surcharge	*15 kWh @ $0.02121/kWh*	$0.32
Florida Gross Receipt Tax		$0.57
Electric Service Cost		**$22.75**
State Tax		$1.92
Total Electric Cost, Local Fees and Taxes		**$24.67**

Avg kWh Used Per Day



Current Month's Electric Charges $24.67

Billing information continues on next page →

TECO
AN EMERA COMPANY

Sub-Account #: 221007184437
Statement Date: 07/01/2026

Service Address: 6390 GOLDCOAST AVE, APOLLO BEACH, FL 33572-3440

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

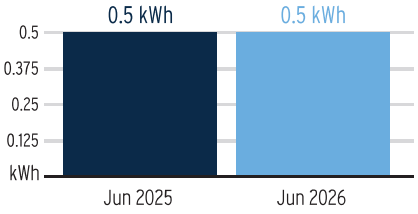
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	05/29/2026	914		900		14 kWh	1	30 Days

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 #: 221007764808
Statement Date: 07/01/2026

Service Address: 7054 RESERVIOR CT, APOLLO BEACH, FL 33572-1646

Meter Read

Meter Location: IRRIGATION

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

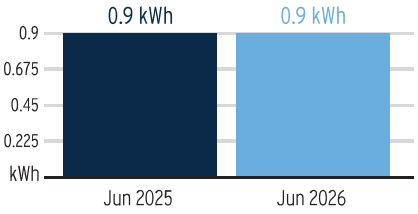
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	05/29/2026	1,662		1,636		26 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*26 kWh @ $0.09202/kWh*	$2.39
Fuel Charge	*26 kWh @ $0.03516/kWh*	$0.91
Storm Protection Charge	*26 kWh @ $0.00568/kWh*	$0.15
Clean Energy Transition Mechanism	*26 kWh @ $0.00418/kWh*	$0.11
Storm Surcharge	*26 kWh @ $0.02121/kWh*	$0.55
Florida Gross Receipt Tax		$0.61
Electric Service Cost		**$24.52**
State Tax		$2.07
Total Electric Cost, Local Fees and Taxes		**$26.59**

Avg kWh Used Per Day



Current Month's Electric Charges **$26.59**

Total Current Month's Charges **$2,775.57**

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-02266H **Date 07/03/2026**

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 # 26-02266H **Notice of Rule Development** **RE:** Waterset Central CDD Proposed Rule Number 26-01 **Published:** 7/3/2026	$74.38

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$74.38**

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 RULE DEVELOPMENT BY THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Waterset Central Community Development District (**"District"**) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 26-01.

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

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

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614, Phone (813) 533-2950.

Stephanie DeLuna, District Manager
Waterset Central Community Development District
July 3, 2026 26-02266H

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.

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
6/28/26-6/28/26	WATERSET CENTRAL CDD	
Billing Date	**Sales Rep**	**Customer Account**
6/28/2026	Deirdre Bonett	TB173492
Total Amount Due	**Invoice Number**	
$442.00	94905-062826	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
6/28/26	6/28/26	94905	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Notice of Meeting	2	1.00x42.00 L	$440.00
					Affidavit Fee			$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
6/28/26-6/28/26	WATERSET CENTRAL CDD	
Billing Date	**Sales Rep**	**Customer Account**
6/28/2026	Deirdre Bonett	TB173492
Total Amount Due	**Invoice Number**	
$442.00	94905-062826	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

94905

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Notice of Meeting was published in said newspaper by print in the issues of 06/28/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this **06/28/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

NOTICE OF REGULAR MEETING 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 Regular Meeting (the "Meeting") of its Board of Supervisors (the "Board") on July 8, 2026, at 10:00 a.m. at The Waterset Club located at 7281 Paradiso Dr, Apollo Beach, Florida 33572.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (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
PUBLISH: JUNE 28, 2026 94905

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8226789
Account Number:	219502000
Invoice Date:	06/25/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Waterset Central CDD
ATTN District Manager
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

WATERSET CENTRAL CDD SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

WATERSET CENTRAL CDD SERIES 2018

Invoice Number:	8226789
Account Number:	219502000
Current Due:	$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8226789
Invoice Date:	06/25/2026
Account Number:	219502000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

WATERSET CENTRAL CDD SERIES 2018

Accounts Included In This Relationship: 219502000 219502001 219502002 219502003 219502004 219502005

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	$3,950.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				**$3,950.00**
Incidental Expenses 06/01/2026 to 05/31/2027	3,950.00	0.0775		$306.13
Subtotal Incidental Expenses				**$306.13**
TOTAL AMOUNT DUE				**$4,256.13**

Tab 16

Rizzetta & Company

Waterset Central Community Development District

Financial Statements (Unaudited)

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

watersetcentralcdd.org
rizzetta.com

Waterset Central Community Development District

Balance Sheet

As of 07/31/2026

(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	195,323	0	9,197	0	204,520	0	0
Investments	1,151,885	277,632	1,521,805	64,999	3,016,321	0	0
Prepaid Expenses	2,837	0	0	0	2,837	0	0
Refundable Deposits	19,463	0	0	0	19,464	0	0
Fixed Assets	0	0	0	0	0	10,358,729	0
Amount Available in Debt Service	0	0	0	0	0	0	1,531,002
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,563,998
Total Assets	1,369,508	277,632	1,531,002	64,999	3,243,142	10,358,729	15,095,000
Liabilities							
Accounts Payable	80,421	0	0	0	80,421	0	0
Accrued Expenses	31,870	0	0	0	31,870	0	0
Other Current Liabilities	24	0	0	0	24	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	17,370	0	0	0	17,370	0	0
Total Liabilities	133,335	0	0	0	133,335	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	716,516	102,682	48,417	17,477	885,092	0	0
Total Fund Equity & Other Credits	1,236,173	277,632	1,531,002	64,999	3,109,806	10,358,729	0
Total Liabilities & Fund Equity	1,369,508	277,632	1,531,002	64,999	3,243,142	10,358,729	15,095,000

See Notes to Unaudited Financial Statements

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	19,970	19,970
Special Assessments				
Tax Roll	1,900,559	1,900,559	1,894,622	(5,937)
Other Misc. Revenues				
Clubhouse Rentals	0	0	24,549	24,549
Vendor Rebates	0	0	2	2
Total Revenues	1,900,559	1,900,559	1,939,143	38,584
Expenditures				
Legislative				
Supervisor Fees	14,400	12,000	6,200	5,800
Total Legislative	14,400	12,000	6,200	5,800
Financial & Administrative				
Accounting Services	21,376	17,813	17,813	0
Administrative Services	5,314	4,429	4,428	0
Arbitrage Rebate Calculation	450	450	0	450
Assessment Roll	5,905	5,905	5,905	0
Auditing Services	3,400	3,400	3,400	0
Bank Fees	2,500	2,083	1,574	510
Disclosure Report	5,000	4,167	4,167	0
District Engineer	12,000	10,000	18,735	(8,735)
District Management	24,250	20,208	20,208	0
Dues, Licenses & Fees	700	612	180	433
Financial & Revenue Collections	5,314	4,429	4,428	0
Legal Advertising	3,000	2,500	1,681	819
Public Officials Liability Insurance	3,500	3,500	3,209	291
Trustees Fees	5,000	5,000	4,112	888
Utility Bond	500	500	197	303
Website Hosting, Maintenance, Backup & E	4,000	3,333	3,538	(205)
Total Financial & Administrative	102,209	88,329	93,575	(5,246)
Legal Counsel				
District Counsel	65,000	54,167	48,014	6,153
Total Legal Counsel	65,000	54,167	48,014	6,153
Security Operations				
Security Services & Patrols	65,000	54,166	44,082	10,084
Total Security Operations	65,000	54,166	44,082	10,084
Electric Utility Services				
Utility - Recreation Facilities	20,000	16,667	9,585	7,082
Utility - Street Lights	0	0	3,763	(3,763)
Utility Services	35,000	29,167	23,417	5,749
Total Electric Utility Services	55,000	45,834	36,765	9,068
Gas Utility Service				

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Recreation Facilities	25,000	20,833	45,347	(24,513)
Total Gas Utility Service	25,000	20,833	45,347	(24,513)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	12,000	10,000	12,239	(2,239)
Total Garbage/Solid Waste Control Services	12,000	10,000	12,239	(2,239)
Water-Sewer Combination Services				
Utility - Reclaimed	18,000	15,000	15,889	(889)
Utility Services	20,000	16,667	16,783	(116)
Total Water-Sewer Combination Services	38,000	31,667	32,672	(1,005)
Stormwater Control				
Aquatic Maintenance	43,200	36,000	36,000	0
Lake/Pond Bank Maintenance & Repair	10,000	8,333	0	8,333
Mitigation Area Monitoring & Maintenance	2,500	2,083	0	2,084
Wetland Monitoring & Maintenance	5,000	4,167	32,500	(28,334)
Total Stormwater Control	60,700	50,583	68,500	(17,917)
Other Physical Environment				
Fire Ant Treatment	7,500	6,250	0	6,250
General Liability Insurance	4,500	4,500	5,497	(997)
Holiday Decorations	9,000	9,000	6,818	2,182
Irrigation Maintenance	70,000	58,333	58,508	(174)
Irrigation Repair	20,000	16,667	8,190	8,476
Landscape - Mulch	103,000	85,833	0	85,833
Landscape Inspection Services	12,000	10,000	10,000	0
Landscape Maintenance	440,000	366,667	296,575	70,092
Landscape Replacement Plants, Shrubs, Tr	50,000	41,667	11,830	29,836
Property Insurance	50,000	50,000	46,364	3,636
Total Other Physical Environment	766,000	648,917	443,782	205,134
Road & Street Facilities				
Sidewalk Maintenance & Repair	3,000	2,500	0	2,500
Street Sign Repair & Replacement	10,000	8,333	6,203	2,131
Total Road & Street Facilities	13,000	10,833	6,203	4,631
Parks & Recreation				
Access Control Maintenance & Repair	15,000	12,500	9,376	3,124
Athletic Court/Field/Playground Maintena	500	417	7,513	(7,096)
Basketball Court Maintenance & Supplies	5,500	4,583	84	4,499
Clubhouse Facility Janitorial Supplies	10,000	8,333	11,301	(2,967)
Clubhouse Janitorial Services	26,000	21,667	21,201	466
Computer Support, Maintenance & Repair	750	625	2,875	(2,251)
Facility A/C & Heating Maintenance & Rep	10,000	8,333	743	7,591
Facility Supplies	8,000	6,667	4,098	2,568

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fitness Equipment Maintenance & Repair	15,000	12,500	3,975	8,525
Maintenance & Repairs	35,000	29,167	15,510	13,657
Management Contract	290,000	241,667	175,412	66,254
Office Supplies	2,000	1,666	4,743	(3,075)
Pest Control	8,000	6,667	4,443	2,223
Playground Equipment & Maintenance	8,500	7,083	0	7,084
Playground Mulch	12,000	10,000	0	10,000
Pool Permits	1,500	1,500	1,200	299
Pool Repairs	25,000	20,834	33,077	(12,243)
Pool Service Contract	63,000	52,500	52,380	120
Security System Monitoring Services & Ma	10,000	8,333	5,454	2,879
Telephone, Internet, Cable	10,000	8,333	6,517	1,816
Tennis Court Maintenance & Supplies	3,000	2,500	5,494	(2,994)
Trail/Bike Path Maintenance	1,500	1,250	0	1,250
Vehicle Maintenance	9,000	7,500	967	6,533
Total Parks & Recreation	569,250	474,625	366,363	108,262
Contingency				
Miscellaneous Contingency	75,000	62,500	18,885	43,615
Storm Damage/Restoration	40,000	33,333	0	33,333
Total Contingency	115,000	95,833	18,885	76,948
Total Expenditures	1,900,559	1,597,787	1,222,627	375,160
Total Excess of Revenues Over(Under) Expenditures	0	302,772	716,516	413,744
Fund Balance, Beginning of Period	0	0	519,657	519,658
Total Fund Balance, End of Period	0	302,772	1,236,173	933,402

168 Reserve Fund

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,683	2,683
Special Assessments				
Tax Roll	100,000	100,000	100,000	0
Total Revenues	100,000	100,000	102,683	2,683
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	102,683	102,683
Fund Balance, Beginning of Period	0	0	174,949	174,949
Total Fund Balance, End of Period	0	0	277,632	277,632

168 Debt Service Fund S2018

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	44,416	44,416
Special Assessments				
Tax Roll	1,118,835	1,118,835	1,130,204	11,369
Total Revenues	1,118,835	1,118,835	1,174,620	55,785
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	64,323	64,323
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(15,906)	(15,906)
Total Other Financing Sources(Uses)	0	0	(15,906)	(15,906)
Fund Balance, Beginning of Period	0	0	1,482,585	1,482,585
Total Fund Balance, End of Period	0	0	1,531,002	1,531,002

168 Capital Projects Fund S2018

Waterset Central Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,571	1,571
Total Revenues	0	0	1,571	1,571
Total Excess of Revenues Over(Under) Expenditures	0	0	1,571	1,571
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	15,906	15,906
Total Other Financing Sources(Uses)	0	0	15,906	15,906
Fund Balance, Beginning of Period	0	0	47,522	47,522
Total Fund Balance, End of Period	0	0	64,999	64,999

WATERSET CENTRAL CDD

Investment Summary

July 31, 2026

Account	Investment		Balance as of July 31, 2026
The Bank of Tampa	Money Market Account	$	32,012
The Bank of Tampa ICS Program	Money Market Account		3
Valley Bank	Governmental Checking		1,119,870
	Total General Fund Investments	**$**	**1,151,885**
Valley Bank	Governmental Checking		277,632
	Total Reserve Fund Investments	**$**	**277,632**
US Bank Series 2018 Revenue	First American Government Oblig Fd 3763	$	962,468
US Bank Series 2018 Reserve	First American Government Oblig Fd 3763		559,337
	Total Debt Service Fund Investments	**$**	**1,521,805**
US Bank Series 2018 Construction	First American Government Oblig Fd 3763	$	64,999
	Total Capital Projects Fund Investments	**$**	**64,999**

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 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
168, 2166						
	168 General Fund	07/07/2026	Accurate Electronics, Inc.	143387	Service Call 07/26	184.50
	168 General Fund	07/30/2026	Accurate Electronics, Inc.	144028	Service Call 07/26	590.00
	168 General Fund	07/25/2026	Albritton Solutions, LLC	219869	Pet Signs 07/26	515.00
	168 General Fund	07/02/2026	Allied Universal Security Services	18726422	Security Services 07/10/26- 07/16/26	1,015.20
	168 General Fund	07/25/2026	Allied Universal Security Services	18748262	Security Services 07/17/26 - 07/23/26	1,015.20
	168 General Fund	07/02/2026	Allied Universal Security Services	18684517	Security Services 06/26/26 - 07/02/26	1,015.20
	168 General Fund	07/02/2026	Allied Universal Security Services	18706712	Security Services 07/03 - 07/09	1,116.73
	168 General Fund	07/30/2026	Allied Universal Security Services	18778097	Security Services 07/24/26 to 07/30/26	1,214.20
	168 General Fund	07/30/2026	Brletic Dvorak, Inc.	2565	Engineering Service 07/26	2,340.00
	168 General Fund	07/30/2026	Castle Management, LLC	PREIM07-10-26-144	Payroll Period 06/20/26 - 07/03/26	14,405.89
	168 General Fund	07/30/2026	Castle Management, LLC	PREIM07-24-26-283	Pay Period 07/04/26 - 07/17/26	13,619.99
	168 General Fund	03/13/2026	Castle Management, LLC	PREIM03-06-26-152	Payroll Period 02/14/26-02/27/26	5,706.48
	168 General Fund	07/02/2026	City Wide Facility Solutions	52019012455	Janitorial Supplies 07/26	114.60
	168 General Fund	07/02/2026	City Wide Facility Solutions	52019012369	Janitorial Supplies 07/26	375.00
	168 General Fund	07/30/2026	City Wide Facility Solutions	52019012495	Janitorial Supplies 08/26	581.20
	168 General Fund	07/02/2026	City Wide Facility Solutions	52019012440	Janitorial Supplies 07/26	851.39
	168 General Fund	07/30/2026	Construction Management Services, LLC	316-1	Pergolas Base 07/26	285.00
	168 General Fund	07/07/2026	Cooper Pools Inc.	985	Pool Repair-Lap Pool 07/26	251.42
	168 General Fund	07/07/2026	Cooper Pools Inc.	1961	Pool Repair (Clean up) 07/26	250.00
	168 General Fund	07/07/2026	DCSI, Inc.	35536	Alarm Monitoring System 07/26	221.00
	168 General Fund	07/25/2026	DCSI, Inc.	35546	Monitoring Service 07/26	237.00
	168 General Fund	07/02/2026	DCSI, Inc.	35472	Cloud Cover Music Subscription 07/26	49.98
	168 General Fund	07/31/2026	Erin McCormick Law, P.A.	10915	Legal Services 06/26	5,144.72
	168 General Fund	07/25/2026	FitRev, Inc.	39654	Fitness Maintenance 07/26	95.00
	168 General Fund	07/30/2026	Florida Department of Revenue	3980178233549-168	Sales & Use Tax 06/26	19.55
	168 General Fund	07/30/2026	Florida Department of Revenue	3980178233549-168	Sales & Use Tax 06/26	0.10
	168 General Fund	07/25/2026	Florida State Fence Corp	167406	Perimeter Fencing Install 07/26	4,980.85
	168 General Fund	07/30/2026	Kutak Rock, LLP	3780853 68623-1	Legal Service 06/26	3,583.00
	168 General Fund	07/02/2026	Kutak Rock, LLP	3774956 68623-1	Legal Counsel 05/26	4,104.50
	168 General Fund	07/25/2026	Nvirotect Pest Control Service, Inc.	401518	Pest Control 07/26	146.00
	168 General Fund	07/25/2026	Nvirotect Pest Control Service, Inc.	401191	Pest Control 07/26	234.00
	168 General Fund	07/07/2026	Owens Electric, Inc.	42332095	Pool Repair 07/26	1,130.00
	168 General Fund	07/07/2026	Pristine Promotional Marketing	2026	Custom Printed Lanyards 07/26	326.10
	168 General Fund	07/25/2026	RedTree Landscape Systems, LLC	34030	Monthly Irrigation Maintenance 05/26	5,831.00
	168 General Fund	07/25/2026	RedTree Landscape Systems, LLC	34361	Monthly Irrigation Maintenance 05/26	5,831.00
	168 General Fund	07/25/2026	RedTree Landscape	34996	Tree Removal 07/26	2,400.00

Waterset Central Community Development District
Summary A/P Ledger
From 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
			Systems, LLC			
	168 General Fund	07/25/2026	Terrapin Lawn Care, LLC	8491	Landscape Pest Control 07/26	150.00
	168 General Fund	07/02/2026	The Observer Group, Inc.	26-02375H	Legal Advertising 07/10/26	282.19
	168 General Fund	07/02/2026	The Observer Group, Inc.	26-02363H	Legal Advertising 07/26	115.94
	168 General Fund	07/02/2026	The Observer Group, Inc.	26-02464H	Legal Advertising 07/26	91.88
Sum for 168, 2166						**80,420.81**
Sum for 168						**80,420.81**
Sum Total						**80,420.81**

Waterset Central Community Development District
Notes to Unaudited Financial Statements
July 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 07/31/26.
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.