Rizzetta & Company

# Waterset Central
# Community Development District

## Board of Supervisors' Meeting
## October 14, 2026

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

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

**Board of Supervisors**
**Waterset Central Community**
**Development District**

October 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, October 14, 2026, at 10:00 a.m.,** at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572.**

**1. CALL TO ORDER**
**2. AUDIENCE COMMENTS**
**3. STAFF REPORTS**
- **A.** Aquatic Report ..... Tab 1
- **B.** Landscape & Irrigation
  - i. Presentation of Community Asset Management Report (under separate cover)
  - ii. Irrigation Inspection Report ..... Tab 2
  - iii. Contractor Response August Report ..... Tab 3
  - iv. RedTree Landscape Proposals ..... Tab 4
  - v. RedTree Landscape Recap ..... Tab 5
- **C.** District Counsel
- **D.** District Engineer ..... Tab 6
- **E.** Clubhouse Manager ..... Tab 7
  - i. Discussion of Ronnies Run Jingle Bell 5K Parking Request ..... Tab 8
- **F.** District Manager

**4. BUSINESS ITEMS**
- **A.** Discussion of Tennis Instructor Hours
- **B.** Ratification of Accurate Electronics Proposal ..... Tab 9
- **C.** Ratification of FY 2026-2027 EGIS Insurance Proposals ..... Tab 10
- **D.** Consideration of Towing Agreements ..... Tab 11

**5. BUSINESS ADMINISTRATION**
- **A.** Consideration of Minutes of Board of Supervisors' Meeting held on September 9, 2026 ..... Tab 12
- **B.** Consideration of Operations & Maintenance Expenditures for August 2026 ..... Tab 13
- **C.** Review of Financial Statement for August 2026 ..... Tab 14

**6. SUPERVISOR REQUESTS**
**7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,
Stephanie DeLuna
Stephanie DeLuna
District Manager

# Tab 1

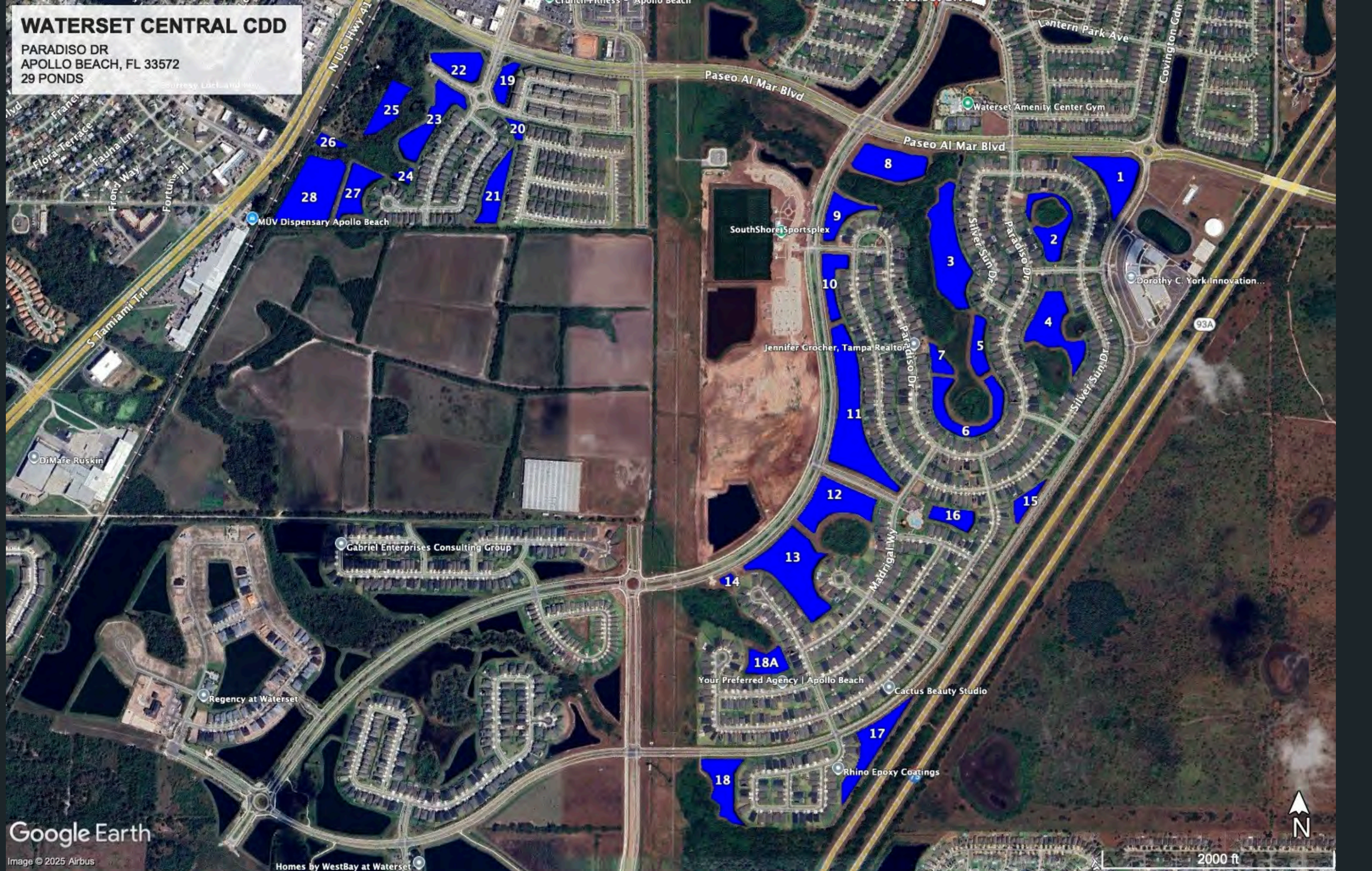
Sitex Aquatics

LAKE & FOUNTAIN SERVICES

# MONTHLY REPORT

OCTOBER, 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
N
2000 ft

# SUMMARY:

Fingers crossed cooler air is on the way! Cooler air brings cooler water, which allows dissolved oxygen levels to return to normal. Keep in mind, though, that if a quick cold snap is immediately followed by hot weather, the temperature shock can trigger a natural fish kill. We'll be applying preventive pond treatments heavily this month, aiming for strong aesthetic appeal and long-term weed/algae control.



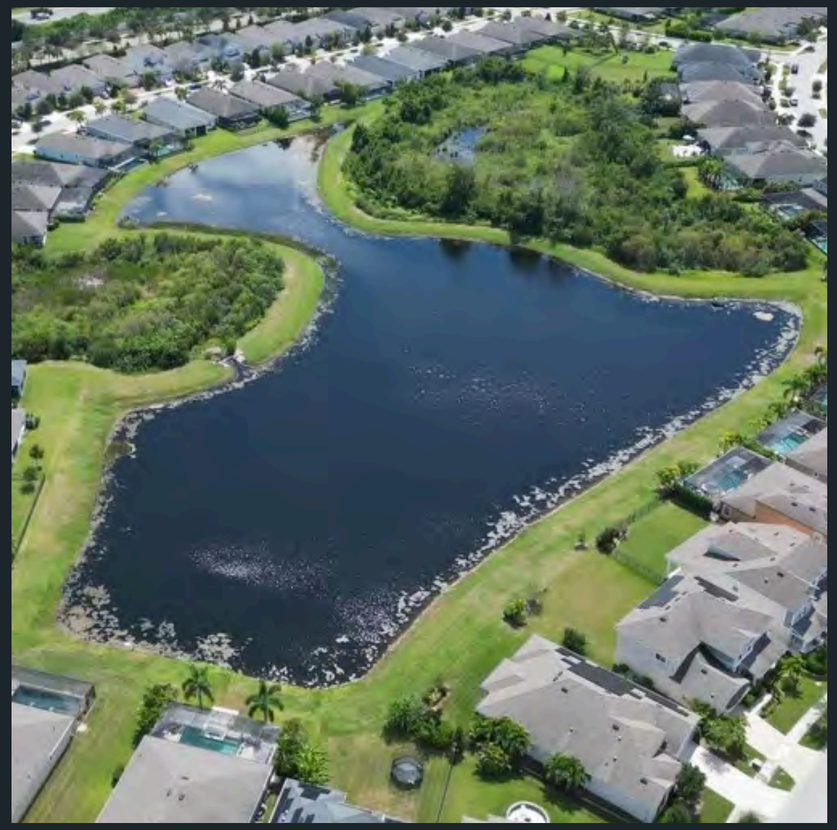
Pond #1 Treated for Shoreline Vegetation.



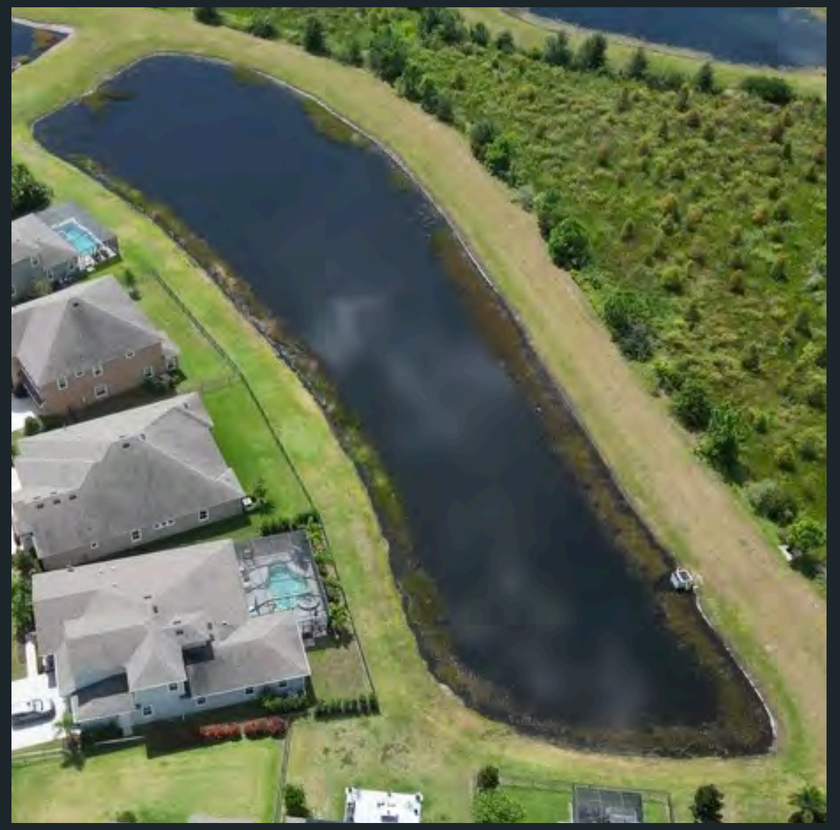
Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



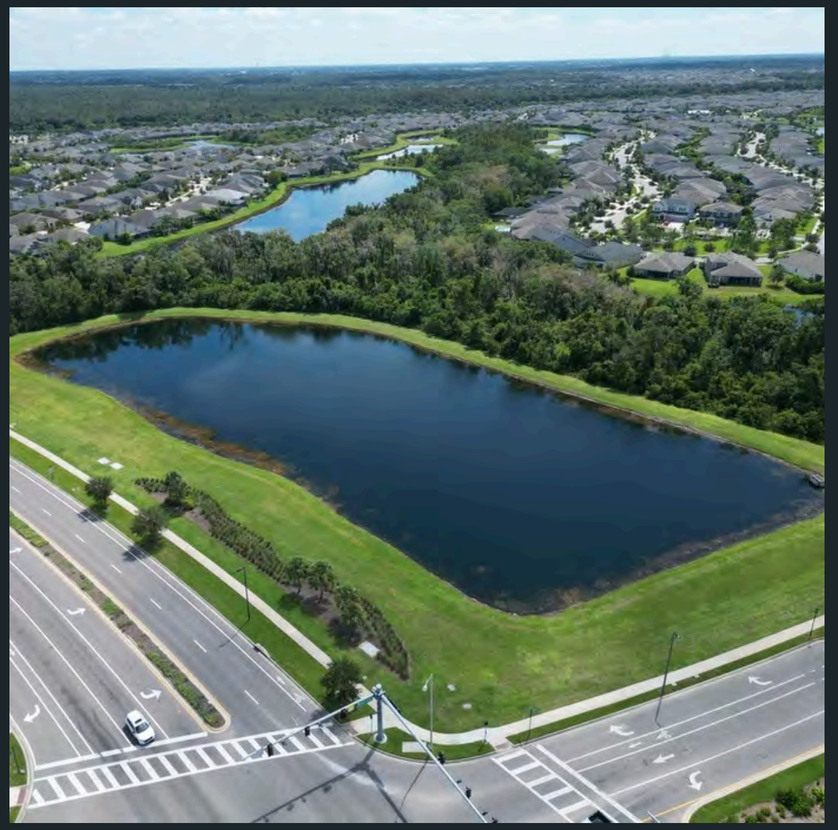
Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Spike rush and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



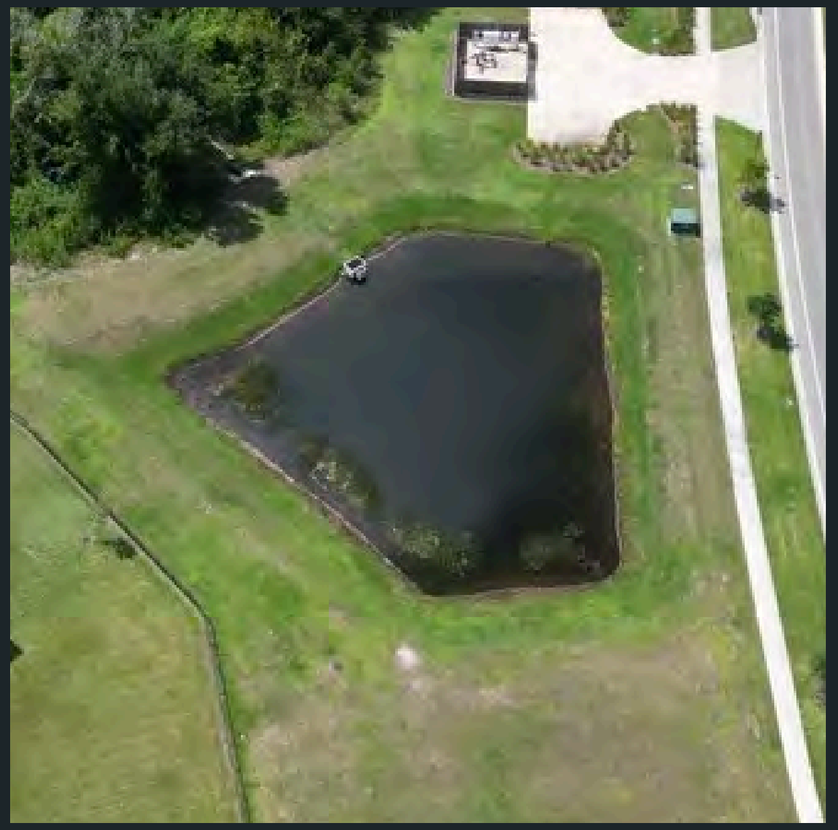
Pond #11 Treated for Algae and Shoreline Vegetation.



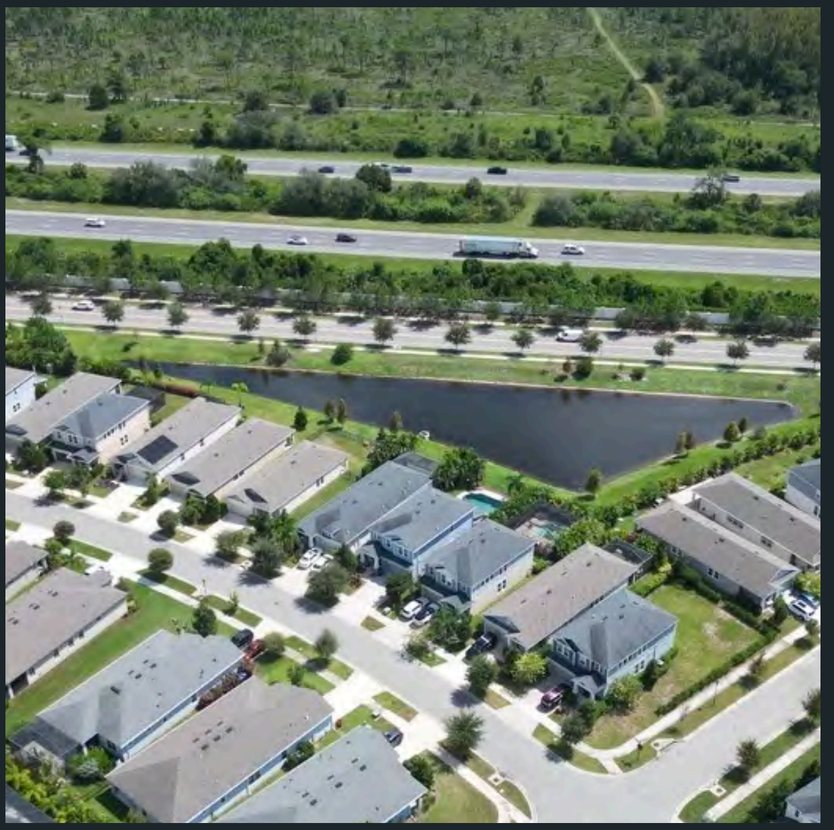
Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Chara and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.

# Tab 2

redtree Landscape Systems

***
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# Sept 2026- DEL CORONADO DR- BT NODE

Date: Sep 08, 2026  3:30 pm
Inspector: Tom Lapoma

| 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 Sep 08, 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 | | | | | | | | | |

# Sept 2026- sea air #1- hybrid

Date: Sep 08, 2026  5:54 pm
Inspector: Tom Lapoma

***
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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 Sep 08, 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 | Pass | | | | | | | | | |
| 6 | 6.DRIP | Pass | | | | | | | | | |

# Sept 2026- sea air drive #2- hybrid

powered by SmartLink Network ®

Date: Sep 03, 2026  6:15 pm
Inspector: Tom Lapoma

| 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 Sep 03, 2026 | |
|---|---|
| Program A | Mon , Wed , Fri |
| Program B | |
| Program C | |
| Program D | |

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

**Zone #2 (Broken Head) - 09-03-26  1:18 pm CDT**




**Zone #2 (Broken Head) - 09-03-26  1:27 pm CDT**



# Sept 2026- silver sun dr BT NODE

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Date: Sep 08, 2026  4:31 pm
Inspector: Tom Lapoma

| 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 Sep 08, 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 | | | | | | | | | |
| Not used | | | | | | | | | | | |
| 2 | 2.□ROTOR | Pass | | | | | | | | | |
| 3 | 3.□SPRAY | Pass | | | | | | | | | |
| 4 | 3.□SPRAY | Pass | | | | | | | | | |

redtree Landscape Systems

***
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# Sept 2026- wayfarer ave east BT NODE

Date: Sep 08, 2026  3:17 pm
Inspector: Tom Lapoma

| 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 Sep 08, 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 | | | | | | | | | |
| 5 | | Pass | | | | | | | | | |
| Bubblers not used | | | | | | | | | | | |

# Sept 2026- wayfarer ave WEST- BT NODE

***

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Date: Sep 08, 2026  4:04 pm
Inspector: Tom Lapoma

| 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 Sep 08, 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 | | | | | | | | | |
| Replaced (2) 9v batteries | | | | | | | | | | | |
| 2 | 2.□SPRAY curb | Pass | | | | | | | | | |
| 3 | 3.□SPRAY bed | Pass | | | | | | | | | |
| 4 | 4.□SPRAY trees | Pass | | | | | | | | | |
| Not used | | | | | | | | | | | |

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# Sept 2026- wayfarer ave WEST hybrid

*** powered by SmartLink Network ®

Date: Sep 08, 2026 6:34 pm
Inspector: Tom Lapoma

| 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 Sep 08, 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 | | | | | | | | | |

redtree Landscape Systems

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# September 2026

Date: Sep 08, 2026 9:03 am
Inspector: Mike Bernett

| 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 Sep 08, 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.□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 west/goldcoast | 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 SOUTHWEST | 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 | | | | | | | | | |

redtree Landscape Systems

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# September 2026

Date: Sep 08, 2026 9:21 am
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<br>7054 reservoir court |
| Controller ID | 226695 |

| Water Days as of Sep 08, 2026 | |
|---|---|
| Program A | Mon , Wed , Sat |
| Program B | Tue , Thur , Sat |
| Program C | |
| Program D | |

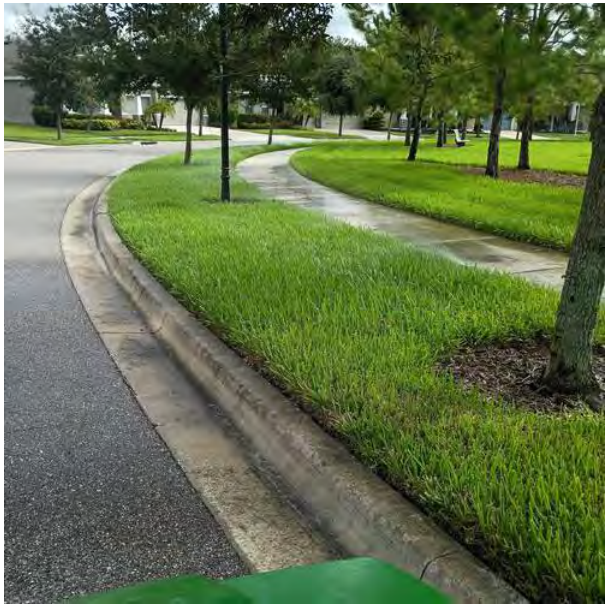
| | Location | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1.□S - OUTSIDE PINE TREES | Pass | | | | | | | | | |
| 2 | 2.□S - INSIDE SIDEWALK 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 - 09-08-26  8:47 am CDT



## Zone #2 - 09-08-26  8:50 am CDT



## Zone #3 - 09-08-26  8:53 am CDT



## Zone #6 - 09-08-26  9:02 am CDT



## Zone #7 - 09-08-26  9:05 am CDT



## Zone #8 - 09-08-26  9:09 am CDT



## Zone #9 - 09-08-26  9:11 am CDT



## Zone #10 - 09-08-26  9:14 am CDT



redtree Landscape Systems

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# September 2026

Date: Sep 08, 2026 10:48 am
Inspector: Mike Bernett

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

| Controller | |
|---|---|
| Name | 5B-1/ AMENITY Pool- 5821 Waterset 0546434887 d |
| Location | 5821 Waterset Blvd |
| Model | |
| Modules | 25 |
| Controller ID | 226692 |

| Water Days as of Sep 08, 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 | | | | | | | | | |

redtree Landscape Systems

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# September 2026

Date: Sep 08, 2026 11:19 am
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 Sep 08, 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 #1 - 09-08-26 10:37 am CDT



## Zone #2 - 09-08-26 11:58 am CDT



## Zone #6 - 09-08-26 12:07 pm CDT



## Zone #7 - 09-08-26 12:10 pm CDT



## Zone #9 - 09-08-26 12:16 pm CDT



## Zone #10 - 09-08-26 12:19 pm CDT



## Zone #12 - 09-08-26 12:25 pm CDT



## Zone #13 - 09-08-26 12:29 pm CDT



## Zone #16 - 09-08-26 12:33 pm CDT



## Zone #17 - 09-08-26 12:35 pm CDT



## Zone #18 - 09-08-26 12:38 pm CDT



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# September 2026

Date: Sep 08, 2026 11:24 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 falls dr) |
| Location | (SE) corner paseo al mar and paradiso dr |
| Model | |
| Modules | 7 |
| Controller ID | 226690 |

| Water Days as of Sep 08, 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 | | | 1 | | | | | | |
| 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 - 09-08-26 10:26 am CDT



## Zone #4 - 09-08-26 10:28 am CDT



## Zone #6 - 09-08-26 10:31 am CDT



## Zone #7 - 09-08-26 10:34 am CDT



## Zone #9 - 09-08-26 10:36 am CDT



## Zone #9 (Broken Head) - 09-08-26 10:37 am CDT



## Zone #10 - 09-08-26 10:38 am CDT



## Zone #12 - 09-08-26 10:40 am CDT



## Zone #13 - 09-08-26 10:43 am CDT



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# September 2026

Date: Sep 08, 2026 11:51 am
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 Sep 08, 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 | | | | | | | | | |

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# September 2026

Date: Sep 08, 2026 1:14 pm
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 Sep 08, 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 - 09-08-26 12:16 pm CDT



## Zone #2 - 09-08-26 12:18 pm CDT



## Zone #3 - 09-08-26 12:20 pm CDT



## Zone #5 - 09-08-26 12:24 pm CDT



## Zone #6 - 09-08-26 12:26 pm CDT



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# September 2026

Date: Sep 08, 2026  2:03 pm
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 Sep 08, 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 - 09-08-26  1:07 pm CDT



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



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# September 2026

Date: Sep 09, 2026 8:48 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 Sep 09, 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 - 09-09-26  7:49 am CDT



## Zone #2 - 09-09-26  7:51 am CDT



## Zone #3 - 09-09-26  7:53 am CDT



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# september 2026

Date: Sep 30, 2026  9:24 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 Sep 30, 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 - 09-30-26  8:26 am CDT



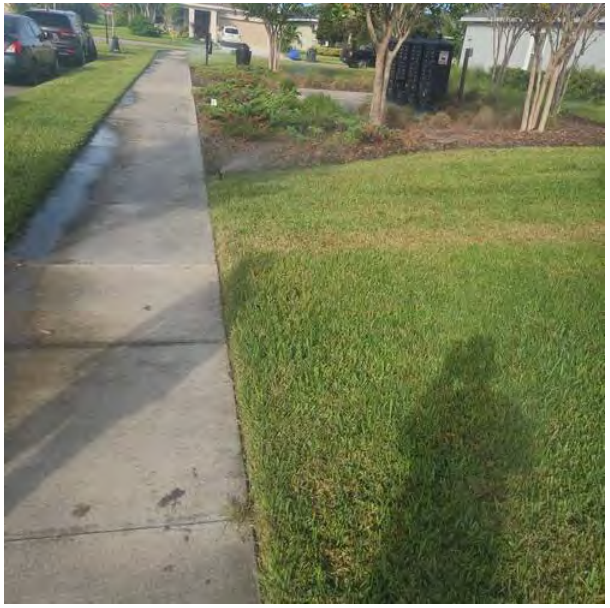
## Zone #2 - 09-30-26  8:28 am CDT



## Zone #3 - 09-30-26  8:29 am CDT



## Zone #4 - 09-30-26  8:31 am CDT



# Tab 3

# WATERSET CENTRAL

## COMMUNITY ASSET MANAGEMENT REPORT



August 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:**

- During the month of September, all St. Augustine turf shall receive an application of 2000 lbs. (40 – 50 lb. bags) of a summer blend fertilizer containing Iron, Mn & Micros. Additionally, all Celebration Bermudagrass was to receive an application of 850 lbs. (17 – 50 lb. bags) of a Slow-Release Nitrogen, however, Nitrogen is banned through September. RedTree has also stated that all Celebration Bermudagrass shall receive Bio Iron Plus liquid. Please confirm. A bottle was shown.

- RedTree to notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. Payment for fertilization will not be approved without prior verification. **(RT reported in at 2:30 on the same day (Sept. 2nd ) they were applying the chemicals the day after we received notification)**

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. When will we receive the two proposals for the overseeding and core aeration of the Waterset Club open lawn that were requested in the July 31st report? (Pics 1a & b)







2. Eradicate the Torpedograss growing out the top of the Podocarpus along the pickle ball courts.
   **- This has been completed.**
3. There are several areas of piled up palm boots throughout the Waterset Club property – including the pool deck. These need to be disposed of.
4. Eradicate a lookalike vine beginning to overtake the Confederate Jasmine bed in front of the Waterset Club adjacent to the patio.
   **- All vines have been pulled.**
5. Lower the Dwarf Firebush at the fence line near the Waterset Club patio. They are being maintained at the same height as the Podocarpus.
   **- This has been completed.**
6. Since we've removed the mammy Crotons from a few beds on the pool deck, can we please cut out and cap off the drip lines?

**1 - A proposal was sent 9/2.**

**3 - All palm boots have been picked up and disposed of.**

**6 - Irrigation confirmed that the drip lines were cut out and capped.**

# Waterset Club, Milestone

7. Make sure the Variegated Confederate Jasmine (VCJ) is being kept of the fence between the two pools and hand pull and eradicate the weeds in these beds.
   **- All weeds have been pulled.**
8. The Dwarf Firebush is also being kept too tall on the lap pool side and needs to be "terraced" more prominently from the Silver Buttonwoods. (Pic 8)
   **- All Firebush has been trimmed.**




9. There remain defoliated Gold Mound and other plants on the south side of the tennis courts & pickle ball courts. If these are not dead, they should be cut to the ground to see if there is any life left in them.
   **- Gold Mound has been cut back.**
10. All the Japanese Blueberries along the north side of Phase 4 South on the south side of Paseo Al Mar (PAM) need to be trimmed.
    **- Completed.**
11. The Bougainvillea at the Milestone monuments and median are still overgrown. (Pics 11a & b>)
    **All Bougainvillea has been trimmed.**
12. The beds where Variegated Confederate Jasmine used to be on the Milestone median are now overgrown with weeds with and dead vines. (Pic 12>)
    **- All weeds have been pulled and sprayed.**
13. The SE and NE quadrants of the Milestone/Goldcoast roundabout are still infested with very large weeds. (Pic 13>)
    **- All weeds have been pulled and sprayed.**









# Goldcoast/Milestone, Sea Air




14. The turf in front of the inbound monument at Milestone is full of spurge. (Pic 14)




15. RedTree to inspect the west side of the sidewalk on the west side of Milestone south of PAM. Does an irrigation head need to be raised? It was flagged in the field. (Pic 15>)

**- Irrigation confirmed that a head had been replaced.**

16. Hand pull all the weeds around the Goldcoast lift station.

**- All weeds have been pulled.**

17. There are now even more Wild Bushbean in the ornamental grass beds on the north side of Sea Air west of Milestone than hter was last month. And July 31st response stated that all weeds have been eradicated from the grass beds. (Pics 17a & b>)

**- All weeds have been pulled.**

18. Other than some moderate weeds in this Sea Air cul-de-sac, it's always been in pretty good shape – until the past couple months when now most of the Variegated Confederate Jasmine are gone. (Pic 18>)










**14 - This area has been treated.**

**18 - All weeds have been sprayed.**

# Sea Air, 30th Street, Paseo Al Mar




19. This Sweet Viburnum hedge on the west side of 30th Street south of Goldcoast continues to thin. It was reported that irrigation will increase run time and they will be monitored. However, this bed is also not being maintained. (Pic 19)




20. This limb needs to be properly pruned and removed from this tree on the west side of 30th Street approaching the southern end in WSC. (Pic 20>) **- Completed.**

21. Hand pull these dead weeds in the Bougainvillea on 30th Street. (Pic 21>)
**- All weeds have been pulled.**

22. There remains a 6' tall Brazilian Pepper in the Viburnum hedge along the west side of 30th Street. (Pic 22>)
**- Brazilian Pepper has been removed.**

23. The turf on the south side of PAM east of 30th Street continues to be infested with a variety of weeds.
**- This area has been treated.**










**19 - All weeds have been pulled and sprayed.**

# Paseo Al Mar, Covington Garden Drive

24. Not only is the turf weedy on the south side of PAM, but most of the beds are in the same condition as these pictures taken near the right turn lane onto Waterset Blvd. (WSBlvd.) (Pics 24a – c)










25. Beds are still in the same condition on the south side of PAM between WSBlvd. and Paradiso. (Pics 25a & b)







26. There is still no consistency in the heights of the Copperleaf Plants along the south side of PAM. **- All Copperleaf plants have been trimmed.**

27. There is still a beat-up Wax Myrtle on the west side of Covington Garden Drive (GD) south of PAM along the pond bank. (Pic 27>)
**- All dead branches have been removed from the Wax Myrtle.**

**28. I don't understand why the Sweet Viburnum hedge along the west side of CGD north of Golden Sky has been trimmed to below the top of the aluminum fence. We've had several discussion regarding this height (1' above fence) as well as the preferred spacing of "terracing" – 18". (Pic 28>)**

**24 - All weeds have been pulled and sprayed.**

**25 - All weeds have been pulled and sprayed.**

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Professionals in Community Management

**28 - This has been noted and crews have been notified to let the hedge grow to the correct height.**

# Golden Sky, Silver Sun, I-75 Wall, Covington Garden Drive

29. Unlike the north side of Golden Sky, the Sweet Viburnum south of Golden Sky is pretty much where it should be. **- Noted.**

30. Once again, the Silver Sun sideyard buffers are out of balance – the east one is maintained, the west one is not.
**- The side yard has been detailed.**

31. Trim the Dw. Firebush and top the Podocarpus at both the Golden Sky and Betel Palm mail kiosks.
**- All mail kiosks have been detailed.**

32. RedTree has reported that the irrigation is working fine on the west side of Silver Sun between Golden Sky and Betel Palm. Have they been able to diagnose then why the turf continues to fail? Have they provided a remediation program other than to replace it? Is it being treated for weeds? (Pic 32>)







33. Crews need to remember to mow the I-75 side of the wall along the west side of CGD once monthly. It has grown quite tall.
(Pic 33 and snippet next page>)







34. Many of the Japanese Blueberries down the west side of CGD need to be trimmed.
**- All Japanese Blueberries has been trimmed.**

35. There are still dead Copperleaf Plants along the landscape buffer on the west side of CGD between Golden Sky and Betel Palm.
**- All dead plants have been removed.**

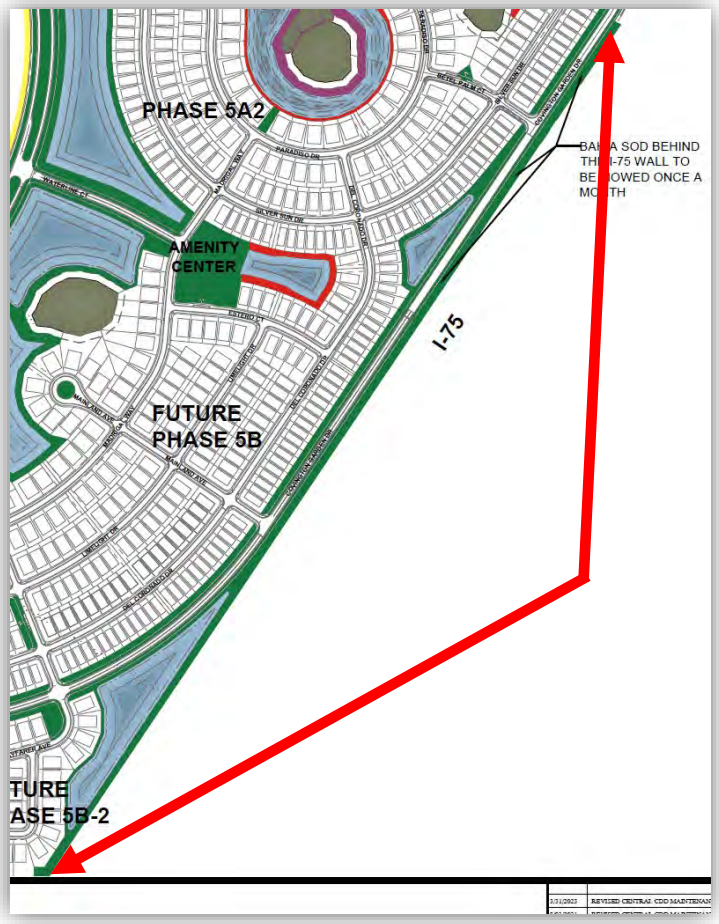
36. I think we will require more than three (3) 15 Gal. Sweet Viburnum to replace those that have either been removed or have died near the junction box north of Betel Palm. Has RedTree verified that the irrigation drip lines here are working properly and are not clogged or cut? (Pic 36>)

**32 - This area has been treated.**

**33 - This area has been mowed.**

**36 - Irrigation confirmed the drip lines are working properly. Landscape has revised the proposal to replace the (3) 15-gal. Sweet Viburnum with (4) 15. gal. Sweet Viburnum.**

# Covington Garden Drive Near Betel Palm, Wayfarer Mail Kiosk




37. This damaged tree brace is still in place on the east side of CGD. (Pic 37>)
    **- Tree brace has been removed.**
38. Ixora beds south of Betel Palm are very full of Torpedograss. **- All Torpedograss have been removed and sprayed.**
39. The entire pond bank south of Betel Palm needs to be mowed each week.
    **- This area is mowed weekly.**




40. First reported in the July 31st inspection, I asked for all dead material to be trimmed out of this Wax Myrtle on the Betel Palm pond. It was to have been completed by the next inspection. (Pic 40)




41. The hedges along the west side of CGD south of Betel Palm pond are all being maintained at the same height – Copperleaf in front are mostly the same height as the Sweet Viburnum on the back.




42. Lift several Sycamores that are overhanging too low over the bike lane on the west side of CGD.**- All Sycamores have been lifted.**

43. Trim the Podocarpus at the Wayfarer mail kiosk between Del Coronado and Limelight.
    **- All podocarpus have been trimmed.**
44. Remove water shoots from the Crapes inside the Paradiso/Madrigal pocket park.

**40 - All dead branches have been removed.**

**41 - All Copperleaf has been trimmed down.**

**44 - All Crape sucker shoots have been removed.**

# Saguaro Park, Reservoir Park, Waterset Blvd.

45. The Saguaro Park turf contains a lot of spurge and in my opinion, although it was reported that all brown juniper had been trimmed out after the July 31st report, there was just as much remaining. (Pic 45)

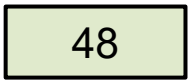



46. Hand pull tall grassy weeds from the Juniper in Reservoir Park.
**- All weeds have been pulled.**

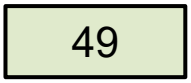
47. A saucer was not constructed around the rootball of the newly installed Sweet Gum at Reservoir Park. (Pic 47)




48. On both sides of Reservoir at WSBlvd., trim out the dead growth in all the Ixora. (Pic 48)
**- All dead growth was removed.**




49. Most of the beds on the WSBlvd. medians still contain barely there, chlorotic Ixora. These should have been removed. (Pic 49)
**- All dead Ixoras have been removed.**




50. Many open beds on the WSBlvd. medians are being overtaken with Torpedograss. (Pic 50>)
**- All Torpedograss has been removed and sprayed.**

51. Please notify me as to when the growth inhibitors will be applied to the Bougainvillea on Waterline. Remember to trim them to the desired height. Let them grow for no more than a week and then apply the chemicals.
-

52. Lift trees on the south side of Reservoir before getting to Madrigal. **- All trees have been lifted.**

**45 - All brown juniper has been trimmed out and the area has been sprayed.**
**47 - A saucer was constructed around the rootball of the Sweet Gum.**



**51 - IPM applications were applied last week and the property manager was notified on 9/3.**

# Waterline Station, Del Coronado Cul-de-sac

53. Are chinch bug treatments continuing in the lawn on the back side of the Waterline Station pool area? Are chemicals and chemical classes being switched up to attempt to keep up with the chemical resistance chinch bugs are developing? (Pics 53a & b>)

53a

**53 - This area has been treated.**




Coronado cul-de-sac. Why are the MG's browning? Diagnose and treat accordingly. (Pics 56a & b)










54. What is the status of tree and palm brace removal? I believe a proposal was submitted for property-wide removal. I've lost track of the status of that proposal. Those in the Waterline Station totlot should be removed as well as around the pool area.

55. There is no improvement to the condition of the turf in the Waterline Station lawn surrounding the mail kiosk.

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

56. Pull very tall and well-established weeds in the browning Muhly grasses in the Del

**54 - A proposal was submitted to remove braces but was not approved. RedTree was told that the maintenance department would be handling the removal of any bracing on trees. Attached is a copy of the proposal that was not approved.**

**56 - All weeds have been pulled and the area has been treated.**

# Proposals

1. RedTree to provide a proposal to install a 45 Gal., M.T. Muskogee Crape Myrtle near the areas where a Pine was removed from the Tagalong passive park. Proposal must include the construction of an 8" – 10" earthen saucer around the rootball, a 30 Gal. Gator Bag with a working flood bubbler inserted into and attached to the top of the gator bag. (Pic 1) **- A proposal is attached.**




2. With confirmation that RedTree is treating the Walter's Viburnum around the Waterline Station parking lot for fungus, we can Install and Invoice another 3 Gal. Full Walter's Viburnum to fill in this gap. What is the irrigation frequency and duration here? (Pic 2) **- A work order has been created and is awaiting scheduling.**



**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**

**IRRIGATION REPORT ITEMS**

**CAMR – Item 6**: Removed the drip line from the empty beds located at the Amenity 3 pool deck.






**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**

**CAMR – Item #15:** Replaced heads at Milestone and PAM.




**CAMR – Item #18**: Drip system is operating properly. Added one day to the irrigation program.



**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**

**CAMR – Item #19**: 40th Street South – Gold Coast. Drip system is operating properly.

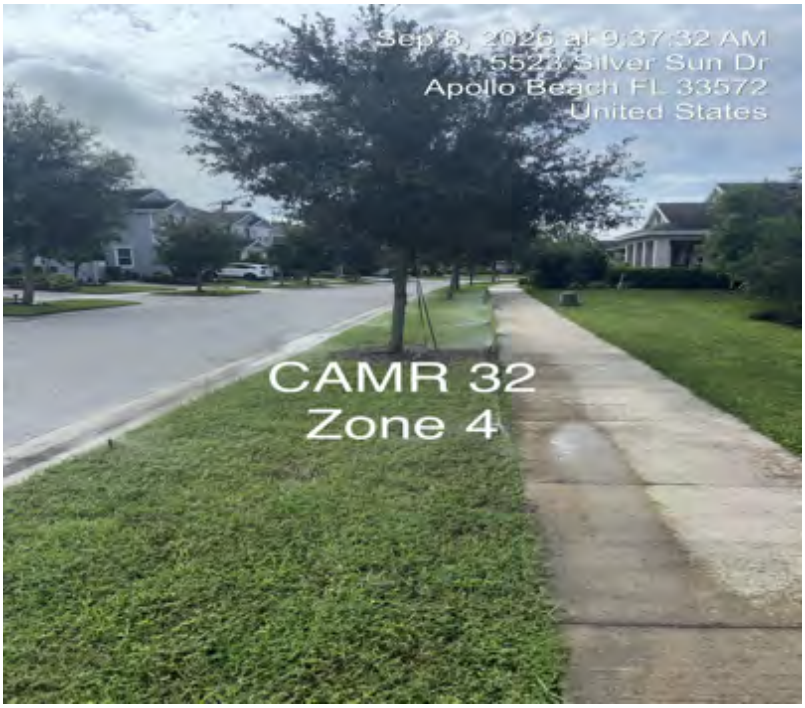



**CAMR – Item #32:** All zones are operating properly with no defects noted.



**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**



**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**

**CAMR – Item #36:** Zone is operating properly. Repaired one break.




**CAMR – Item #55:** Ran the zones around the mailboxes. All zones are operating properly with no defects noted.



**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**






**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**




**GROUND MAINTENANCE ITEMS**

**CAMR Items #4 & 5 & 7**



**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**



**CAMR Item #8**



**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





**WATERSET CENTRAL CDD**
**Documentation Photos**
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**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**

**CAMR Items #2 & 9**





**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





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**Documentation Photos**
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**WATERSET CENTRAL CDD**
**Documentation Photos**
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**CAMR Item #11:**






**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**

**CAMR Item #11a**






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**Documentation Photos**
**Community Asset Management Report -August 31, 2026**





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**CAMR Item #11b**






**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**






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**Community Asset Management Report -August 31, 2026**





**WATERSET CENTRAL CDD**
**Documentation Photos**
**Community Asset Management Report -August 31, 2026**

**CAMR Item #27:**



# Tab 4

| **Waterset Central CDD RedTree Landscape Proposals 10/14/2026** | **Amount** |
|---|---|
| Irrigation Proposal for 21 beds along Covington Garden Drive - Not to Exceed | $10,000 |
| Tree Bracing Removal for Waterset Central Waterline Station | $3,875 |
| Muskogee Crape Myrtle Tagalong Passive Park | $825 |
| Northeast Side Waterset Club Aeration | $1,200 |
| Northeast Side Waterset Club Winter Rye Seed Application | $2,250 |

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5532 Auld Lane, Holiday FL 34690

# INVESTIGATE & ADD SPRAY HEADS (21 BEDS)

## IRRIGATION PROPOSAL
## FOR
## WATERSET CENTRAL CDD

**Attention:** Stephanie DeLuna, District Manager

September 18, 2026

**Scope of Work**

Investigate, cap off existing drip irrigation, and install spray heads in **(21) beds along Covington Garden Drive** to accommodate future turf installation.

## DO NOT EXCEED: $10,000

*$ If the "DO NOT EXCEED" amount is reached and additional work is required, we will submit a separate proposal for approval before proceeding.

_____ _____/_____/_____

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

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

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5532 Auld Lane, Holiday FL 34690

**April 7, 2025**

**Tree Bracing Removal Proposal**

**For**

**Waterset Central Waterline Station**

**Attn: John Toborg**

**johntoborg@rizzetta.com**

- Remove bracing from 23 Palms and 8 Trees and haul away debris
- Includes all labor, hauling and dump fees

## Total: $3,875.00

---

**Authorized By:** **Date:**

**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 Passive Park
## Muskogee Crape Myrtle Proposal

### Landscape Enhancement Proposal
FOR
### WATERSET CENTRAL CDD

**Attention: Stephanie DeLuna – District Manager**

**September 8, 2026**

***Scope of Work:***

- Installation of (1) 30-gallon multi-trunk Muskogee Crape Myrtle.
- Includes the construction of an 8”-10” earthen saucer around the root ball, a 30-gallon gator bag with a working flood bubbler.
- Includes all labor, materials, debris removal, hauling, and dumping fees.




**PRICE: $825.00**

_____ _____ / /

**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
# 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**
**ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679**

# Tab 5

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# WEEKLY LANDSCAPE REPORT

| | |
|---|---|
| **Client:** | **Waterset Central CDD** |
| **Week Of:** | **August 31, 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 31 and September 1.<br>• Community Asset Management Report related items are in progress for completion. |
| **Detailing** | • Detailing proceeded according to schedule.<br>• Work orders completed for detailing requests. |
| **Pest Control & Fertilization** | • Scheduled application moved up earlier to September 2 due to chinch bug activity. |
| **Arbor Care** | • No arbor care was performed at this time. |
| **Landscape** | • No landscape projects were performed at this time. |
| **Proposals** | **Approved Proposals**:<br>• Golden Sky Mail Kiosk: Plant Replacement<br>• Estero Court Sidewalk - Behind Amenity Center Pool: Stake fallen tree<br>• Corner of Betel Palm Court & Covington Garden Drive - Install Odoratissimum Viburnum<br>**Submitted Proposals:**<br>• Northeast Side of the Waterset Club - Aeration<br>• Northeast Side of the Waterset Club - Winter Rye Seed Application |

| | |
|---|---|
| **Irrigation** | • Inspections are ongoing.<br>• Work orders are up to date.<br>• Irrigation techs are working on the asset report received from John Torborg 9/2.<br>• Tentatively planning to begin the Covington Garden proposal next week. |


Pic#27
































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FT 6 IN














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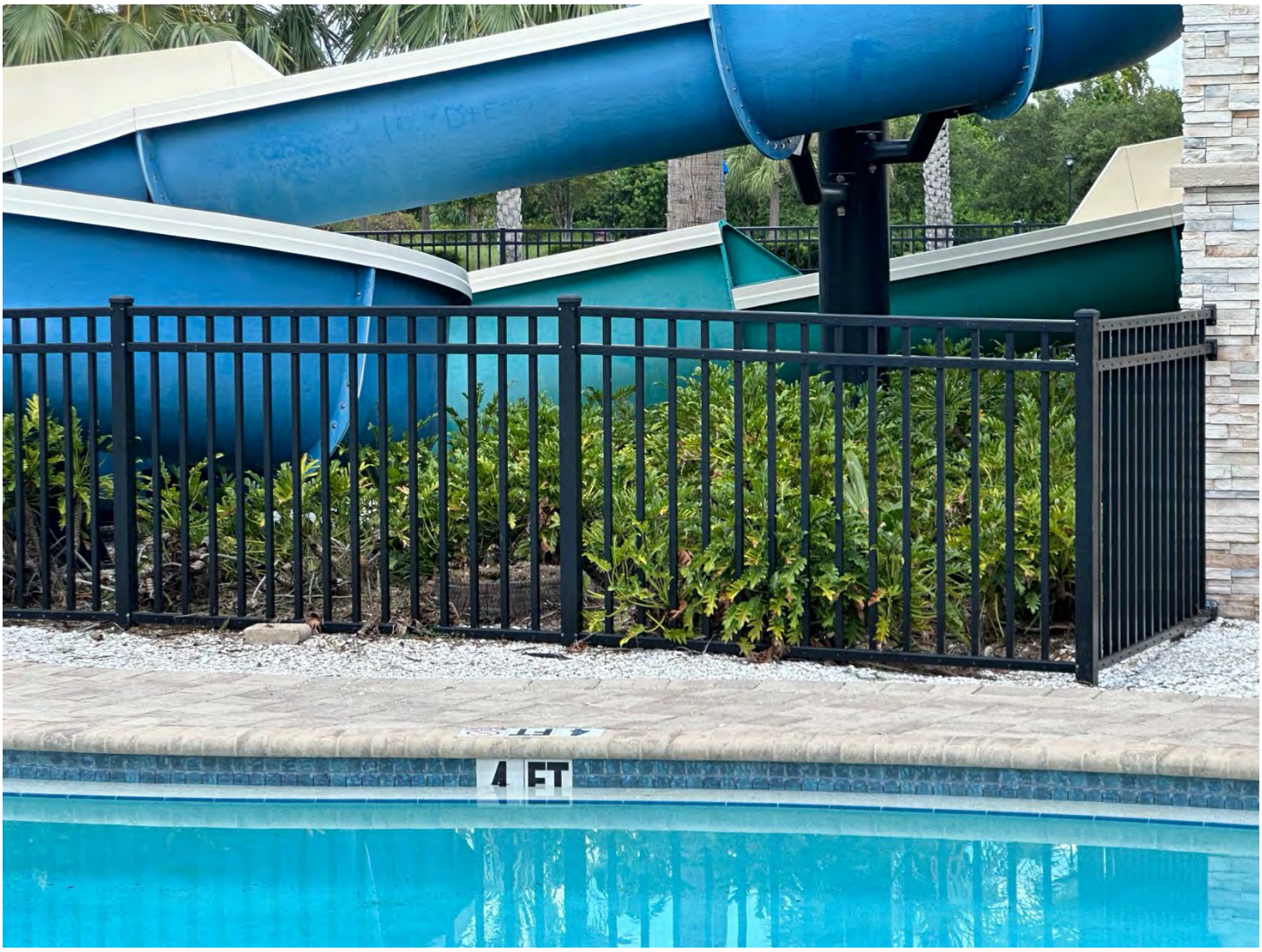











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# WEEKLY LANDSCAPE REPORT

| | |
|---|---|
| **Client:** | **Waterset Central CDD** |
| **Week Of:** | **September 8, 2026** |

| Recipient Group | | | |
|---|---|---|---|
| **Client Contacts** | | **RedTree Contacts** | |
| John Toborg | JToborg@rizzetta.com | David Lucadano | daveluke@redtreelandscape.systems |
| Stephanie DeLuna | sdeluna@rizzetta.com | Pete Lucadano | peteluke@redtreelandscape.systems |
| 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 09/08.<br>• Community Asset Management Report related items are in progress for completion. |
| **Detailing** | • Detailing proceeded according to schedule.<br>• Work orders completed for detailing requests. |
| **Pest Control & Fertilization** | • IPM applications are being completed as scheduled. |
| **Arbor Care** | • Palm tree trimming was completed on Tuesday 9/8 and Wednesday 9/9 at the Amenity Centers at Waterset and Waterline Station. |
| **Landscape** | • No landscape projects were performed at this time. |
| **Proposals** | • Approved Proposals:<br>○ South Side of the Reservoir Bridge<br>FALLEN PINE TREE REMOVAL PROPOSAL<br>○ Tagalong pass-thru Park<br>FALLEN PINE TREE REMOVAL PROPOSAL<br>○ Estero Court Sidewalk - Behind Amenity Center Pool<br>TREE STAKING PROPOSAL<br>○ Northeast Side of the Waterset Club<br>AERATION PROPOSAL |

| | |
|---|---|
| | o Reservoir Bridge<br>RED MAPLE REPLACEMENT PROPOSAL<br>o West Side of CGD, South of the Betel Palm Pond<br>SOD REPLACEMENT PROPOSAL<br>o 3 From the East of the South Side of PAM<br>SYCAMORE TREE REPLACEMENT PROPOSAL<br>o East Side of CGD<br>STAKING KIT INSTALLATION PROPOSAL<br>o West Side of CGD South of Golden Sky<br>FLUSH CUT AND REMOVAL PROPOSAL<br>o Corner of Betel Palm Court & Covington Garden Drive<br>ODORATISSIMUM VIBURNUM PROPOSAL<br>o Side yard of the Waterline Station<br>STAKING KIT INSTALLATION PROPOSAL<br>o Northeast Side of the Waterset Club |
| | WINTER RYE SEED APPLICATION PROPOSAL |
| | |
| **Irrigation** | • Inspections are ongoing.<br>• Work orders are up to date.<br>• The irrigation team completed the items in the Community Asset Management Report this week. |

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# WEEKLY LANDSCAPE REPORT

| | |
|---|---|
| **Client:** | **Waterset Central CDD** |
| **Week Of:** | **September 14, 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 Wednesday, September 14 and 16. |
| **Detailing** | • Detailing proceeded according to schedule. |
| **Pest Control & Fertilization** | • IPM applications are being completed as scheduled. |
| **Arbor Care** | • No arbor care was performed at this time. |
| **Landscape** | • No landscape projects were performed at this time. |
| **Proposals** | • 2nd DNE Irrigation Proposal - Covington Garden Bed Continuation Project |
| **Irrigation** | • Inspections are ongoing.<br>• Work orders are up to date.<br>• Repairs were made to controller 5A-2A. A wire path short was discovered at the junction box near Zone 54.<br>• The irrigation conversion at the 21 Covington garden beds is approximately 50% done. |

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# WEEKLY LANDSCAPE REPORT

| | |
|---|---|
| **Client:** | **Waterset Central CDD** |
| **Week Of:** | **September 21, 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, September 21 and 22. |
| **Detailing** | • Detailing proceeded according to schedule. |
| **Pest Control & Fertilization** | • IPM applications are being completed as scheduled. |
| **Arbor Care** | • No arbor care was performed at this time. |
| **Landscape** | • No landscape projects were performed at this time. |
| **Proposals** | • No proposals were submitted at this time. |
| **Irrigation** | • Inspections are ongoing.<br>• Work orders are up to date.<br>• Technicians are approximately halfway through the project, currently working on the 21 Covington garden beds.<br>• An additional $10,000 Not-to-Exceed (NTE) has been sent to Waterset Central CDD to complete the irrigation portion of the project. |

redtree
Landscape Systems

*The New Standard in Landscape Maintenance*

# WEEKLY LANDSCAPE REPORT

| | |
|---|---|
| **Client:** | **Waterset Central CDD** |
| **Week Of:** | **September 28, 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, September 28 and 29. |
| **Detailing** | • Detailing proceeded according to schedule. |
| **Pest Control & Fertilization** | • IPM applications are being completed as scheduled. |
| **Arbor Care** | • No arbor care was performed at this time. |
| **Landscape** | • No landscape projects were performed at this time. |
| **Proposals** | • No proposals were submitted at this time. |
| **Irrigation** | • Inspections are ongoing.<br>• Work orders are up to date.<br>• Minor inspection adjustments and repairs were completed.<br>• A work order was reported by Rafi on 30th street regarding dry conditions. The irrigation crew revisited the area and verified that the irrigation system was operating properly. |

# Tab 6

# WATERSET CENTRAL CDD

## ENGINEERS REPORT FOR OCTOBER 14th, 2026 BOARD MEETING

Ongoing Projects Report and Updates:

**Ownership Map Proposal:**

The attached proposal includes two options for consideration including the base ownership map creation map and additional stormwater data to be included on a separate layer that can be turned on and off to produce different deliverables. Layers can be manipulated to provide deliverables that would include all included data or just specific data (for example: stormwater specific map, landscape specific map, etc). An example map is included for consideration.

**Task 1 Option**: BDi will create a community wide map that will feature CDD access/drainage easement data, ownership data, and landscape maintenance responsibility for all parcels within the boundaries of the district. The map will also feature parcel lines obtained from the county property appraiser GIS and the most recent high-resolution aerial available.

**Additional Option Task 2 Stormwater:** BDi will include all associated stormwater pond and pipe data of the community in the new community map in Task 1.

**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. |

# AVELAR CREEK CDD COMMUNITY MAP

0 75' 150' 300'

SCALE: 1" = 150'

JAN 2026 (DRAFT)

N

## LEGEND

- CDD BOUNDARY
- UTILITY EASEMENT
- UTILITY EASEMENT
- FENCE EASEMENT
- FENCE EASEMENT
- WETLAND SETBACK
- DRAINAGE EASEMENT
- SEWER EASEMENT
- LITTORAL SHELF
- CONSERVATION AREA
- FDOT OWNED
- PRIVATELY-OWNED PARCEL
- HOA PARCEL/ROW (AVELAR CREEK NORTH TOWNHOMES ASSOC. & AVELAR CREEK SOUTH TOWNHOMES ASSOC.)
- CDD OWNED AND MAINTAINED
- CDD OWNED AND UNMAINTAINED
- CDD O&M STORMWATER POND
- COUNTY OWNED PARCEL
- PRIVATE ROW/INGRESS EGRESS EASEMENT
- MH MANHOLE
- MES MITERED END SECTION
- DBI DITCH BOTTOM INLET
- CS CONTROL STRUCTURE
- CI CURB INLET
- COUNTY STORMWATER O&M
- CDD STORMWATER O&M
- IRRIGATION CONTROLLER
- WELL/PUMP
- CDD LIGHTS (TECO O&M)

*ALL ROADWAYS/ROW O&M BY HILLSBOROUGH COUNTY UNLESS OTHERWISE NOTED

BDI ENGINEERING

October 7th 2026

Stephanie DeLuna
District Manager
Waterset Central CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

**RE: Proposal – Engineering Services**
**Waterset Central CDD – Community Map**

## Project Description

The Waterset Central CDD has requested services to create a community map to feature various data for the CDD's use including CDD access/drainage easements, parcel ownership, and CDD landscape maintenance designation.

## SCOPE OF SERVICES

**TASK 1 – Community Map**

BDi will create a community wide map that will feature CDD access/drainage easement data, ownership data, and landscape maintenance responsibility for all parcels within the boundaries of the district. The map will also feature parcel lines obtained from the county property appraiser GIS and the most recent high-resolution aerial available.

**TASK 2 – Additional Stormwater Data**

BDi will include all associated stormwater pond and pipe data of the community in the new community map in Task 1.

**Exclusions**

- Construction plans
- Coordination or Scheduling of Construction Work
- Attendance of any Site Visits
- Applying for or securing permits
- Services provided in conjunction with easement vacations, waivers, variances or denials, O&E reports
- Parcel Stakeout
- Any services not specifically listed in the scope (i.e. geotechnical, architectural, etc.)
- Additional or revised fees not addressed in the scope (i.e. additional fees for permits addressed in the scope and or new fees associated with additional permits or review fees)
- Reproduction of materials for distribution

**To Be Provided by the Owner**

- Site Access
- Any Historical Plans and Surveys for the Site

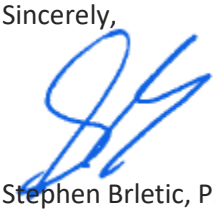
## COMPENSATION

Compensation for these services is shown below (typical direct expenses included).

| TASKS | SERVICES FEE |
|---|---|
| Task 1 – Community Map | $11,220 |
| Task 2 - Additional Stormwater Data | $4,800 |
| **Grand Total** | **$16,020** |

Again, thank you for this opportunity.

Sincerely,



Stephen Brletic, P.E.
Project Manager

# Tab 7

WATERSET®



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

# Community Director Report
October 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.

The deposit invoice for the benches was submitted September 14th however management discovered afterwords that the invoice was named to a different district. The revised invoice was received and submitted to Rizzetta for processing.

Accurate Electronics sent over the deposit for the installation of the access control for the Waterset Club front door on September 11th in the amount of $5,936.83. As of September 30th, they have not yet received the deposit. Once the deposit is received, they will be able to order the equipment.

Management reached out to FitRev to obtain a proposal for the full replacement of the elliptical machine. At last month's meeting, Management presented a proposal to replace the console however, Management is now obtaining pricing for replacement of the entire unit for the Board's consideration given last months feedback.

Fitrev advised that the console that was proposed during last months meeting has a 3 year warranty.

Management is seeking direction from the Board regarding the televisions located in the Fitness Center. For background, during the summer of 2023, the building was struck by lightning several times, which resulted in multiple electronic components malfunctioning.
Following the lightning strikes, cable and internet service to the Fitness Center could not be restored. Frontier advised that the existing lines/wiring had been damaged and that an IT professional would need to trace the wiring located within the walls to determine the extent of the damage and necessary repairs. Management previously contacted DCSI to evaluate the issue; however, the anticipated work was costly and could require opening portions of the walls to access and trace the wiring. At that time, the Board elected not to proceed with the work.
At this time, Management is seeking direction from the Board on how they would like to proceed:

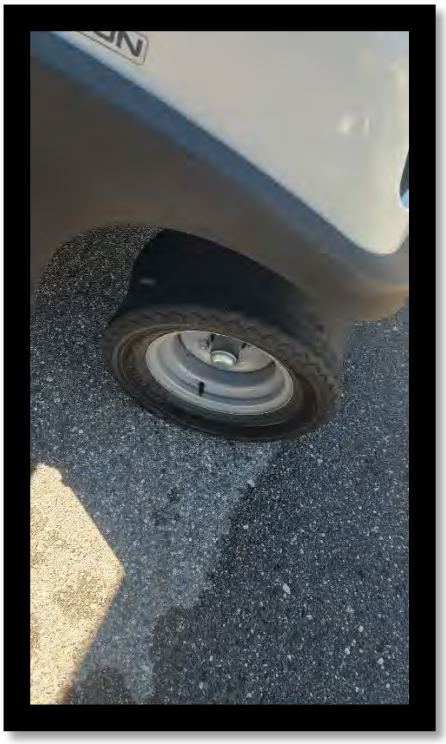
1. Keep the televisions in place and have Management obtain an updated proposal from DCSI to evaluate the wiring and determine the cost to potentially restore cable and internet service; or
2. Remove the televisions from the Fitness Center.

Please note that if the Board elects to keep the televisions, one television will need to be replaced, as it is no longer operational since the lightning strike.

Management reached out to Jeanne Kenney in an effort to have her attend the October Board meeting regarding her request to use the Waterset Club parking lot as overflow parking for Ronnie's Run Jingle Bell 5K. During this communication, Management was advised that Ms. Kenney no longer resides in Waterset. Management is seeking direction from the Board as to whether they would still like to approve the request to use the Waterset Club parking lot for overflow parking for the event.

A resident submitted a request to place a Tendem T Foundation donation box at the Waterset Club during the month of October in recognition of Domestic Violence Awareness Month. The purpose of the donation drive is to collect new essential items for mothers and children who are beginning a new chapter after experiencing domestic violence. Management is seeking direction from the Board as to whether they would like to approve the placement of the donation box at the Waterset Club for the month of October.

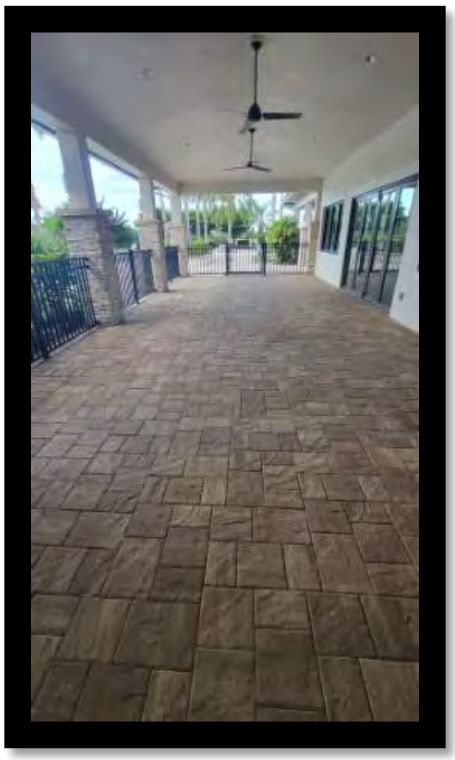
Management ordered new tires for the Waterset Central CDD golf cart, as the existing tires had become worn and were in need of replacement.

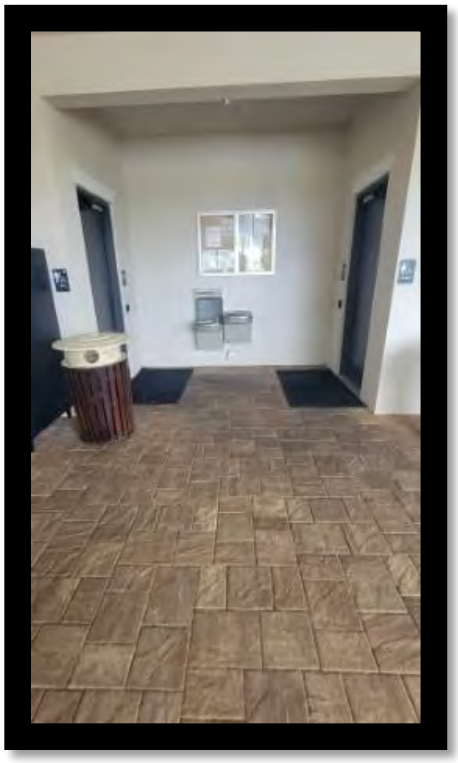


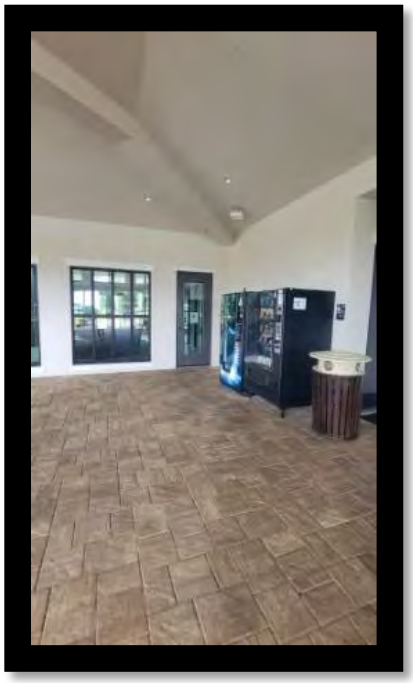
## Maintenance

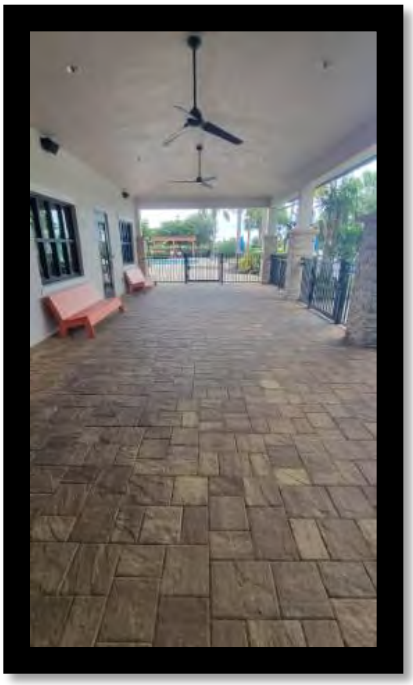
The Maintenance Team pressure washed the Waterset Club Lap Pool deck and Resort Pool deck from Wednesday, September 30 through Friday, October 2, due to significant dirt and algae buildup that was causing the pool decks to become slippery. An email communication was sent to the community in advance to notify residents of the scheduled work and associated pool closures.

The Maintenance Team pressure washed the area underneath the covered overhang at the Waterset Club. Due to the recent heavy rainfall, dirt and debris from the surrounding landscape beds had accumulated in this area, causing the flooring to become slippery. The area was cleaned to remove the buildup and address the potential slip hazard.







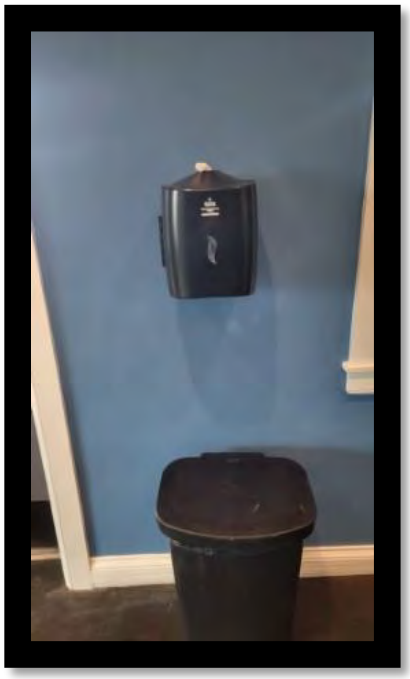


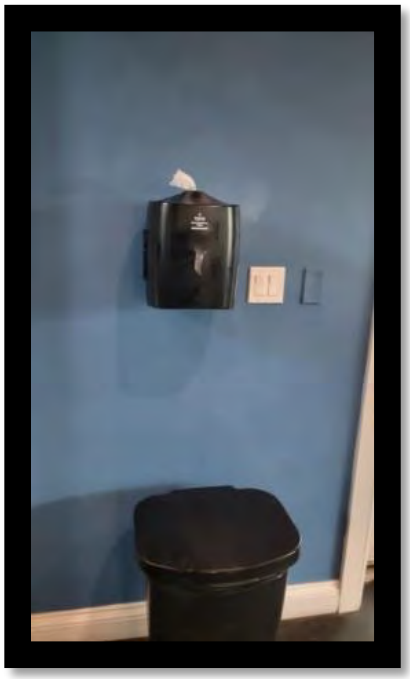
The Maintenance Team cleaned the gutters located along the sides of the pool decks. The gutters had accumulated dirt and debris, which was being pushed onto the pool deck areas and causing the surfaces to become dirty and slippery. The gutters were cleared to address the buildup and help prevent potential slip hazards.




The Maintenance Team secured loose pool steps inside the Waterline Station pool. During the inspection, it was discovered that one of the steps was missing its rubber tread, creating a potential safety concern. A replacement tread was ordered and installed by the Maintenance Team.

The Maintenance Team replaced two gym wipe dispensers inside the Fitness Center after they had been knocked down and damaged. The affected wall areas were patched, sanded, and repainted, and the new dispensers were installed.

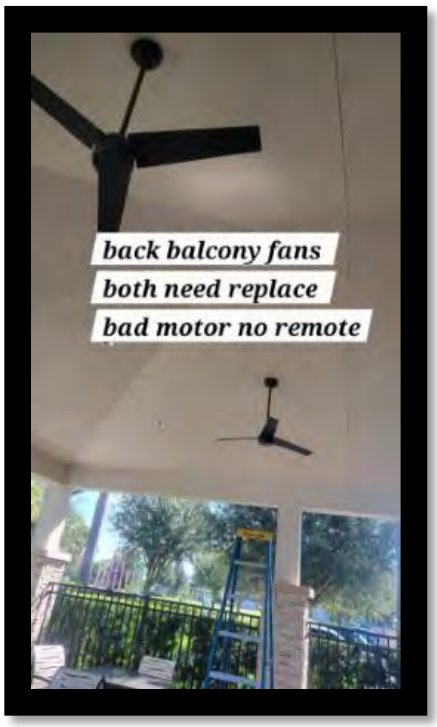


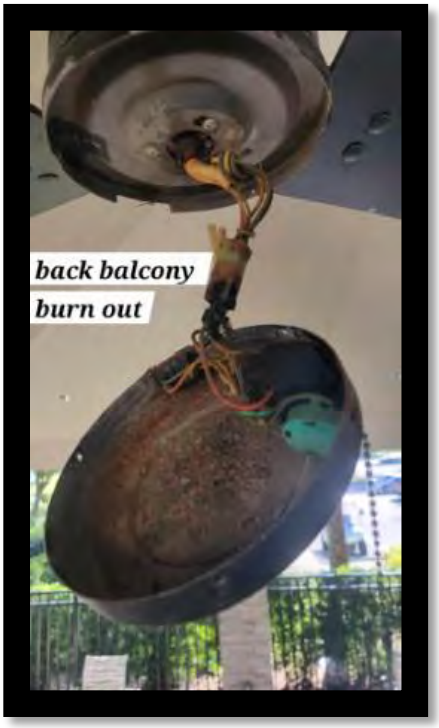


The Maintenance Team inspected the six ceiling fans located under the overhang at the Waterset Club after they stopped working. The team was able to restore four of the six fans to working condition. The remaining two fans require replacement due to burned-out motors. Management will be placing an order for replacement fans.






Report Respectfully Submitted,

Katiria Parodi, LCAM

# TANDEM T FOUNDATION

Resident-Only Donation Box Proposal for the Waterset Clubhouse

| | |
|---|---|
| **Submitted by** | Chrissy Thompson, Founder & President - Tandem T Foundation |
| **Community** | Waterset |
| **Request** | Permission for one resident-only donation collection box at an HOA-approved clubhouse location |

## Purpose of Request

I am a Waterset resident and the Founder and President of Tandem T Foundation. I respectfully request permission to place one professionally maintained donation collection box inside the Waterset clubhouse so fellow residents who wish to participate have a convenient way to donate needed items to local families.

**This would be a resident-only collection opportunity.** The Waterset clubhouse would not be promoted or advertised as a public donation drop-off location. Tandem T Foundation would not direct members of the general public into the community to make donations. Donations would come only from Waterset residents and individuals who already have authorized access to the clubhouse.

**OCTOBER IS DOMESTIC VIOLENCE AWARENESS MONTH**

**The proposed collection would give Waterset residents a meaningful, voluntary way to support mothers and children rebuilding after domestic violence.**

## October Community Collection

October is Domestic Violence Awareness Month. During this time, Tandem T Foundation is working to raise awareness while collecting new essentials for mothers and children navigating a new beginning after domestic violence. Our October goal is to support 31 mothers - one mother for each day of Domestic Violence Awareness Month.

A Waterset clubhouse collection box would allow our own neighbors to participate in this effort in a simple and private way. Suggested new donations may include diapers and baby essentials, personal care and hygiene products, household essentials, children's items, and other approved necessities. **No cash would be collected in the physical donation box.**

## About Tandem T Foundation

Tandem T Foundation is a community-focused nonprofit organization serving individuals and families through programs centered on new beginnings, youth and family support, and community wellness. Our work is rooted in the belief that **every person has value, every story matters, and every future deserves hope, opportunity, and the chance for a new beginning.**

## Community Protection & Maintenance

• **No public traffic:** The clubhouse address will not be advertised as a public drop-off site.

• **No solicitation:** Participation will be completely voluntary for Waterset residents.

• **No cash collection:** The box will be used only for approved donated goods.

• **Professional appearance:** The collection box will be clean, clearly labeled, and placed only in an HOA-approved location.

• **Foundation responsibility:** Tandem T Foundation will monitor the box, prevent overflow, collect donations regularly, and keep the surrounding area orderly.

• **No HOA handling:** The HOA and clubhouse staff will not be responsible for sorting, storing, transporting, or distributing donations.

• **HOA discretion:** The box will be removed promptly upon request, and Tandem T Foundation will follow any conditions regarding size, location, appearance, duration, or collection schedule.

## Requested Approval

Tandem T Foundation respectfully requests approval to place **one resident-only donation collection box** at a designated location inside the Waterset clubhouse, particularly during Domestic Violence Awareness Month in October. If approved, we would be grateful for the opportunity to show how a small effort within our own neighborhood can provide meaningful support to families in the surrounding community.

Thank you for considering this request and for supporting a resident-led effort to give Waterset neighbors an opportunity to make a difference.

---

**Chrissy Thompson**
Founder & President
Tandem T Foundation
Waterset Resident

**Tandem T Foundation**
*Investing in People. Strengthening Communities.*
partners@tandemtfoundation.org

# Tab 8

**From:** Katiria Parodi <kparodi@castlegroup.com>
**Sent:** Tuesday, September 29, 2026 9:29 AM
**To:** Stephanie DeLuna <SDeLuna@rizzetta.com>; Thomas McNutt <tmcnutt@watersetcentralcdd.org>
**Cc:** Angelica Sierra <ASierra@rizzetta.com>; Heidy Torres <heidy.torres@castlegroup.com>
**Subject:** [EXTERNAL]Waterset Central CDD - Ronnies Run Jingle Bell 5K – Parking Request Update

Good Morning,

I wanted to provide an update regarding Jeanne Keeney's request to use the Waterset Club parking lot for overflow parking for the Ronnies Run Jingle Bell 5K scheduled for December.

Jeanne recently advised me that she no longer resides in Waterset. I have not yet informed her that the parking request was approved, as I was attempting to coordinate for her to attend the October Board meeting to discuss the event. However, she has advised that she will be out of town and unable to attend the meeting.

Given that she is no longer a Waterset resident and will not be available to attend the October meeting, please advise how you would like me to proceed with her request.

Thank you,


**Katiria Parodi**
Property Manager | Castle Group
Waterset "Proudly Managed by Castle Group" 7231 Paradiso Drive,, Apollo Beach, FL 335
kparodi@castlegroup.com | www.castlegroup.com
P: 813-677-2114



Unparalleled Property Services

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# Tab 9

Q.Q. # 082726wccdd

# ACCURATE ELECTRONICS

♦♦♦

9225 ULMERTON ROAD, SUITE 410 ♦ LARGO, FL 33771
PINELLAS (727)-533-0295 ♦ HILLSBOROUGH (813) 983-9131♦SARASOTA (941) 952-1088
WWW.ACCURATEELECTRONICS.NET

August 27th 2026
Pb/dp

WATERSET Central CDD
7281 Paradiso Dr.
APOLLO BEACH, FL. 33572

**ATTN: Allison Green**
**PHONE**: 954-792-6000
**E-MAIL:** allison.green@castlegroup.com

**RE: Replace damaged wave to exit @ the clubhouse & basketball court per work order #28243 (Problem reported:**

**EQUIPMENT LIST:**

| Qty | Scope of work replace and test clubhouse & basketball court | Cost | Disc price |
|---|---|---|---|
| 2- | SD wave to exit buttons | $299.60 | $239.68 |
| | | | |
| | | | |
| | Shipping: | Est. | $45.00 |
| | Labor to install & test: | | $405.00 |
| | Total: | | $689.68 |

**NOTE:**

1. Manufactures 1-year warranty against defects only, Accurate one year workmanship warranty.
2. Existing to be reused: access panel, power, control wire & all peripheral devices, if for any reason the existing cannot be used a change order will be provided.

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 LISTED ON THE BACKSIDE OF THIS PAGE.** THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

**PLEASE SIGN & PRINT NAME AFTER SIGNATURE.**

AUTHORIZED SIGNATURE: Thomas McNutt (Sep 28, 2026 14:01:40 EDT)
FOR: Waterset Central CDD

PRINTED NAME: THOMAS P. McNUTT

DATE: 28/09/2026

# 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

# Waterset Central CDD - Test Clubhouse and Basketball Court

Final Audit Report 2026-09-28

| | |
|---|---|
| Created: | 2026-09-28 |
| By: | Angelica Sierra (ASierra@rizzetta.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAApx3pMl6eEMZvs0T8zOBXBQ-S91Bxi-Kt |

## "Waterset Central CDD - Test Clubhouse and Basketball Court" History

Document created by Angelica Sierra (ASierra@rizzetta.com)
2026-09-28 - 5:20:13 PM GMT

Document emailed to Thomas McNutt (estatement238@gmail.com) for signature
2026-09-28 - 5:20:17 PM GMT

Email viewed by Thomas McNutt (estatement238@gmail.com)
2026-09-28 - 5:51:56 PM GMT

Document e-signed by Thomas McNutt (estatement238@gmail.com)
Signature Date: 2026-09-28 - 6:01:40 PM GMT - Time Source: server - Signature Appearance Selected: DRAW

Agreement completed.
2026-09-28 - 6:01:40 PM GMT

Adobe Acrobat Sign

# Tab 10

# Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

# Waterset Central Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

**Competitive Advantage**
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

**How are FIA Members Protected?**
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

**What Are Members Responsible For?**
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at www.fia360.org**.

Quotation being provided for:

**Waterset Central Community Development District**
**c/o Rizzetta & Company**
**3434 Colwell Ave, Suite 200**
**Tampa, FL 33614**

**Term**: **October 1, 2026 to October 1, 2027**

**Quote Number:** 100126332

## PROPERTY COVERAGE

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

| **COVERED PROPERTY** | |
|---|---|
| Total Insured Values –Building and Contents – Per Schedule on file totalling | $5,922,305 |
| Loss of Business Income | $1,000,000 |
| Additional Expense | $1,000,000 |
| **Inland Marine** | |
| Scheduled Inland Marine | $243,354 |

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

| | **Valuation** | **Coinsurance** |
|---|---|---|
| Property | Replacement Cost | None |
| Inland Marine | Actual Cash Value | None |

| | | |
|---|---|---|
| **DEDUCTIBLES:** | $2,500 | Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage. |
| | 5 % | Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured. |
| | Per Attached Schedule | Inland Marine |
| | Not Applicable | Golf Course Tees and Greens Deductible on all covered Perils if scheduled. |

| **Special Property Coverages** | | |
|---|---|---|
| **Coverage** | **Deductibles** | **Limit** |
| Earth Movement | $2,500 | Included |
| Flood | $2,500 * | Included |
| Boiler & Machinery | $2,500 | Included |
| TRIA | | Included |

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM** **$40,353**

## Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

| (X) | Code | Extension of Coverage | Limit of Liability |
|---|---|---|---|
| X | A | Accounts Receivable | $500,000 in any one occurrence |
| X | B | Animals | $1,000 any one Animal<br>$5,000 Annual Aggregate in any one agreement period |
| X | C | Buildings Under Construction | As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project. |
| X | D | Debris Removal Expense | $250,000 per insured or 25% of loss, whichever is greater |
| X | E | Demolition Cost, Operation of Building Laws and Increased Cost of Construction | $1,250,000 in any one occurrrence |
| X | F | Duty to Defend | $100,000 any one occurrence |
| X | G | Errors and Omissions | $250,000 in any one occurrence |
| X | H | Expediting Expenses | $250,000 in any one occurrence |
| X | I | Fire Department Charges | $50,000 in any one occurrence |
| X | J | Fungus Cleanup Expense | $50,000 in the annual aggregate in any one occurrence |
| X | K | Lawns, Plants, Trees and Shrubs | $50,000 in any one occurrence |
| X | L | Leasehold Interest | Included |
| X | M | Air Conditioning Systems | Included |
| X | N | New locations of current Insureds | $1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only |
| X | O | Personal property of Employees | $500,000 in any one occurrence |
| X | P | Pollution Cleanup Expense | $50,000 in any one occurrence |
| X | Q | Professional Fees | $50,000 in any one occurrence |
| X | R | Recertification of Equipment | Included |
| X | S | Service Interruption Coverage | $500,000 in any one occurrence |
| X | T | Transit | $1,000,000 in any one occurrence |
| X | U | Vehicles as Scheduled Property | Included |
| X | V | Preservation of Property | $250,000 in any one occurrence |
| X | W | Property at Miscellaneous Unnamed Locations | $250,000 in any one occurrence |
| X | X | Piers, docs and wharves as Scheduled Property | Included on a prior submit basis only |

| | | | |
|---|---|---|---|
| X | Y | Glass and Sanitary Fittings Extension | $25,000 any one occurrence |
| X | Z | Ingress / Egress | 45 Consecutive Days |
| X | AA | Glass and Sanitary Fittings Extension | $25,000 in any one occurrence |
| X | BB | Awnings, Gutters and Downspouts | Included |
| X | CC | Lock and Key Replacement | $2,500 any one occurrence |
| X | DD | Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K) | $250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period.<br>or<br>Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values. |
| X | EE | Awnings, Gutters and Downspouts | Included |
| X | FF | Civil or Military Authority | 45 consecutive days and one mile. |

## CRIME COVERAGE

| Description | Limit | Deductible |
|---|---|---|
| Forgery and Alteration | Not Included | Not Included |
| Theft, Disappearance or Destruction | Not Included | Not Included |
| Computer Fraud including Funds Transfer Fraud | Not Included | Not Included |
| Employee Dishonesty, including faithful performance, per loss | Not Included | Not Included |

### Deadly Weapon Protection Coverage

| Coverage | Limit | Deductible |
|---|---|---|
| Third Party Liability | $1,000,000 | $0 |
| Property Damage | $1,000,000 | $0 |
| Crisis Management Services | $250,000 | $0 |

## AUTOMOBILE COVERAGE

| Coverages | Covered Autos | Limit | Premium |
|---|---|---|---|
| **Covered Autos Liability** | **1** | **$1,000,000**<br>**$0 Deductible** | **Included** |
| **Personal Injury Protection** | **5** | **Separately Stated In Each Personal Injury Protection Endorsement** | **Included** |
| **Auto Medical Payments** | **2** | **$2,500 Each Insured** | **Included** |
| **Uninsured Motorists including Underinsured Motorists** | **2** | **$100,000** | **Included** |
| **Physical Damage Comprehensive Coverage** | **7,8** | **Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.**<br><br>See item Four for Hired or Borrowed Autos. | **Included** |
| **Physical Damage Specified Causes of Loss Coverage** | **N/A** | **Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism**<br><br>See item Four for Hired or Borrowed Autos. | **Not Included** |
| **Physical Damage Collision Coverage** | **7,8** | **Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto**<br><br>See item Four for Hired or Borrowed Autos. | **Included** |
| **Physical Damage Towing And Labor** | **7** | **$250 For Each Disablement Of A Private Passenger Auto** | **Included** |

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

| | |
|---|---|
| Bodily Injury and Property Damage Limit | $1,000,000 |
| Personal Injury and Advertising Injury | Included |
| Products & Completed Operations Aggregate Limit | Included |
| Employee Benefits Liability Limit, per person | $1,000,000 |
| Abuse and Molestation Limit (Added by Claims Made Endorsement) | Not Included |
| Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement) | Not Included |
| Abuse and Molestation Retroactive Date | Not Included |
| Herbicide & Pesticide Aggregate Limit | $1,000,000 |
| Medical Payments Limit | $5,000 |
| Fire Damage Limit | Included |
| No fault Sewer Backup Limit | $25,000/$250,000 |
| General Liability Deductible | $0 |

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

| | | |
|---|---|---|
| Public Officials and Employment Practices Liability Limit | Per Claim | $1,000,000 |
| | Aggregate | $2,000,000 |
| Public Officials and Employment Practices Liability Deductible | | $0 |

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

## PREMIUM SUMMARY

**Waterset Central Community Development District**
**c/o Rizzetta & Company**
**3434 Colwell Ave, Suite 200**
**Tampa, FL 33614**

**Term**: **October 1, 2026 to October 1, 2027**

**Quote Number:** 100126332

### PREMIUM BREAKDOWN

| | |
|---|---|
| Property (Including Scheduled Inland Marine) | $40,353 |
| Crime | Not Included |
| Automobile Liability | $1,214 |
| Hired Non-Owned Auto | Included |
| Auto Physical Damage | $853 |
| General Liability | $4,216 |
| Public Officials and Employment Practices Liability | $3,450 |
| Deadly Weapon Protection Coverage | Included |
| **TOTAL PREMIUM DUE** | **$50,086** |

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

**PARTICIPATION AGREEMENT**
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Waterset Central Community Development District

WATERSET CENTRAL COMMUNITY DEVE
(Name of Local Governmental Entity)

By: Thomas P. McNutt
Thomas McNutt (Sep 28, 2026 13:59:46 EDT)
Signature

THOMAS P. McNUTT
Print Name

Witness By: _____
Signature

_____
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

## PROPERTY VALUATION AUTHORIZATION

**Waterset Central Community Development District**
**c/o Rizzetta & Company**
**3434 Colwell Ave, Suite 200**
**Tampa, FL 33614**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

| | | | |
|---|---|---|---|
| ☑ | Building and Content TIV | $5,922,305 | As per schedule attached |
| ☑ | Inland Marine | $243,354 | As per schedule attached |
| ☑ | Auto Physical Damage | $32,500 | As per schedule attached |

Signature: Thomas McNutt (Sep 28, 2026 13:59:46 EDT) Date: 28/09/2026

Name: THOMAS P. McNUTT

Title: CHAIRMAN

**PUBLIC ENTITY**
**FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION OF COVERAGE**

**YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.**

| | |
|---|---|
| Quote Number: 100126332 | Term: **October 1, 2026 to October 1, 2027** |
| Insurer: Florida Insurance Alliance | |
| Applicant/Named Insured: **Waterset Central Community Development District** | |

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

| | |
|---|---|
| _____ | I reject Uninsured Motorists Coverage entirely. |
| ____X____ | I reject Combined Single Limit for Liability Coverage and I select a lower limit of $100,000. |


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I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

Thomas McNutt (Sep 28, 2026 13:59:46 EDT)

Applicant's/Named Insured's Signature

THOMAS P. McNUTT

Applicant's/Named Insured's Printed Name

28/09/2026

Date



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FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

## *Waterset Central Community Development District*

**Policy No.:** 100126332
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description / Address | Roof Shape | Roof Pitch | Year Built / Const Type | Eff. Date / Term Date | Building Value / Contents Value | Roof Covering | Covering Replaced | Roof Yr Blt | Total Insured Value |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Building<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | Cross hip | | 2018<br>Joisted masonry | 10/01/2026<br>10/01/2027 | $2,027,392<br>$146,247 | Metal panel | | | $2,173,639 |
| 2 | All Sports Courts (Tennis/Pickle/BB/Volleyball) Including lighting + chainlink fencing<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Non combustible | 10/01/2026<br>10/01/2027 | $213,803 | | | | $213,803 |
| 3 | Playground including benches and trashcans<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Non combustible | 10/01/2026<br>10/01/2027 | $78,038 | | | | $78,038 |
| 4 | Pools - Resort<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Below ground liquid storage tank / pool | 10/01/2026<br>10/01/2027 | $855,314 | | | | $855,314 |
| 5 | Pool Decks<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Non combustible | 10/01/2026<br>10/01/2027 | $165,825 | | | | $165,825 |
| 6 | Pergolas in pool areas<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Non combustible | 10/01/2026<br>10/01/2027 | $33,295 | | | | $33,295 |
| 7 | Pool Furnishings (includes pool furn. & adirondack benches and chairs)<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Property in the Open | 10/01/2026<br>10/01/2027 | $41,605 | | | | $41,605 |

Sign: Thomas P. McNutt
Thomas McNutt (Sep 28, 2026 13:59:46 EDT)

Print Name: THOMAS P. McNUTT

Date: 28/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

## *Waterset Central Community Development District*

**Policy No.:** 100126332
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description / Address | Roof Shape | Roof Pitch | Year Built / Const Type | Eff. Date / Term Date | Building Value / Contents Value | Roof Covering | Covering Replaced | Roof Yr Blt | Total Insured Value |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | Slide Tower<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Non combustible | 10/01/2026<br>10/01/2027 | $435,695 | | | | $435,695 |
| 9 | Slides<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Property in the Open | 10/01/2026<br>10/01/2027 | $103,661 | | | | $103,661 |
| 10 | Shade Structures at tennis,pickleball and basketball<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Non combustible | 10/01/2026<br>10/01/2027 | $29,184 | | | | $29,184 |
| 11 | Maintenance Shed<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Non combustible | 10/01/2026<br>10/01/2027 | $73,631 | | | | $73,631 |
| 12 | Fitness Equipment<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Non combustible | 10/01/2026<br>10/01/2027 | $113,257 | | | | $113,257 |
| 13 | Perimeter fencing around pools (black powdercoat aluminum fencing)<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Non combustible | 10/01/2026<br>10/01/2027 | $61,073 | | | | $61,073 |
| 14 | Gas Pool Heaters (x3)<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Property in the Open | 10/01/2026<br>10/01/2027 | $7,534 | | | | $7,534 |

Sign: Thomas P. McNutt
Thomas McNutt (Sep 28, 2026 13:59:46 EDT)

Print Name: THOMAS P.McNUTT

Date: 28/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

## *Waterset Central Community Development District*

**Policy No.:** 100126332
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description / Address | Roof Shape | Roof Pitch | Year Built / Const Type | Eff. Date / Term Date | Building Value / Contents Value | Roof Covering | Covering Replaced | Roof Yr Blt | Total Insured Value |
|---|---|---|---|---|---|---|---|---|---|---|
| 15 | Amenity Building<br>5701 Madrigal Way<br>Apollo Beach FL 33572 | | | 2023<br>Joisted masonry | 10/01/2026<br>10/01/2027 | $311,405<br>$24,585 | | | | $335,990 |
| 16 | Pool<br>5701 Madrigal Way<br>Apollo Beach FL 33572 | | | 2023<br>Below ground liquid storage tank / pool | 10/01/2026<br>10/01/2027 | $758,867 | | | | $758,867 |
| 17 | Fencing<br>5701 Madrigal Way<br>Apollo Beach FL 33572 | | | 2023<br>Non combustible | 10/01/2026<br>10/01/2027 | $21,013 | | | | $21,013 |
| 18 | Playground<br>5701 Madrigal Way<br>Apollo Beach FL 33572 | | | 2023<br>Non combustible | 10/01/2026<br>10/01/2027 | $47,278 | | | | $47,278 |
| 19 | Outdoor Furniture<br>5701 Madrigal Way<br>Apollo Beach FL 33572 | | | 2023<br>Property in the Open | 10/01/2026<br>10/01/2027 | $73,544 | | | | $73,544 |
| 20 | Pools-Lap<br>7281 Paradiso Drive<br>Apollo Beach FL 33572 | | | 2018<br>Below ground liquid storage tank / pool | 10/01/2026<br>10/01/2027 | $300,059 | | | | $300,059 |

| **Total:** | Building Value | Contents Value | Insured Value |
|---|---|---|---|
| | $5,751,473 | $170,832 | $5,922,305 |

Sign: Thomas P. McNutt
Thomas McNutt (Sep 28, 2026 13:59:46 EDT)

Print Name: THOMAS P. McNUTT

Date: 28/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Inland Marine Schedule

***Waterset Central Community Development District***

**Policy No.:** 100126332
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Item # | Department / Description | Serial Number | Classification Code | Eff. date / Term Date | Value | Deductible |
|---|---|---|---|---|---|---|
| 1 | AV Equipment incl. tvs, cameras, wifi, game consoles, access control (Max $15,000 per item) | | Electronic data processing equipment | 10/01/2026 / 10/01/2027 | $19,000 | $1,000 |
| 2 | Site Lighting (Max $15,000 per item) | | Electronic data processing equipment | 10/01/2026 / 10/01/2027 | $74,354 | $1,000 |
| 3 | Irrigation System's Controllers and Electrical Components | | Other inland marine | 10/01/2026 / 10/01/2027 | $150,000 | $1,000 |
| | | | | **Total** | **$243,354** | |

Sign: Thomas P. McNutt
Thomas McNutt (Sep 28, 2026 13:59:46 EDT)

Print Name: THOMAS P. McNUTT

Date: 28/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Vehicle Schedule

## *Waterset Central Community Development District*

**Policy No.:** 100126332
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Make | Model-Description | Department | AL Eff | Comp Ded | Comp Eff | Term | VALUE | |
|---|---|---|---|---|---|---|---|---|---|
| Qty | Year | VIN # | Vehicle Type | AL Term | Coll Ded | Coll Eff | Coll Term | Valuation Type | APD Rptd |
| 1 | GEM | 19 ELEC ELXD | | 10/01/2026 | $1,000 | 10/01/2026 | 10/01/2026 | **$12,000** | |
| 1 | 2019 | 52CG2DGA0K5019887 | Private Passenger | 10/01/2027 | $1,000 | 10/01/2026 | 10/01/2027 | Actual cash value | $12,000 |
| 2 | ASPT | 2P | | 10/01/2026 | $1,000 | 10/01/2026 | 10/01/2026 | **$20,500** | |
| 1 | 2026 | FLA145050 | Private Passenger | 10/01/2027 | $1,000 | 10/01/2026 | 10/01/2027 | Actual cash value | $20,500 |

**Total** **$32,500**
**APD Rptd** **$32,500**

Sign: Thomas McNutt (Sep 28, 2026 13:59:46 EDT) Print Name: THOMAS P. McNUTT Date: 28/09/2026

# 2026-2027 Proposal.FIA.PKG.WatersetCentral

Final Audit Report 2026-09-28

| | |
|---|---|
| Created: | 2026-09-28 |
| By: | Angelica Sierra (ASierra@rizzetta.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAR14clspMFAlMo3zx6vd9utbenHwJCC6l |

## "2026-2027 Proposal.FIA.PKG.WatersetCentral" History

Document created by Angelica Sierra (ASierra@rizzetta.com)
2026-09-28 - 5:22:23 PM GMT

Document emailed to Thomas McNutt (estatement238@gmail.com) for signature
2026-09-28 - 5:22:30 PM GMT

Email viewed by Thomas McNutt (estatement238@gmail.com)
2026-09-28 - 5:54:40 PM GMT

Document e-signed by Thomas McNutt (estatement238@gmail.com)
Signature Date: 2026-09-28 - 5:59:46 PM GMT - Time Source: server - Signature Appearance Selected: DRAW

Agreement completed.
2026-09-28 - 5:59:46 PM GMT

Adobe Acrobat Sign

# Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

## Workers Compensation

## Waterset Central Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

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

**Term**: **October 1, 2026 to October 1, 2027**
**Coverage Provided by:** Florida Insurance Alliance
**Quote Number:** WC100126332

**TYPE OF INSURANCE**

| | |
|---|---|
| **Part A** | **Workers Compensation**<br>• **Benefits: FL Statutory (Medical, Disability, Death)** |

| | |
|---|---|
| **Part B** | **Employers Liability:**<br>• **$1,000,000- Each Accident**<br>• **$1,000,000- Disease- Policy Limit**<br>• **$1,000,000- Disease- Each Employee** |

| Class Code | Description | Payroll | Rate | Premium |
|---|---|---|---|---|
| 7720 | Security Enforcement or Protection--Contract & Drivers | $20,000 | 2.57 | $514.00 |
| | Total Manual Premium | | | $514.00 |
| | Increased ELL 1M/1M/1M | | | $120.00 |
| | | | | $634.00 |
| | Workplace Safety Credit – 2% | | | $0.00 |
| | Drug Free Workplace Credit – 5% | | | $0.00 |
| | Experience Modification | | | 1.000000 |
| | Standard Premium | | | $634.00 |
| | Expense Constant | | | $160.00 |
| | Terrorism | | | $2.00 |
| **Policy Total** | | | | **$1,500.00** |

**Additional terms and conditions, including but not limited to:**

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

Thomas McNutt (Sep 30, 2026 13:51:59 EDT)

# Proposal.FIA.WC.WatersetCentral

Final Audit Report 2026-09-30

| | |
|---|---|
| Created: | 2026-09-30 |
| By: | Diana Kronick (dkronick@rizzetta.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA2RXbOoRwqBL3w4dpT3dcSFO0C8_0bnj- |

## "Proposal.FIA.WC.WatersetCentral" History

Document created by Diana Kronick (dkronick@rizzetta.com)
2026-09-30 - 11:13:03 AM GMT

Document emailed to Thomas McNutt (estatement238@gmail.com) for signature
2026-09-30 - 11:13:06 AM GMT

Email viewed by Thomas McNutt (estatement238@gmail.com)
2026-09-30 - 5:49:15 PM GMT

Document e-signed by Thomas McNutt (estatement238@gmail.com)
Signature Date: 2026-09-30 - 5:51:59 PM GMT - Time Source: server - Signature Appearance Selected: DRAW

Agreement completed.
2026-09-30 - 5:51:59 PM GMT

# Tab 11

# DIXIE WRECKER SERVICES

3426 N 15th Street, Tampa, FL 33605 | 2820 11th Ave SE, Ruskin, FL 33570
4103 Causeway Blvd, Tampa, FL 33619
**Phone: 813-368-6910 Email: Dixiewrecker55@gmail.com**

## PRIVATE PROPERTY TOWING / PATROL ENFORCEMENT AGREEMENT

In consideration of applicable Florida law, including Florida Statutes §§ 713.78 and 715.07, Dixie Wrecker Services agrees to provide 24-hour towing service to the property identified below, subject to the terms and authorization contained in this agreement.

Date: _____ Name of Location: _____

Address: _____

Phone: _____ Email: _____

Alt. Phone: _____ Contact Name(s): _____

To the best of its knowledge, Dixie Wrecker Services has met the requirements applicable to its services under Florida Statutes §§ 713.78 and 715.07, together with applicable Hillsborough County laws and ordinances. This agreement becomes effective upon signature by both parties and will automatically renew annually unless either party provides at least 30 days' written notice of termination. Upon termination, Dixie Wrecker Services will remove its signs from the property with reasonable care and diligence.

### AUTHORIZED REASONS FOR TOW

Check all that apply:

- ☐ Fire lane
- ☐ Garbage / dumpster area
- ☐ Double parked
- ☐ Commercial vehicle restriction
- ☐ Expired tag
- ☐ No parking permit
- ☐ Street parking
- ☐ Leaking fluid
- ☐ Flat or missing tire
- ☐ Illegally parked
- ☐ Junk / abandoned vehicle
- ☐ Backed-in parking violation
- ☐ Handicapped space without valid permit/decal
- ☐ Grass parking

Additional comments: _____

_____

Tow initiation: ☐ On Call ☐ Patrolling

Dated this _____ day of _____ 20____

Accepted and approved by property representative: _____

Dixie Wrecker Services representative: _____

# DIXIE WRECKER SERVICES

3426 N 15th Street, Tampa, FL 33605 | 2820 11th Ave SE, Ruskin, FL 33570
4103 Causeway Blvd, Tampa, FL 33619
**Phone: 813-368-6910 Email: Dixiewrecker55@gmail.com**

## PATROL ENFORCEMENT AGREEMENT - SERVICE AUTHORIZATION

Place C, P, T, or N/A next to each service type for which vehicles may be removed from the property described on page 1. C = Property calls in; P = Towing company patrols; T = Towing company tags; N/A = Not applicable.

| Code | Authorized condition / violation |
|---|---|
| _____ | 1. No valid resident, tenant, visitor, or other required parking permit. |
| _____ | 2. Tow-away zone; posted signage and/or pavement markings. |
| _____ | 3. Abandoned or inoperable vehicle, including flat tires, vehicle on jacks/blocks, missing wheels or major parts, vehicle remaining in the same location longer than ____ hours, or expired license plate/registration. If tagging rules apply, warning period: _____. |
| _____ | 4. Vehicle parked in a designated fire lane. |
| _____ | 5. Security office may call to have a vehicle removed. |
| _____ | 6. Management requests removal of an abandoned vehicle. |
| _____ | 7. Vehicle is wrecked or obviously inoperable. |
| _____ | 8. No tractor, trailer, or large commercial vehicle over one ton parked on property. |
| _____ | 9. Vehicle parked on grass, off pavement, or on landscaping. |
| _____ | 10. Vehicle parked in a handicapped space, access aisle/ramp, or unloading zone without a valid handicapped permit. |
| _____ | 11. Vehicle blocking an aisle or roadway. |
| _____ | 12. No after-hours or overnight parking. |
| _____ | 13. Hindering access, including blocking dumpsters, building entrances, loading docks, or loading zones. |
| _____ | 14. Vehicle displaying a "For Sale" sign where prohibited; tow immediately if authorized by property rules. |
| _____ | 15. Vehicle parked in a reserved, assigned, or designated space. |
| _____ | 16. Vehicle parked in a non-parking area primarily used for pedestrian access. |
| _____ | 17. Vehicle parked where "NO PARKING" is posted. |
| _____ | 18. Non-customer vehicle; operator is not a customer of a business located on the property. |
| _____ | 19. Vehicle parked on the sidewalk. |
| _____ | 20. Vehicle double parked behind another vehicle. |
| _____ | 21. Vehicle parked in a manager's or maintenance-designated space. |

**Can residents/tenants call to have vehicles removed from their assigned spaces?** [ ] Yes [ ] No

The client understands that when an authorized agent, manager, or representative requests or authorizes removal of a vehicle from the property, the client will not hold Dixie Wrecker Services or its employees responsible for lawful towing and storage charges that may accrue while the vehicle is in the company's possession, except to the extent responsibility cannot lawfully be waived.

Authorized by: _____ _____ _____

Signature Printed Name Date

Note: This form is a business template and is not legal advice. Florida towing requirements and local ordinances can change; consider having Florida counsel review the final agreement and signage/authorization procedures.

# TARGET RECOVERY & TOWING INC.

3800 N. FLORIDA AVE. TAMPA,FL 33603
11954 US HYW 41 S. GIBSONTON,FL 33534
PH:(813)221-6800 Email: sales@targetrt.com

Target Recovery & Towing is a fully bonded private property impound service specializing in residential and commercial properties. Target strives to be the best and has a great working relationship with our Property Managers, Office & Maintenance Personnel and Community Residents. With over 30 years of experience our team ensures to provide the best customer service to offer. Target Recovery & Towing employees undergo a 10-point FBI background check and must obtain a Public Vehicle Drivers Licence (PVDL) with Hillsborough County. Target R/T is licensed with the Hillsborough County Consumer Affairs Division (HCCA) and strictly follows all towing Rules, Regulations and Laws.

Below I have listed several services we provide to suit your needs.

**Patrol Program:** Towing company will patrol the property to the time set forth per the service agreement.
*** Please specify patrolling times on agreement ***

**Examples:**
24 hours a day/ full patrol

**On-Call-** Property Manager, Board Member or Owner may call in to have the vehicle or vessel removed from property. Please note any authorized Manager, Board Member or Owner calling to have the vehicle removed, name must be listed on the Service Agreement. If homeowners are authorized to call for vehicles in driveway or blocking access to driveway must provide a valid driver's license and show proper documentation showing ownership.

**Tagging:**

When tagging a vehicle management will receive updates via email. From there you're just a click away from viewing tagged vehicle and violations with photos.Typically vehicles are tagged for 24hrs, 48hrs.This is the time frame allowed for tagged violation to be corrected if not vehicle will be towed by Target R/T.

**Examples**
- Vehicle with no tag
- Vehicle with expired tag
- Vehicle for sale
- Vehicle leaking fluids,inoperable,non moving
- Vehicle flat tire
- All other violations per the service agreement

## Services provided to properties in our patrol agreement at no cost to you!

-Resident decals/parking permits (can be made to your specifications)
-Any signage you may want to post on property (can be made to your specifications)
-Relocation (Vehicle just needs to be moved from one space to another)
**-State of the art towing software. (Property manager get notified immediately once a vehicle is towed or tagged includes all information of vehicle and pictures)**
-Roadside assistance to property managers and staff in the Tampa Bay area.

# TARGET RECOVERY & TOWING INC.

3800 N. FLORIDA AVE. TAMPA,FL 33603
11954 US HYW 41 S. GIBSONTON,FL 33534
PH:(813)221-6800 Email: sales@targetrt.com


A service agreement allows Target R/T to remove vehicles or vessels on behalf of property owner and or management group,board member group per Hillsborough County rules and regulations. You may choose to cancel our services at any time.

Agreement available online at (targetrt.com) for your convenience ,If you choose to start services with Target R/T please fill out agreement completely and email back to Target R/T at (sales@targetrt.com) Please let us know if you have any questions or concerns. We are available at your convenience.

*Providing service to all Hillsborough,Pinellas and Pasco Counties.*

Please visit us at http://www.targetrt.com/

Towing Rates for Hillsborough County **(Class A)**

**Hook Fee-** $160.00

**Mileage-** $6.00 per mile the vehicle is towed from property to impound yard. Can ***NOT*** exceed 10 miles air radios. Max mileage - $60.00

**Storage-** $35.00 after the first 6 hours of the vehicle being impounded. $35.00 every calendar day following.

**After Hours Fee-** Anytime between 6PM & 8AM Sunday- Monday a $70.00 after hours fee will be applied to the bill.

**Administration Fee-** $100.00 applied to the bill after 72 hours of vehicle impound. Certified mail from the State of Florida notifying owners and insurance company vehicles has been impounded . (FL Statue 713.78)

*** Please note these fees are non negotiable and are set forth by Hillsborough County. Fees may vary on class of the vehicle ***

Class A- 0 lbs- 9,999 lbs (GVW)
Class B- 10,000 lbs- 19,999 lbs (GVW)
Class C 20,000- 26,000 or more (GVW)

On Behalf Of Target R/T ,
We Greatly Apreciate The Oppertunity &
Thank You, Luis Aldea
PH:(813)221-6800
Cell:(813)278-7040



TARGET RECOVERY TOWING INC.
3800 N. Florida Avenue Tampa, FL 33603
11954 US HWY 41 S Gibsonton, FL 33534
10409 Harney Rd, Thonotosassa, FL 33592

PH:(813)221-6800 Email: office@targetrt.com

IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 TARGET RECOVERY & TOWING INC., AGREES TO PROVIDE 24-HOUR SERVICE TO

Date: _____ Name of Location: _____
Address: _____
Phone: _____ Email: _____ Alt Phone: _____
Contact Name(s): _____

TO THE BEST OF ITS KNOWLEDGE, TARGET RECOVERY & TOWING INC. HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL HILLSBOROUGH COUNTY LOCAL LAWS AND ORDINANCES.

ANY AND ALL VEHICLES WILL BE TOWED TO TARGET RECOVERY & TOWING INC'S STORAGE FACILITIES. ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND WILL BE REPORTED TO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED YEARLY FROM THE SAID DATE UNLESS TARGET RECOVERY & TOWING INC. HAS BEEN GIVEN A 30 DAY NOTICE TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM TARGET RECOVERY & TOWING INC WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILLIGENCE.

PLEASE CHECK THE APPRORIATE REASON FOR TOW (CHECK ALL THAT APPLIES).

FIRE LANE ____
GARBAGE AREA _____
DOUBLE PARKED ____
COMMERCIAL ____
EXPIRED TAG _____
NO PARKING PERMIT _____
DISABLED PARKING _____
LEAKING FLUID ____
FLAT OR MISSING TIRE ____
ILLEGALLY PARKED ____
JUNK! ABANDONED VEHICLE _____
BACKED IN PARKING _____
MULTIPLE PARKING SPACES_____

*ADDITIONAL REQUEST OR COMMENTS PLEASE:

PLEASE CIRCLE WHETHER TOW WILL BE INITIATED BY: ON CALL OR PATROLLING.

# PATROL ENFORCEMENT AGREEMENT

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable

1. _____ No valid permit, no valid residents, tenant, or visitor permit.
2. _____ Tow away zone, sign posted and or pavement drawings
3. _____ Abandonment/ inoperable vehicles. Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than ___ hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
4. _____ Fire lanes, vehicles parked in a designated fire lane.
5. _____ Security office may call to have vehicle removed.
6. _____ Management requests an abandoned vehicle removal.
7. _____ Vehicle wrecked or obviously inoperable.
8. _____ No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. _____ Vehicles parked on grass, off pavement or on landscaping.
10. _____ Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. _____ Vehicle blocking or in isle or roadway.
12. _____ No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking).
13. _____ Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14. _____ "For Sale" vehicle. Vehicle is parked out front displaying a for sale sign. Tow immediately.
15. _____ Vehicle parked in a reserved/ assigned/ designated space
16. _____ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. _____ No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18. _____ Non-Customer. Vehicle operator is not a customer of this business located on the property
19. _____ Vehicle is parked on the sidewalk
20. _____ Double parked behind another vehicle
21. _____ Vehicle parked in Manager's or Maintenance space.
22. _____ Multiple parking spaces

Can residents/tenants call to have vehicles removed from their assigned spaces?

(Yes or No)

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold TARGET RECOVERY & TOWING INC or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by: _____

(Signature) (Printed name) (Date)

Target R/T Agent: _____

(Signature) (Printed name) (Date)

# Tab 12

# 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, September 9, 2026, at 10:00 a.m.** at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, FL 33572**.

Present and constituting a quorum:

| | |
|---|---|
| Thomas McNutt | **Board Supervisor, Chairman** |
| Brandon Bentley | **Board Supervisor, Vice Chairman** |
| Kelly Setta | **Board Supervisor, Assistant Secretary** |
| Curtis Thornton | **Board Supervisor, Assistant Secretary** |
| Kenna Pitts | **Board Supervisor, Assistant Secretary** |

Also present were:

| | |
|---|---|
| Stephanie DeLuna | **District Manager, Rizzetta & Co.** |
| Sarah Sandy | **District Counsel, Hopping Green and Sams (Via Phone)** |
| Hunter Hurley | **District Counsel, Hopping Green and Sams (Via Phone)** |
| Jerry Whited | **District Engineer, BDI Engineering, LLC (Via Phone)** |
| John Toborg | **Landscape Inspection Specialist, Rizzetta & Company, Inc. (Via Phone)** |
| Katria Parodi | **Clubhouse Manager** |
| Rafeal Rosario | **Representative, RedTree** |
| Kevin Smith | **Representative, RedTree** |
| Madelayne Vega | **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.

DRAFT

**THIRD ORDER OF BUSINESS** **Staff Reports**

**A. Aquatics Report**

Mr. Smith presented the aquatic report to the Board. Mr. Smith advised the Board that rain will impact pond conditions, and they will continue to monitor. The Board requested Sitex to report any landscaping grass clippings they see in the ponds.

**B. Landscape & Irrigation**

**i. Presentation of Community Asset Management Report**

Mr. Toberg provided his report to the Board and provided updates and put urgency on plant bed maintenance concerns. Mr. Toberg asked RedTree to put attention on trimming height and trimming.

**ii. RedTree Irrigation Inspection Report**

The Board reviewed the report. The Board requested that Redtree Irrigation monitor and address the Community Asset Management Report.

**iii. Contractor Response for Landscape & Irrigation Reports**

The Board reviewed the reports.

**iv. Redtree Landscape Proposals**

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

**v. Redtree Weekly Recap Report**

The Board reviewed the weekly recap report.

**C. District Counsel**

Ms. Sandy reviewed the draft sent to Ballenger on a fulfillment letter to close loop on relationship with this business partner.

**D. District Engineer**

**i. Presentation District Engineer Report**

Mr. Whited reviewed his report with the Board.

ii. Consideration of Fiscal Year 2026-2027 Engineering Rates

The board reviewed the pervious DE Rates and found the hourly increase rate of all roles excluding Clerical was a $5.00 increase per hour.

DRAFT

On a motion by Mr. Bentley, seconded by Ms. Setta, and with all in favor, the Board approved BDI, Engineering, Fiscal Year 2026-2027 Rates, for the Waterset Central Community Development District.

On a motion by Mr. McNutt, seconded by Ms. Pitts, and with all in favor, the Board approved BDI to draft a new maintenance map/ownership map proposal, for the Waterset Central Community Development District.

**E. Clubhouse Manager**

**i. Presentation of Management Report**

Ms. Parodi presented the management report to the Board. A discussion ensued regarding obtaining a new towing vendor.

The Board tabled the FitRev repair proposal.

On a motion by Mr. McNutt, seconded by Mr. Thornton, and with all in favor, the Board approved Creative Recreation Products proposal for new benches in the amount of $4,550.00, for the Waterset Central Community Development District.

On a motion by Mr. Thornton, seconded by Mr. Bentley, and with four in favor, and one opposed (Ms. Setta), the Board approved a request for Ronnie's Ron Host for using amenity center parking for one (1) hour on December 19, 2026, 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 United Visual Products proposal for new message board for Waterline Station in the amount of $1,263.00, for the Waterset Central Community Development District.

**F. District Manager**

i. **Presentation of District Manager Report**

The next meeting will be on October 14, 2026, at 10:00 a.m.

Ms. DeLuna reviewed District updates and asked onsite to provide a review of golf cart conditions on a monthly report.

On a motion by Ms. Setta, seconded by Ms. Pitts, and with all in favor, the Board authorized Chairman to sign insurance renewal outside of CDD meeting, for the Waterset Central Community Development District.

**FOURTH ORDER OF BUSINESS** **Business Items**

**A. Consideration of 2025-2026 Goals & Objectives Report**

On a motion by Mr. Thornton, seconded by Mr. McNutt, and with all in favor, the Board approved Fiscal Year 2025-2026 Goals & Objectives, for the Waterset Central Community Development District.

DRAFT

**B. Discussion of Tennis Instructor Hours**

> On a motion by Mr. McNutt, seconded by Mr. Thornton, and with all in favor, the Board approved Monday thru Thursday from 3:00 p.m. to 5:00 p.m. (no weekends) and a check in is required at the Clubhouse moving forward, for the Waterset Central Community Development District.

**C. Consideration of Resolution 2026-11; Revised Fiscal Year 2026-2027 Meeting Schedule**

> On a motion by Mr. Thornton, seconded by Mr. McNutt, and with all in favor, the Board adopted Resolution 2026-11; Revised Fiscal Year 2026-2027 Meeting Schedule, for the Waterset Central Community Development District.

**D. Ratification of RedTree Irrigation Proposal**

> On a motion by Mr. McNutt, seconded by Mr. Bentley, with all in favor, the Board ratified RedTree Irrigation Proposal in the amount of $755.75 for Facepack Replacement Reservoir Court Controller, for the Waterset Central Community Development District.

**E. Consideration of Access Control Proposal**

> On a motion by Mr. McNutt, seconded by Mr. Bentley, with all in favor, the Board approved Accurate Electronics proposal in the amount of $10,636.83, for the Waterset Central Community Development District.

**F. Consideration of AED Lease & Service Agreement**

Ms. Sandy reviewed the Lease & Service Agreement with the Board and discussed concerns with lease terms and the hold harmless clause. The Board asked to research another company.

**FIFTH ORDER OF BUSINESS Business Administration**

**A. Consideration of Minutes of Board of Supervisors' Meeting held on August 12, 2025**

> On a motion by Mr. Thornton, seconded by Mr. McNutt, with all in favor, the Board approved the meeting minutes for the meeting held on August 12, 2026, for the Waterset Central Community Development District.

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### B. Consideration of Operations and Maintenance Expenditures for July 2026

On a motion by Mr. McNutt, seconded by Ms. Pitts, with all in favor, the Board approved Operations and Maintenance Expenditures for July 2026 ($114,343.44), for the Waterset Central Community Development District.

### C. Review of Financial Statement for July 2026

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

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

Ms. Setta asked about no trespassing signs.

Mr. McNutt asked about mulch.

**EIGHTH ORDER OF BUSINESS** **Adjournment**

On a motion by Mr. McNutt, seconded by Mr. Bentley, the Board agreed to the adjournment of the meeting at 1:16 p.m., for the Waterset Central Community Development District.

_____ _____

Assistant Secretary Chair / Vice Chair

DRAFT

# Tab 13

# Waterset Central Community Development District

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

**Operations and Maintenance Expenditures**
**August 2026**
**For Board Approval**

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

The total items being presented: **$78,744.91**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Accurate Electronics, Inc. | 101374 | 143387 | Service Call 07/26 | $ 184.50 |
| Accurate Electronics, Inc. | 101401 | 143984 | Quarterly Maintenance - Monthly Billing 08/26 | $ 196.00 |
| Accurate Electronics, Inc. | 101387 | 144028 | Service Call 07/26 | $ 590.00 |
| Albritton Solutions, LLC | 101375 | 219869 | Pet Signs 07/26 | $ 515.00 |
| Allied Universal Security Services | 101376 | 18684517 | Security Services 06/26/26 - 07/02/26 | $ 1,015.20 |
| Allied Universal Security Services | 101388 | 18706712 | Security Services 07/03 - 07/09 | $ 1,116.73 |
| Allied Universal Security Services | 101388 | 18726422 | Security Services 07/10/26- 07/16/26 | $ 1,015.20 |
| Allied Universal Security Services | 101388 | 18748262 | Security Services 07/17/26 - 07/23/26 | $ 1,015.20 |
| Allied Universal Security Services | 101388 | 18778097 | Security Services 07/24/26 to 07/30/26 | $ 1,214.20 |
| Allied Universal Security Services | 101402 | 18801887 | Security Services 07/31/26 to 08/06/26 | $ 1,015.20 |
| Allied Universal Security Services | 101402 | 18834824 | Security Services08/07/26 to 08/13/26 | $ 1,015.20 |
| Alvarez Plumbing Company | 101403 | 89223 | AC Repair Service Call 08/26 | $ 215.00 |

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Alvarez Plumbing Company | 101403 | 89291 | Service Call AC Repair 08/26 | $ 129.00 |
| Brletic Dvorak, Inc. | 101389 | 2565 | Engineering Service 07/26 | $ 2,340.00 |
| Castle Management, LLC | 101404 | INS-0726-335 | Insurance Reimbursement 07/26 | $ 510.49 |
| City Wide Facility Solutions | 101377 | 52019012369 | Janitorial Supplies 07/26 | $ 375.00 |
| City Wide Facility Solutions | 101377 | 52019012440 | Janitorial Supplies 07/26 | $ 851.39 |
| City Wide Facility Solutions | 101377 | 52019012455 | Janitorial Supplies 07/26 | $ 114.60 |
| City Wide Facility Solutions | 101391 | 52019012495 | Janitorial Supplies 08/26 | $ 581.20 |
| Construction Management Services, LLC | 101392 | 316-1 | Pergolas Base 07/26 | $ 285.00 |
| Cooper Pools Inc. | 101378 | 985 | Pool Repair-Lap Pool 07/26 | $ 251.42 |
| Cooper Pools Inc. | 101378 | 1961 | Pool Repair (Clean up) 07/26 | $ 250.00 |
| DCSI, Inc. | 101379 | 35472 | Cloud Cover Music Subscription 07/26 | $ 49.98 |
| DCSI, Inc. | 101379 | 35536 | Alarm Monitoring System 07/26 | $ 221.00 |

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| DCSI, Inc. | 101379 | 35546 | Monitoring Service 07/26 | $ 237.00 |
| DCSI, Inc. | 101405 | 35622 | Cloud Cover Music Subscription 08/26 | $ 49.98 |
| Erin McCormick Law, P.A. | 101393 | 10915 | Legal Services 06/26 | $ 5,144.72 |
| FitRev, Inc. | 101380 | 39654 | Fitness Maintenance 07/26 | $ 95.00 |
| FitRev, Inc. | 101394 | 39693 | Fitness Maintenance 08/26 | $ 340.00 |
| FitRev, Inc. | 101406 | 39809 | Fitness Maintenance 08/26 | $ 872.56 |
| FitRev, Inc. | 101406 | 39837 | Fitness Maintenance 08/26 | $ 841.76 |
| Florida Department of Revenue | 20260807-1 | 3980178233549-072026 | Sales & Use Tax 06/26 | $ 19.65 |
| Florida State Fence Corp | 101395 | 167406 | Perimeter Fencing Install 07/26 | $ 4,980.85 |
| Frontier Communications of FL | 20260811-1 | 81364902630417235-071726 | Internet Services 07/26 | $ 129.99 |
| Frontier Communications of FL | 20260810-1 | 81374106030611185-071426 | Internet Services 07/26 | $ 559.00 |
| Hillsborough County BOCC | 20260805-1 | 7687161865-071326 | Water-Sewer Services 06/26 | $ 5,728.67 |

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Kutak Rock, LLP | 101381 | 3774956 | Legal Counsel 05/26 | $ 4,104.50 |
| Kutak Rock, LLP | 101396 | 3780853 | Legal Service 06/26 | $ 3,583.00 |
| LLS Tax Solutions, Inc. | 101397 | 004231 | Arbitrage Series 2018 PE 05/13/26 | $ 500.00 |
| Nvirotect Pest Control Service, Inc. | 101382 | 401191 | Pest Control 07/26 | $ 234.00 |
| Nvirotect Pest Control Service, Inc. | 101382 | 401518 | Pest Control 07/26 | $ 146.00 |
| Owens Electric, Inc. | 101398 | 42332095 | Pool Repair 07/26 | $ 1,130.00 |
| Pristine Promotional Marketing | 101383 | 2026 | Custom Printed Lanyards 07/26 | $ 326.10 |
| RedTree Landscape Systems, LLC | 101384 | 34030 | Monthly Irrigation Maintenance 05/26 | $ 5,831.00 |
| RedTree Landscape Systems, LLC | 101384 | 34361 | Monthly Irrigation Maintenance 05/26 | $ 5,831.00 |
| RedTree Landscape Systems, LLC | 101399 | 34996 | Tree Removal 07/26 | $ 2,400.00 |
| RedTree Landscape Systems, LLC | 101408 | 35286 | Irrigation Repair 08/26 | $ 145.64 |
| RedTree Landscape Systems, LLC | 101408 | 35287 | Irrigation Repair 08/26 | $ 365.63 |

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| RedTree Landscape Systems, LLC | 101408 | 35288 | Irrigation Repair 08/26 | $ 268.85 |
| RedTree Landscape Systems, LLC | 101408 | 35289 | Irrigation Maintenance 07/26 | $ 206.25 |
| RedTree Landscape Systems, LLC | 101408 | 35290 | Irrigation Repair 07/26 | $ 524.75 |
| RedTree Landscape Systems, LLC | 101408 | 35291 | Irrigation Repair 07/26 | $ 200.07 |
| RedTree Landscape Systems, LLC | 101408 | 35292 | Irrigation Repair 07/26 | $ 544.45 |
| RedTree Landscape Systems, LLC | 101408 | 35297 | Irrigation Repair 08/26 | $ 726.42 |
| RedTree Landscape Systems, LLC | 101408 | 35299 | Irrigation Repair 07/26 | $ 441.95 |
| RedTree Landscape Systems, LLC | 101408 | 35459 | Irrigation Repair 07/26 | $ 234.93 |
| RedTree Landscape Systems, LLC | 101408 | 35460 | Irrigation Repair 07/26 | $ 125.27 |
| RedTree Landscape Systems, LLC | 101408 | 35461 | Irrigation Repair 07/26 | $ 308.76 |
| RedTree Landscape Systems, LLC | 101408 | 35463 | Irrigation Repair 07/26 | $ 591.50 |
| RedTree Landscape Systems, LLC | 101408 | 35464 | Irrigation Repair 07/26 | $ 530.23 |

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| RedTree Landscape Systems, LLC | 101408 | 35509 | Irrigation Repair 07/26 | $ 951.32 |
| RedTree Landscape Systems, LLC | 101408 | 35510 | Irrgiation Repairs 07/26 | $ 165.00 |
| Republic Services | 20260807-2 | 0696-001369396 | Waste Disposal Services 08/26 | $ 1,329.04 |
| TECO | 20260826-2 | 221008697536-080426 | Electric Charges 07/26 | $ 349.17 |
| TECO | 20260826-3 | 221008884712-080426 | 5701 Madrigal Way (Amenity) 07/26 | $ 936.84 |
| TECO | 20260824-1 | 321000017137-080526 | TECO Summary 321000017137 06/26 | $ 2,883.71 |
| TECO Peoples Gas | 20260826-1 | 221008930457-080426 | Natural Gas Utility 07/26 | $ 162.33 |
| Terrapin Lawn Care, LLC | 101385 | 8491 | Landscape Pest Control 07/26 | $ 150.00 |
| The Observer Group, Inc. | 101386 | 26-02363H | Legal Advertising 07/26 | $ 115.94 |
| The Observer Group, Inc. | 101386 | 26-02375H | Legal Advertising 07/10/26 | $ 282.19 |
| The Observer Group, Inc. | 101386 | 26-02464H | Legal Advertising 07/26 | $ 91.88 |
| Wahoo Pools Group, Inc. | 101400 | 20253177 | Monthly Pool Service 08/26 | $ 3,461.50 |

# Waterset Central Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Wahoo Pools Group, Inc. | 101407 | 20253185 | Pool Repairs 09/26 | $ 1,500.00 |
| Wahoo Pools Group, Inc. | 101407 | 20253186 | Monthly Pool Maintenance 09/26 | $ 3,000.00 |
| **Total** | | | | **$ 78,744.91** |

ACCURATE ELECTRONICS, INC.

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

# Invoice

| Date | Invoice # |
|---|---|
| 7/13/2026 | 143387 |

**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: 7/13/2026 AT 10:59AM BY ALLISON GREEN @ 813-677-2114 (WO-0027464)<br>ALLISON REPORTS: THE WATERLINE MAIN GATE HAS BEEN OFFLINE SINCE SATURDAY.<br><br>PROBLEM FOUND: 07/13/26 AT 2:25 PM<br>1] THE MADRIGAL LOCATION WAS OFFLINE DUE TO A POWER SURGE THAT HAPPENED ON SATURDAY THE 11TH.<br>2] ONE OF TWO DSX POWER SUPPLY HAS TAKEN SURGE DAMAGE. THE PANELS ARE POWERED ON, THE DSX LAN MODULE IS NOT POWERED ON.<br><br>ACTION TAKEN:<br>1] THE TECHNICIAN TROUBLESHOT AND FOUND THAT THE ISSUE WAS WITH ONE OF THE DSX POWER SUPPLIES.<br>2] AL MADE TEMPORARY REPAIRS BY CONNECTING THE PANEL POWER TO THE POWER SUPPLY FOR THE LOCK DEVICES.<br>3] AL FOUND THAT POWER WAS RESTORED AND THE FULL DOWNLOAD STARTED. AL TESTED ALL OF THE DOOR LOCATIONS AND FOUND THAT THE WERE UNLOCKING CONSISTENTLY.<br>4] A QUOTE WILL BE SENT FOR THE RECOMMENDED REPAIRS FOR THE MADRIGAL SITE. AL UPDATED HEIDY UPDATED VIA TEXT. A RETURN TO SITE IS NEEDED UPON COMPLETION OF THE QUOTE. | | |
| 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 # |
|---|---|
| 8/11/2026 | 143984 |

**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 **<br>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 | PERFORMED QUARTERLY MAINT FOR AUGUST 2026<br>(1) DSX 1048 PANEL<br>(1) DSX 1042 WITH 1042 EXPANSION BOARD<br>(11) CARD READERS<br>(5) MAG LOCKS<br>(3) GL GATE LOCKS<br>(3) HES STRIKES<br>(5) EXIT BUTTONS<br>(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 |
| | PLEASE SEE ATTACHED CHECK LIST FOR TECH NOTES/DETAILS | 0.00 | 0.00 |
| | Exempt Sales | 0.00% | 0.00 |

| | |
|---|---|
| **Total** | $196.00 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $196.00 |

Thank you for your business.

| Phone # |
|---|
| 727-533-0295 |

ACCURATE ELECTRONICS, INC.

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

# Invoice

| Date | Invoice # |
|---|---|
| 8/3/2026 | 144028 |

**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 |
|---|---|
| KATARIA PARODI | Due on receipt |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | COMPLETION OF QQ 071426WCCDD RE: Replace damaged DSX power supply per work order #27654 (Problem reported: 7/13 /2026 AT 10:59AM BY ALLISON GREEN @ 813-677-2114 ALLISON REPORTS: THE WATERLINE MAIN GATE - HAS BEEN OFFLINE SINCE SATURDAY. Problem found: 1] ARRIVAL ON-SITE FOUND THE MADRIGAL LOCATION WAS OFFLINE DUE TO POWER SURGE THAT HAPPENED ON SATURDAY THE 11th. 2] FOUND ONE OF TWO DSX POWER SUPPLY HAS TAKEN SURGE DAMAGE. PANELS WHERE POWERED ON, DSX LAN MODULE NOT POWERED ON. 1] TROUBLESHOOTING FOUND THE ISSUE WITH ONE OF THE DSX POWER SUPPLIES. 2] TECHNICIAN MADE TEMPORARILY REPAIRS BY CONNECTING THE PANEL POWER THE POWER SUPPLY FOR THE LOCK DEVICES. 3] POWER WAS RESTORED, FULL DOWNLOAD STARTED. TECHNICIAN TESTED ALL DOOR LOCATIONS AND THE WHERE UNLOCKING CONSISTENTLY. 4] AE WILL PROVIDE PROPOSAL FOR NEW POWER SUPPLY FOR THE MADRIGAL SITE. HEDI UPDATED BY TEXT CALL COMPLETE. COMPLETED ON 7/30/2026 | | |
| 1 | DSX-150/15 POWER SUPPLY | 265.00 | 265.00 |
| 1 | EST. SHIPPING | 85.00 | 85.00 |
| 1 | LABOR TO INSTALL & TEST | 240.00 | 240.00 |
| | PLEASE SEE CONTRACT FOR ALL WARRANTY AND DISCOUNT INFORMATION | | |
| | Exempt Sales | 0.00% | 0.00 |
| | | **Total** | $590.00 |

Thank you for your business.

| Phone # |
|---|
| 727-533-0295 |

| | |
|---|---|
| **Payments/Credits** | $0.00 |
| **Balance Due** | $590.00 |

Albritton Solutions LLC
SirSpeedy
SIGNS • PRINT • MARKETING
AN INDEPENDENTLY OWNED & OPERATED FRANCHISE
5609 East Hillsborough Avenue, Tampa, Florida 33610
813.623.5478
Email: orders@sirspeedytampa.com
www.sirspeedytampa.com

# Invoice

No: 219869

Date: 7/2/26

Customer PO:

Katiria Parodi
Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614
Phone: 813-677-2114

| Quantity | Description | Amount |
|---|---|---|
| 5 | Dog guardians Sign - w/ post , (2 pages) | $ 425.00 |
| | 0 Graphic Design/Creative Services | $ 25.00 |

| | | |
|---|---|---|
| | SUBTOTAL | $ 450.00 |
| | TAX | |
| | SHIPPING | $ 65.00 |
| | TOTAL | $ 515.00 |
| | AMOUNT DUE | $ 515.00 |

Please remit payment to:
Sir Speedy
5609 East Hillsborough Avenue
Tampa, FL 33610
For your convenience, we accept ACH payments and all major credit cards. Please note that credit card payments are subject to a 3.5% processing fee.

ALLIED UNIVERSAL℠
There for you.

Invoice Date
**07/02/2026**

Invoice Number
**18684517**

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: **06/26/2026 - 07/02/2026**

**WaterSet**
7281 Paradiso drive
Apollo Beach, FL 33572

| Description | Quantity | UOM | Price | Amount |
|---|---|---|---|---|
| Security Professional-Regular - 00:00-01:30 | 7.50 | HR | 25.38 | 190.35 |
| Security Professional-Regular - 17:30-00:00 | 32.50 | HR | 25.38 | 824.85 |
| Total Hours | 40.00 | | | 0.00 |
| **Subtotal** | | | | **1,015.20** |
| **Sales Tax Subtotal** | | | | **0.00** |
| **Total for - WaterSet** | | | | **1,015.20** |

| **Subtotal** | |
|---|---|
| | $1,015.20 |
| **Sales Tax** | |
| | $0.00 |
| **Total Amount Due:** | |
| **(USD)** | **$1,015.20** |

ALLIED UNIVERSAL℠
There for you.

Invoice Date **07/02/2026**

Invoice Number **18684517**

**Invoice NO.** **18684517** **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 |
| 06/27/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 06/28/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 06/29/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 06/30/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/01/26 | 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 |
| 06/26/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 06/27/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 06/28/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 06/29/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 06/30/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| Total Hours | | | | | | 40.00 | | $0.00 |

| | |
|---|---|
| **Revenue Total** | **$1,015.20** |
| **Tax Total** | **$0.00** |
| **Grand Total** | **$1,015.20** |

ALLIED UNIVERSAL
There for you.

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

Invoice Date
**07/09/2026**

Invoice Number
**18706712**

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) $1,116.73**

Terms:
**Net 30 Days**

Service Location: **280530** Customer: **280530** Billing Period: **07/03/2026 - 07/09/2026**

**WaterSet**
7281 Paradiso drive
Apollo Beach, FL 33572

| Description | Quantity | UOM | Price | Amount |
|---|---|---|---|---|
| Security Professional-Regular - 00:00-01:30 | 6.00 | HR | 25.38 | 152.28 |
| Security Professional-Regular - 17:30-00:00 | 26.00 | HR | 25.38 | 659.88 |
| Security Professional-Holiday - 00:00-01:30 | 1.50 | HR | 38.07 | 57.11 |
| Security Professional-Holiday - 17:30-00:00 | 6.50 | HR | 38.07 | 247.46 |
| Total Hours | 40.00 | | | 0.00 |
| **Subtotal** | | | | **1,116.73** |
| **Sales Tax Subtotal** | | | | **0.00** |
| **Total for - WaterSet** | | | | **1,116.73** |

| **Subtotal** | |
|---|---|
| | $1,116.73 |
| **Sales Tax** | |
| | $0.00 |
| **Total Amount Due:** | |
| **(USD)** | **$1,116.73** |

ALLIED UNIVERSAL℠
There for you.

Invoice Date
**07/09/2026**

Invoice Number
**18706712**

**Invoice NO.** **18706712** **Customer:** **280530** **Waterset Central CDD**



| Description / Work Date | Post Description | Employee Name | In Time | Out Time | Lunch | Hours | Quantity / Hours Type | Bill Rate | Extension |
|---|---|---|---|---|---|---|---|---|---|
| Security Professional-Regular - 00:00-01:30 | | | | | | | 6.00 | $25.38 | $152.28 |
| 07/05/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | | |
| 07/06/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | | |
| 07/07/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | | |
| 07/08/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | | |
| Security Professional-Regular - 17:30-00:00 | | | | | | | 26.00 | $25.38 | $659.88 |
| 07/03/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | | |
| 07/05/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | | |
| 07/06/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | | |
| 07/07/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | | |
| Security Professional-Holiday - 00:00-01:30 | | | | | | | 1.50 | $38.07 | $57.11 |
| 07/04/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Hol Worked 1.5 | | |
| Security Professional-Holiday - 17:30-00:00 | | | | | | | 6.50 | $38.07 | $247.46 |
| 07/04/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Hol Worked 1.5 | | |
| Total Hours | | | | | | | 40.00 | | $0.00 |

| | |
|---|---|
| **Revenue Total** | **$1,116.73** |
| **Tax Total** | **$0.00** |
| **Grand Total** | **$1,116.73** |

ALLIED UNIVERSAL℠
There for you.

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

Invoice Date **07/16/2026**

Invoice Number **18726422**

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: **07/10/2026 - 07/16/2026**

**WaterSet**
7281 Paradiso drive
Apollo Beach, FL 33572

| Description | Quantity | UOM | Price | Amount |
|---|---|---|---|---|
| Security Professional-Regular - 00:00-01:30 | 7.50 | HR | 25.38 | 190.35 |
| Security Professional-Regular - 17:30-00:00 | 32.50 | HR | 25.38 | 824.85 |
| 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 **07/16/2026**

Invoice Number **18726422**

**Invoice NO.** **18726422** **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 |
| 07/11/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/12/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/13/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/14/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/15/26 | 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 |
| 07/10/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/11/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/12/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/13/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/14/26 | 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
**07/23/2026**

Invoice Number
**18748262**

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: **07/17/2026 - 07/23/2026**

**WaterSet**
7281 Paradiso drive
Apollo Beach, FL 33572

| Description | Quantity | UOM | Price | Amount |
|---|---|---|---|---|
| Security Professional-Regular - 00:00-01:30 | 7.50 | HR | 25.38 | 190.35 |
| Security Professional-Regular - 17:30-00:00 | 32.50 | HR | 25.38 | 824.85 |
| Total Hours | 40.00 | | | 0.00 |
| **Subtotal** | | | | **1,015.20** |
| **Sales Tax Subtotal** | | | | **0.00** |
| **Total for - WaterSet** | | | | **1,015.20** |

| **Subtotal** | |
|---|---|
| | $1,015.20 |
| **Sales Tax** | |
| | $0.00 |
| **Total Amount Due:** | |
| **(USD)** | **$1,015.20** |

ALLIED UNIVERSAL℠
There for you.

Invoice Date **07/23/2026**

Invoice Number **18748262**

**Invoice NO.** **18748262** **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 |
| 07/18/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/19/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/20/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/21/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/22/26 | 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 |
| 07/17/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/18/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/19/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/20/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/21/26 | 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
**07/30/2026**

Invoice Number
**18778097**

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: **07/24/2026 - 07/30/2026**

**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) - July, 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 **07/30/2026**

Invoice Number **18778097**

**Invoice NO.** **18778097** **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 |
| 07/25/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/26/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/27/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/28/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 07/29/26 | 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 |
| 07/24/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/25/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/26/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/27/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 07/28/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| HELIAUS Mobile (IMEI=354216240041800) - July, 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** |

ALLIED UNIVERSAL℠
There for you.

Invoice Date
**08/06/2026**

Invoice Number
**18801887**

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

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: **07/31/2026 - 08/06/2026**

**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** |

***Please send Remittance Info to: remittance@aus.com***

| **Subtotal** |
|---|
| $1,015.20 |
| **Sales Tax** |
| $0.00 |
| **Total Amount Due:** |
| **(USD) $1,015.20** |

ALLIED UNIVERSAL℠
There for you.

Invoice Date **08/06/2026**

Invoice Number **18801887**

**Invoice NO.** **18801887** **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 |
| 08/01/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 08/02/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 08/03/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 08/04/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 08/05/26 | 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 |
| 07/31/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 08/01/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 08/02/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 08/03/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 08/04/26 | 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
**08/13/2026**

Invoice Number
**18834824**

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

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: **08/07/2026 - 08/13/2026**

**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** |

***Please send Remittance Info to: remittance@aus.com***

| **Subtotal** |
|---|
| $1,015.20 |
| **Sales Tax** |
| $0.00 |
| **Total Amount Due:** |
| **(USD) $1,015.20** |

ALLIED UNIVERSAL℠
There for you.

Invoice Date **08/13/2026**

Invoice Number **18834824**

**Invoice NO.** **18834824** **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 |
| 08/08/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 08/09/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 08/10/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 08/11/26 | Security Professional | Ian McLellan | 0:00 | 1:30 | | 1.50 | Hourly-Regular | |
| 08/12/26 | 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 |
| 08/07/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 08/08/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 08/09/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 08/10/26 | Security Professional | Ian McLellan | 17:30 | 0:00 | | 6.50 | Hourly-Regular | |
| 08/11/26 | 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** |

ALVAREZ
PLUMBING & A/C
1623 S. 51st Street
Tampa, FL 33619-5327

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

**BILL TO**
Waterset Central CDD
3434 Colwell Avenue UNIT 200
Tampa, FL 33614 USA

**Customer PO**
**Payment Term** Net 30
**Due Date** 9/16/2026

**JOB ADDRESS**
Waterset Clubhouse
7281 Paradiso Drive Clubhouse
Apollo Beach, FL 33572 USA

| INVOICE # | INVOICE DATE |
|---|---|
| 89223 | 8/17/2026 |

**DESCRIPTION OF WORK**

08/17/2026 - Alvarez Plumbing & A/C responded to a service request for a clogged condensate drain on the gym unit. The technician found the secondary drain pan full of water due to the clogged drain line. The drain line and secondary pan were cleared, and drain treatment was applied. The system was restored to proper drainage.

SS0818

| | |
|---|---|
| **TOTAL DUE** | $215.00 |
| **PAYMENT** | $0.00 |
| **BALANCE DUE** | $215.00 |

## CUSTOMER AUTHORIZATION

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



Sign here Date 8/17/2026

## CUSTOMER ACKNOWLEDGEMENT

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



Sign here Date 8/17/2026

ALVAREZ
PLUMBING & A/C
1623 S. 51st Street
Tampa, FL 33619-5327

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

**BILL TO**
Waterset Central CDD
3434 Colwell Avenue UNIT 200
Tampa, FL 33614 USA

**Customer PO**
**Payment Term** Net 30
**Due Date** 9/17/2026

**JOB ADDRESS**
Waterset Clubhouse
7281 Paradiso Drive Clubhouse
Apollo Beach, FL 33572 USA

| INVOICE # | INVOICE DATE |
|---|---|
| 89291 | 8/18/2026 |

**DESCRIPTION OF WORK**

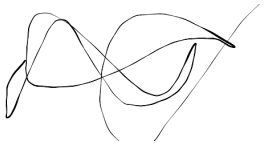
08/18/2026 - Alvarez Plumbing & A/C responded to a service request for the gym HVAC system not cooling. Upon arrival, the thermostat was set to 72°F, while the room temperature was 89°F. In the attic, the blower motor was running. Outside, the condenser disconnect was turned off and the condenser fan motor was missing. Maintenance technician Rikki advised that he had removed the motor because it was faulty and causing the breaker to trip. He also stated that he had ordered a replacement motor and would install it. The system was not operating upon departure.

SS0820

| | |
|---|---|
| **TOTAL DUE** | $129.00 |
| **PAYMENT** | $0.00 |
| **BALANCE DUE** | $129.00 |

## CUSTOMER AUTHORIZATION

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

Sign here  Date 8/18/2026

## CUSTOMER ACKNOWLEDGEMENT

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



Sign here Date 8/18/2026

**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 | 2565 |
| DATE | 07/31/2026 |
| TERMS | Net 30 |
| DUE DATE | 08/30/2026 |

PROJECT NAME
Waterset Central CDD

| | DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| Project Manager II | [July 06 - July 31] | 13:00 | 180.00 | 2,340.00 |

BALANCE DUE **$2,340.00**

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**
**Jul-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 & Limelight Stormwater RFP and Inquiry, | 5.00 | $180 | J. Whited | | $900.00 |
| Stormater Repairs Coordination with DM & | 0.00 | $120 | K. Wagner | | $0.00 |
| Landscaper. Coordination with Finn Outdoor. | | | | | |
| Street Signage Plans Review, MPH Marked Up Map, | 1.00 | $180 | J. Whited | | $180.00 |
| Communication with County. | 0.00 | $120 | K. Wagner | | $0.00 |
| Poolside Pergola Repairs; Vendor Coordination and | 2.00 | $180 | J. Whited | | $360.00 |
| RFI's. | 0.00 | $120 | K. Wagner | | $0.00 |
| **INVOICE TOTAL** | 13.00 | | | | **$2,340.00** |

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

**Document No:**INS-0726-335
**Document Date:**07/31/2026

**Association:** Waterset Central Community Development District Facilities Manag

**Total Due:** $510.49

| Date | Description | Amount |
|---|---|---|
| 07/31/2026 | Insurance Reimbursement<br>Gomez, Victoria FRNTDS | $122.40 |
| 07/31/2026 | Insurance Reimbursement<br>Torres, Heidy ASTPM | $103.28 |
| 07/31/2026 | Insurance Reimbursement<br>Vucelj, Aladin GRKEEP | $160.65 |
| 07/31/2026 | Insurance Reimbursement<br>Parodi Tarira, Katiria PRMGR | $124.16 |

## Report Totals

| | |
|---|---|
| **Billing:** | $510.49 |
| **Total Sales Tax:** | $0.00 |
| **Balance Due:** | **$510.49** |

# INVOICE

**Total Due:** **$375.00**

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

Invoice Number: 52019012369
Our Order No. 51019011240
Invoice Date: 7/13/2026
Due Date: 8/12/2026

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-SCA-MB579 | Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2) | | 6 | 60.00 | 360.00 |
| 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:** **375.00**
**Sales Tax:** 0.00

**Total Due:** **$375.00**

# INVOICE

**Total Due:** **$851.39**

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

Invoice Number: 52019012440
Our Order No. 51019011352
Invoice Date: 7/20/2026
Due Date: 8/19/2026

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 | | 1 | 57.25 | 57.25 |
| 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 | | 2 | 216.27 | 432.54 |
| DPS-RJ-965013 | Empress Elite Toilet Paper, 2-ply, 4.5"x3.25", 500 sheets/roll, 96/case | | 1 | 100.00 | 100.00 |
| DPS-PREMIER-P637B | Premiere Line Coco Pearl Liquid Hand Soap, White, 1 Gallon | | 1 | 16.60 | 16.60 |
| DPS-SCA-MB579 | Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2) | | 3 | 60.00 | 180.00 |
| FREIGHT - ALL | Flat Fee Freight | | 1 | 15.00 | 15.00 |

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

**Subtotal:** **851.39**
**Sales Tax:** 0.00

**Total Due:** **$851.39**

# INVOICE

**Total Due:** **$114.60**

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

Invoice Number: 52019012455
Our Order No. 51019011365
Invoice Date: 7/22/2026
Due Date: 8/21/2026

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-PREMIER-P637B | Premiere Line Coco Pearl Liquid Hand Soap, White, 1 Gallon | | 6 | 16.60 | 99.60 |
| 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:** **114.60**
**Sales Tax:** 0.00

**Total Due:** **$114.60**

# INVOICE

**Total Due:** **$581.20**

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

Invoice Number: 52019012495
Our Order No. 51019011402
Invoice Date: 7/30/2026
Due Date: 8/29/2026

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

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

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

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

| Item # | Description | Contract / Order # | Qty | Unit Price | Ext. Price |
|---|---|---|---|---|---|
| DPS-BET-1784700 | Betco pH7 Ultra Neutral Daily Floor Cleaner Concentrate, 2L | | 2 | 55.00 | 110.00 |
| DPS-RJ-965013 | Empress Elite Toilet Paper, 2-ply, 4.5"x3.25", 500 sheets/roll, 96/case | | 1 | 100.00 | 100.00 |
| DPS-PREMIER-P637B | Premiere Line Coco Pearl Liquid Hand Soap, White, 1 Gallon | | 7 | 16.60 | 116.20 |
| 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:** **581.20**
**Sales Tax:** 0.00

**Total Due:** **$581.20**

# 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.: 316
Terms: Due on receipt
Invoice date: 07/16/2026
Due date: 07/16/2026

| # | Date | Description | Rate | Amount |
|---|---|---|---|---|
| 1. | | Replace pergola bases with new. | $1,780.00 | $1,780.00 |
| 2. | | ADD ON Charge:<br>Calk all base caps using a water resistant calk | | $285.00 |

| | |
|---|---|
| **Total** | **$2,065.00** |
| Payment | -$1,780.00 |
| **Balance due** | **$285.00** |
| **Overdue** | 07/16/2026 |

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

| PLEASE PAY BY | AMOUNT | INVOICE DATE |
|---|---|---|
| 08/23/2026 | $251.42 | 07/24/2026 |

Waterset Central
3434 Colwell Avenue Suite 200
Tampa FL 33614

# INVOICE NO. 985

**Order No.:**
**Quote No.:**
**Job No.:** 652
**Site Address:** 7281 Paradiso Dr
Apollo Beach FL 33572

Lap Pool Gas Shocks

**Commercial Installation / Repairs**

| Item | Quantity | Unit Price | Total |
|---|---|---|---|
| Gas Shocks 60LB | 2.00 | $63.21 | $126.42 |
| Commercial installation / Labor | | | $125.00 |
| | | **Sub-Total ex Tax** | $251.42 |
| | | **Tax** | $0.00 |
| | | **Total** | $251.42 |

| | |
|---|---|
| **Sub-Total ex Tax** | $251.42 |
| **Tax** | $0.00 |
| **Total inc Tax** | $251.42 |
| **Amount Applied** | $0.00 |
| **Balance Due** | $251.42 |

## How To Pay

INVOICE NO. 985

**Credit Card (MasterCard or Visa)**

*Pay Online* cooperpoolsinc.simprosuite.com/payment/
*Please call* *844-766-5256* *to pay over the phone.*

| DUE DATE: | 08/23/2026 | AMOUNT DUE: | $251.42 |
|---|---|---|---|

# Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

**Invoice #:** 1961
**Invoice Date:** 7/7/2026
**Due Date:** 8/7/2026

**Bill To:** Waterset Central CDD
Waterset Central CDD 3434 Colwell Ave Suite 200
Tampa, FL 33614

LOCATION: 7281 Paradiso Drive, Apollo Beach

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| Biohazard Clean Up (Fecal) | Biohazard Clean Up (Fecal) Resort Pool | 1.00 | $250.00 | $250.00 |

Subtotal: $250.00
Tax: $0.00
Total: $250.00
**Amount Due: $250.00**

**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<br>3434 Colwell Ave. Suite #200<br>Tampa, FL 33614 | Waterset Central CDD<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|---|---|---|---|---|---|
| 35472 | 07/11/2026 | $49.98 | 07/26/2026 | Net 15 | |

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

**SALES REP**
DC

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| | **Cloud Cover Music Server Subscription**<br>Cloud Cover Music is a service that offers clean, commercial free, public performance license, remote control over the internet, and music mixes and scheduling.<br><br>$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<br>3434 Colwell Ave. Suite #200<br>Tampa, FL 33614 | Waterset Central CDD<br>Waterline Station Pool |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|---|---|---|---|---|---|
| 35536 | 07/23/2026 | $221.00 | 08/07/2026 | Net 15 | |

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

**SALES REP**
DC

**ACCT#/LOT/BLK**
Waterline Station Pool MTDS

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

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

| | |
|---|---|
| SUBTOTAL | 221.00 |
| TAX (0.075) | 0.00 |
| TOTAL | 221.00 |
| BALANCE DUE | **$221.00** |

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

# Invoice

| BILL TO | SHIP TO |
|---|---|
| Waterset Central CDD<br>3434 Colwell Ave. Suite #200<br>Tampa, FL 33614 | Waterset Central CDD<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|---|---|---|---|---|---|
| 35546 | 07/25/2026 | $237.00 | 08/09/2026 | Net 15 | |

**SALES REP**
NB

**ACCT#/LOT/BLK**
Clubhouse CCTV

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|---|---|---|---|---|
| | **Interactive Talk Down Monitoring**<br>The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed.<br>Interactive talk down monitoring $199 Month (no contract)<br>** This includes 30 OHE (operator handled events) per month, $2 an event after that. | 1 | 199.00 | 199.00 |
| | **OHE Overages**<br>Operator handled events in excess of the 30 events included in the monitoring package | 19 | 2.00 | 38.00 |

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 | 237.00 |
| TAX (0.075) | 0.00 |
| TOTAL | 237.00 |
| BALANCE DUE | **$237.00** |

**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<br>3434 Colwell Ave. Suite #200<br>Tampa, FL 33614 | Waterset Central CDD<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|---|---|---|---|---|---|
| 35622 | 08/11/2026 | $49.98 | 08/26/2026 | Net 15 | |

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

**SALES REP**
DC

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

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

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

Erin McCormick | Law, PA

**Erin McCormick, Esq.**

**Waterset Central Community Development District**
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
Email: rizzettacddinvoices@avidbill.com;
vsmith@rizzetta.com

| Invoice Date | Invoice Number |
|---|---|
| 08/05/2026 | 10915 |
| **Terms** | **Service Through** |
| | 08/05/2026 |

**In Reference To: General Representation (Work)**

| Date | By | Services | Hours | Amount |
|---|---|---|---|---|
| 04/06/2026 | Erin R McCormick | Review of email from Juan Villamos Ramil regarding balance in Construction Account; review of emails from Strickland Smith and Amanda King; preparation of email to Strickland Smith and transmit District Engineer's Report and info regarding balance in Construction Account; [CLIENT COURTESY - NO CHARGE] | 0.50 | $ 0.00 |
| 04/08/2026 | Erin R McCormick | Travel to and attend Board of Supervisors meeting | 5.10 | $ 2,397.00 |
| 04/10/2026 | Erin R McCormick | Review of emails regarding Power of Attorney; email to Sarah Sandy, Katiria Parodi and Stephanie DeLuna regarding above; [CLIENT COURTESY - NO CHARGE] | 0.20 | $ 0.00 |
| 04/15/2026 | Erin R McCormick | Review of emails from Stephanie DeLuna and Sarah Sandy; email regarding audit for Waterset Central CDD (CLIENT COURTESY - NO CHARGE) | 0.20 | $ 0.00 |
| 04/16/2026 | Erin R McCormick | Email to Sarah Sandy, Stephanie DeLuna and Thomas McNutt regarding transition for District Counsel; CLIENT COURTESY - NO CHARGE] | 0.10 | $ 0.00 |
| 04/21/2026 | Erin R McCormick | Review of outstanding items in preparation for call with Sarah Sandy and Stephanie DeLuna; telephone conference with Sarah Sandy; | 0.90 | $ 423.00 |
| 06/10/2026 | Erin R McCormick | Emails to and from Sarah Sandy regarding Termination of Agreement with Sunrise and proposed termination with Ballenger [ COURTESY - NO CHARGE] | 0.30 | $ 0.00 |
| 06/22/2026 | Erin R McCormick | Review of draft audit for Waterset Central CDD; | 0.80 | $ 376.00 |
| 06/23/2026 | Erin R McCormick | Review of draft Audit Report; email to Stephanie DeLuna and Sarah Sandy regarding attorney letter for FY 2025 audit; | 0.60 | $ 282.00 |

Erin McCormick | Law, PA

**Erin McCormick, Esq.**

**Waterset Central Community Development District**
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
Email: rizzettacddinvoices@avidbill.com;
vsmith@rizzetta.com

| Invoice Date | Invoice Number |
|---|---|
| 08/05/2026 | 10915 |
| **Terms** | **Service Through** |
| | 08/05/2026 |

| | | | | |
|---|---|---|---|---|
| 06/25/2026 | Erin R McCormick | Review of emails from Karla Pena and Sarah Sandy regarding audit letter and respond; | 0.20 | $ 94.00 |
| 06/29/2026 | Erin R McCormick | Prepare email to Karla Pena, Stephanie DeLuna, Venessa Smith and Sarah Sandy regarding attorney letter for FY 2025 Audit; | 0.30 | $ 141.00 |
| 06/30/2026 | Jessica R Larrinaga | Draft Letter to DiBartolomeo, McBee, Hartley & Barnes PA, ATTN: Theresa Goldstein, regarding the furnishing of information requested to complete an audit of financial statements for the District | 2.30 | $ 287.50 |
| 06/30/2026 | Erin R McCormick | Review of emails from Karla Pena, Stephanie De Luna and Sarah Sandy regarding information for attorney letter for audit; email to Sarah Sandy regarding commencement of engagement and review response; telephone conference with Theresa Goldman of auditting firm; prepare attorney letter, and transmit to Theresa Goldman, Scott Brizendine, Sarah Sandy, Stephanie De Luna and Karla Pena; | 2.30 | $ 1,081.00 |

**In Reference To: General Representation (Expenses)**

| Date | By | Expenses | Amount |
|---|---|---|---|
| 04/08/2026 | Erin R McCormick | Mileage and tolls to and from Board of Supervisors meeting | $ 63.22 |

| | |
|---|---|
| **Total Hours** | 13.80 hrs |
| **Total Work** | $ 5,081.50 |
| **Total Expenses** | $ 63.22 |
| **Total Invoice Amount** | **$ 5,144.72** |
| **Previous Balance** | **$ 7,693.44** |
| 4/24/2026 Payment - Check | ($7,693.44) |
| **Balance (Amount Due)** | **$ 5,144.72** |

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

# Invoice

| Date | Invoice # |
|---|---|
| 7/31/2026 | 39654 |

| Bill To | Ship To |
|---|---|
| Waterset Central CDD<br>Kathy Parodi<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572 | Waterset Central CDD<br>Kathy Parodi<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572 |

| S.O. No. | P.O. No. | Terms | Rep |
|---|---|---|---|
| 44065 | | Due on receipt | CJ |

| Item | Description | Ordered | Prev. Invoi... | Invoiced | Rate | Amount |
|---|---|---|---|---|---|---|
| Service | . Precor treadmill (#9) S/N AAPBD25180025; Console S/N AJZZE21185084 the stop key is getting stuck. Stop key assembly needs to be replaced.<br><br>#. The neighboring treadmill (#8) S/N AAPBD25180030; Console S/N AJZZE21185087 rear console casing is cracked.<br><br>#. Concept 2 rower (#3) console needs 2 size D/LR20 batteries | | | | 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.

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

# Invoice

| Date | Invoice # |
|---|---|
| 8/4/2026 | 39693 |

| Bill To | Ship To |
|---|---|
| Waterset Central CDD<br>Kathy Parodi<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572 | Waterset Central CDD<br>Kathy Parodi<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572 |

| S.O. No. | P.O. No. | Terms | Rep |
|---|---|---|---|
| 42705 | | Due on receipt | CJ |

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

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

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

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

# Invoice

| Date | Invoice # |
|---|---|
| 8/14/2026 | 39809 |

| Bill To | Ship To |
|---|---|
| Waterset Central CDD<br>Kathy Parodi<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572 | Waterset Central CDD<br>Kathy Parodi<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572 |

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

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| | Precor treadmill (#9) S/N AAPBD25180025 | | | |
| Parts | STOP KEY ASSEMBLY | 1 | 279.99 | 279.99 |
| Parts | DATA CABLE | 1 | 95.99 | 95.99 |
| | Precor treadmill S/N AAPBD25180030 | | | |
| Parts | CONSOLE BACKING | 1 | 114.99 | 114.99 |
| Parts | ACCESS PANEL | 1 | 49.99 | 49.99 |
| | Concept 2 rower | | | |
| Parts | BATTERIES | 0 | 3.00 | 0.00 |
| Labor | Labor | 3 | 90.00 | 270.00 |
| Freight Sales (INV) | Freight Charges are subject to change | | 61.60 | 61.60 |

| | |
|---|---|
| **Subtotal** | $872.56 |
| **Sales Tax (0.0%)** | $0.00 |
| **Total** | $872.56 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $872.56 |

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 # |
|---|---|
| 8/17/2026 | 39837 |

| Bill To | Ship To |
|---|---|
| Waterset Central CDD<br>Kathy Parodi<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572 | Waterset Central CDD<br>Kathy Parodi<br>7281 Paradiso Drive<br>Apollo Beach, FL 33572 |

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

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| | Precor upright bike | | | |
| Parts | LEFT CRANK | 1 | 98.99 | 98.99 |
| Parts | RIGHT CRANK | 1 | 98.99 | 98.99 |
| Parts | DRIVE BELT | 1 | 49.99 | 49.99 |
| Parts | SHEAVE KIT | 1 | 264.99 | 264.99 |
| Labor | Labor | 3 | 90.00 | 270.00 |
| Freight Sales (INV) | Freight Charges are subject to change | | 58.80 | 58.80 |

| | |
|---|---|
| **Subtotal** | $841.76 |
| **Sales Tax (0.0%)** | $0.00 |
| **Total** | $841.76 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $841.76 |

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

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

# Sales and Use Tax Return

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


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

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

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

## Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

**Reporting Period**

June 2026

**HD/PM DATE:** ☐☐/☐☐/☐☐

**Certificate Number:** 39-8017823354-9

**Surtax Rate:**

Name
Address
City/St
ZIP

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

Your Copy

Location/Mailing Address Changes:
New Location Address:

Telephone Number: ( )
New Mailing Address:

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

Amount Due From Line 9
On Reverse Side: 19.65

**Due:** 07/20/26
**Late After:**

9100 0 20229999 0001003043 5 4999999999 0000 5


## Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

**Reporting Period**

**HD/PM DATE:** ☐☐/☐☐/☐☐

**Certificate Number:** 39-8017823354-9

**Surtax Rate:**

Name
Address
City/St
ZIP

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

Location/Mailing Address Changes:
New Location Address:

Telephone Number: ( )
New Mailing Address:

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

Amount Due From Line 9
On Reverse Side

**Due:**
**Late After:**

9100 0 20229999 0001003043 5 4999999999 0000 5

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

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

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

| | DOLLARS | CENTS |
|---|---|---|
| 1. Gross Sales (Do not include tax) | 260 | 67 |
| 2. Exempt Sales (Include these in Gross Sales, Line 1) | | |
| 3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases) | 260 | 67 |
| 4. Total Tax Due (Include Discretionary Sales Surtax from Line B) | 19 | 55 |
| 5. Less Lawful Deductions | | |
| 6. Less DOR Credit Memo | | |
| 7. Net Tax Due | 19 | 55 |
| 8. ~~Less Collection Allowance or~~ **Plus** Penalty and Interest | 0 | 10 |
| 9. **Amount Due With Return** (Enter this amount on front) | 19 | 65 |

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

| Signature of Taxpayer | Date | Telephone # |
|---|---|---|
| Karla Pena | 08/06/2026 | 813-642-6629 |

| Signature of Preparer | Date | Telephone # |
|---|---|---|
| | | |

**Discretionary Sales Surtax Information**

A. Taxable Sales and Purchases **NOT** Subject to **DISCRETIONARY SALES SURTAX**

B. Total Discretionary Sales Surtax Due 3.91

**E-file / E-pay to Receive Collection Allowance**

**Please do not fold or staple.**

| | DOLLARS | CENTS |
|---|---|---|
| 1. Gross Sales (Do not include tax) | | |
| 2. Exempt Sales (Include these in Gross Sales, Line 1) | | |
| 3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases) | | |
| 4. Total Tax Due (Include Discretionary Sales Surtax from Line B) | | |
| 5. Less Lawful Deductions | | |
| 6. Less DOR Credit Memo | | |
| 7. Net Tax Due | | |
| 8. ~~Less Collection Allowance or~~ **Plus** Penalty and Interest | | |
| 9. **Amount Due With Return** (Enter this amount on front) | | |

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer Date Telephone #

Signature of Preparer Telephone #

**Discretionary Sales Surtax Information**

A. Taxable Sales and Purchases **NOT** Subject to **DISCRETIONARY SALES SURTAX**

B. Total Discretionary Sales Surtax Due

**E-file / E-pay to Receive Collection Allowance**

**Please do not fold or staple.**

*Florida State Fence*
*4330 S. 66th St.*
*Tampa, FL 33619*

# Invoice

| Date | Invoice # |
|---|---|
| 7/27/2026 | 167406 |

| Bill To | Ship To |
|---|---|
| Waterset Central CDD<br>c/o Kelly Setta<br>Covington Garden Dr. & Golden Sky<br>Perimeter-Fence Gaps & Add Gates<br>Apollo Beach, FL 33572 | Waterset Central CDD<br>c/o Kelly Setta<br>Covington Garden Dr. & Golden Sky<br>Perimeter-Fence Gaps & Add Gates<br>Apollo Beach, FL 33572 |

| P.O. No. | Terms | Rep | Project |
|---|---|---|---|
| | 50% down and 50% Complete | JL | Covington Garden Dr. - Perimeter Fencing |

| Description | Quantity | U/M | Rate | Amount |
|---|---|---|---|---|
| Furnish & Install:<br><br>(7) Gaps in bushes along Covington Garden heading south -kids are walking through -<br>12' per gap (2 panels, 2 End Posts & 1 line post with concrete for each gap)<br><br>5'H 3-Rail Aluminum Fence, 5'H x 6'W Panels<br>Color: BLK 5/8" PICKET<br>Style: Flush Top/Rake Bottom<br>30lbs of concrete per post | 84 | l/ft. | 28.25 | 2,373.00 |
| Furnish & Install: (4) Corner areas with gates from existing perimter fence to bushes to close off<br><br>40' total of fence with (1) 5'wide gate at each section (extra panel to make L shape on corners (24' optional if needed but included in quote (gates own price below)<br><br>5'H 3-Rail Aluminum Fence, 5'H x 6'W Panels<br>Color: BLK 5/8" PICKET<br>Style: Flush Top/Rake Bottom<br>30lbs of concrete per post | 40 | ea | 28.25 | 1,130.00 |

| Office | Website |
|---|---|
| 813-413-7844 | www.floridastatefence.com |

| | |
|---|---|
| **Total** | |
| **Payments/Credits** | |
| **Balance Due** | |

Full payment is due upon completion. Any balance not paid within 10 days of installation will incur a finance charge of 1.5% per month. Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

**"Fences Make Better Neighbors!"**

**Florida State Fence**
**4330 S. 66th St.**
**Tampa, FL 33619**

# Invoice

| Date | Invoice # |
|---|---|
| 7/27/2026 | 167406 |

| Bill To | Ship To |
|---|---|
| Waterset Central CDD<br>c/o Kelly Setta<br>Covington Garden Dr. & Golden Sky<br>Perimeter-Fence Gaps & Add Gates<br>Apollo Beach, FL 33572 | Waterset Central CDD<br>c/o Kelly Setta<br>Covington Garden Dr. & Golden Sky<br>Perimeter-Fence Gaps & Add Gates<br>Apollo Beach, FL 33572 |

| P.O. No. | Terms | Rep | Project |
|---|---|---|---|
| | 50% down and 50% Complete | JL | Covington Garden Dr. - Perimeter Fencing |

| Description | Quantity | U/M | Rate | Amount |
|---|---|---|---|---|
| 5'h x 5'w 3-rail Aluminum Walk Gate<br>Color: BLK<br>5/8" PICKET<br>Self Closing Hinges & Lock Latch | 4 | ea | 435.00 | 1,740.00 |
| Subtotal: | | | | 5,243.00 |
| Spring Into Summer Promotion | | | -5.00% | -262.15 |
| 1. Additional 3.5% fee if paying by card.<br>2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. Florida State Fence is not responsible for damage to private/unmarked utilities or irrigation lines.<br>3. Price does not include permit, which may not be necessary for this project or otherwise noted.<br>4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can assist with paperwork required by HOA).<br>5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date.<br>6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a $600.00 remobilization charge.<br>7. Financing is available through a third party vendor: | 1 | ea | 0.00 | 0.00 |

| Office | Website |
|---|---|
| 813-413-7844 | www.floridastatefence.com |

**Total**

**Payments/Credits**

**Balance Due**

Full payment is due upon completion. Any balance not paid within 10 days of installation will incur a finance charge of 1.5% per month. Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

**"Fences Make Better Neighbors!"**

*Florida State Fence*
*4330 S. 66th St.*
*Tampa, FL 33619*

# Invoice

| Date | Invoice # |
|---|---|
| 7/27/2026 | 167406 |

| Bill To | Ship To |
|---|---|
| Waterset Central CDD<br>c/o Kelly Setta<br>Covington Garden Dr. & Golden Sky<br>Perimeter-Fence Gaps & Add Gates<br>Apollo Beach, FL 33572 | Waterset Central CDD<br>c/o Kelly Setta<br>Covington Garden Dr. & Golden Sky<br>Perimeter-Fence Gaps & Add Gates<br>Apollo Beach, FL 33572 |

| P.O. No. | Terms | Rep | Project |
|---|---|---|---|
| | 50% down and 50% Complete | JL | Covington Garden Dr. - Perimeter Fencing |

| Description | Quantity | U/M | Rate | Amount |
|---|---|---|---|---|
| Launch Credit Union. Contact your sales rep or our office for details.<br>8. Material is ordered ONLY after receiving 50% deposit.<br>9. Florida State Fence does NOT warranty any of our wood products.<br>10. One Year Labor Warranty<br>11. If project is delayed longer than 2 weeks, Florida State Fence will invoice the entire balance of the materials purchased for said project.<br>12. If customer cancels or changes material type once materials have been allocated, depending on the material type, the customer could be responsible for a 25% restocking fee for the unused materials.<br>13. In the event Florida State Fence retains an attorney to collect any amounts due from Customer, Customer shall be liable to Florida State Fence for all attorneys' fees, expenses, and costs incurred to collect the amounts due from Customer, including any attorneys' fees, expenses, and costs incurred prior to a legal action, during the course of any legal action, and any appeals. The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected. | | | | |

| Office | Website |
|---|---|
| 813-413-7844 | www.floridastatefence.com |

| | |
|---|---|
| **Total** | $4,980.85 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $4,980.85 |

Full payment is due upon completion. Any balance not paid within 10 days of installation will incur a finance charge of 1.5% per month. Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

**"Fences Make Better Neighbors!"**

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

Billing Date:
**Jul 17, 2026**

Billing Period:
**Jul 17 - Aug 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
**Aug 10**

| **Bill history** | |
|---|---|
| Previous balance | $129.99 |
| Payment received by Jul 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 07202026 NNNNNN 01 999767

**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:
**Jul 17, 2026**

Billing Period:
**Jul 17 - Aug 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**

| | | |
|---|---|---|
| 07.17-08.16 | 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**

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

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.

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase by $5.00 per month, per line. Questions? Please contact customer service.

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

Billing Date:
**Jul 14, 2026**

Billing Period:
**Jul 14 - Aug 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
**$559.00**
Auto Pay is scheduled
**Aug 07**

## Bill history

| | |
|---|---|
| Previous balance | $557.12 |
| Payment received by Jul 14, thank you | -$557.12 |

## Service summary

| | Previous month | Current month |
|---|---|---|
| Bundle | $475.51 | $475.51 |
| Taxes and Fees | $81.61 | ↑$83.49 |
| **Total services** | **$557.12** | **$559.00** |
| **Total balance** | | **$559.00** |

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 07142026 NNNNNN 01 969237

**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.**

01100581374106030611180000000000000559005

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

Billing Date:
**Jul 14, 2026**

Billing Period:
**Jul 14 - Aug 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**

| | | |
|---|---|---|
| 07.14-08.13 | FiberOptic Internet 300 Dynamic IP w/ OneVoice<br>Business FiberOptic 300/300M Dynamic IP<br>OneVoice Access Line | $225.97 |
| | Valued Customer Fiber 1 Gig Upgrade | $0.00 |
| (2) | OneVoice Nationwide<br>OneVoice Access Line | $149.98 |
| (3) | Federal Primary Carrier Multi Line Charge | $44.97 |
| | Carrier Cost Recovery Surcharge | $13.99 |
| (3) | Multi-Line Federal Subscriber Line Charge | $27.60 |
| (3) | Access Recovery Charge Multi-Line Business | $9.00 |
| | Frontier Roadwork Recovery Surcharge | $4.00 |
| **Bundle Total** | | **$475.51** |

## Taxes and Fees

| | | |
|---|---|---|
| | FCA Long Distance - Federal USF Surcharge | $22.89 |
| | Federal USF Recovery Charge | $14.19 |
| | Federal Excise Tax | $3.49 |
| | **Federal Taxes** | **$40.57** |
| | FL State Communications Services Tax | $17.78 |
| | County Communications Services Tax | $17.35 |
| | FL State Gross Receipts Tax | $5.89 |
| (3) | Hillsborough County 911 Surcharge | $1.20 |
| | FL State Gross Receipts Tax | $0.46 |
| (3) | FL Telecommunications Relay Service | $0.24 |
| | **State Taxes** | **$42.92** |
| **Taxes and Fees Total** | | **$83.49** |

## Total current month charges $559.00

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 $408.02 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.

Beginning July 1, 2026, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 37.0% to 38.8% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes

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.

Continued on next page

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

Billing Date:
**Jul 14, 2026**

Billing Period:
**Jul 14 - Aug 13, 2026**

## LOCAL MEASURED SVC-FREE

| 8137410603 | # of calls | Minutes | Charge |
|---|---|---|---|
| Dial Day | 0 | 289 | $0.00 |
| Dial Evening | 59 | 0 | $0.00 |
| Dial Night | 0 | 5 | $0.00 |
| Dial Day | 0 | 0 | $0.00 |
| Dial Evening | 12 | 0 | $0.00 |
| Dial Night | 0 | 0 | $0.00 |
| Allowance | | | $0.00 |
| Billed | | | $0.00 |
| **Total** | | | **$0.00** |

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

Hillsborough County Florida



**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $4,773.18 |
| Net Payments - Thank You | $-4,773.18 |
| Bill Corrections | $-106.88 |
| Total Account Charges | **$5,835.55** |
| **AMOUNT DUE** | **$5,728.67** |

***Important Message***

**This account has ACH payment method**

**This is your summary of charges. Detailed charges by premise are listed on the following page(s)**

---

Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 7687161865**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

VISA MasterCard DISCOVER AMERICAN EXPRESS

***THANK YOU!***

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

8,025 8

| | |
|---|---|
| **DUE DATE** | 08/03/2026 |
| **AMOUNT DUE** | $5,728.67 |
| AMOUNT PAID | |

00768716186580000572867O

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

**Service Address:** 6116 SEA AIR DR

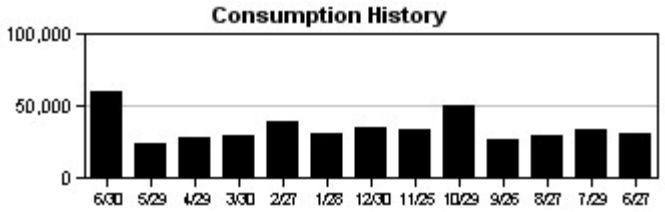


| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 54813247 | 05/29/2026 | 21232 | 06/30/2026 | 21823 | 59100 GAL | ESTIMATED | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $22.95 |
| **Total Service Address Charges** | **$22.95** |

An estimated read was used to calculate your bill




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

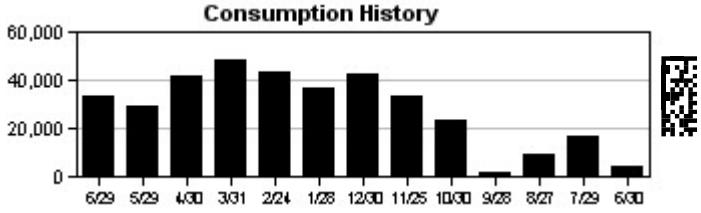
**Service Address:** 5701 MADRIGAL WAY



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 701160772 | 05/29/2026 | 1061355 | 06/29/2026 | 1095064 | 33709 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.54 |
| Purchase Water Pass-Thru | $101.80 |
| Water Base Charge | $33.95 |
| Water Usage Charge | $79.54 |
| Sewer Base Charge | $82.31 |
| Sewer Usage Charge | $238.32 |
| **Total Service Address Charges** | **$542.46** |



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

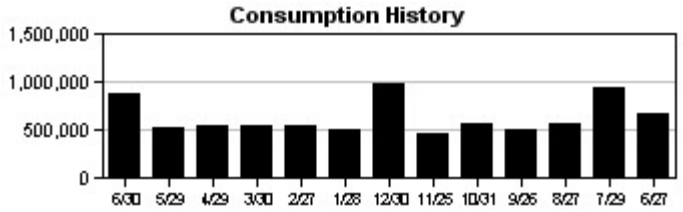
**Service Address:** 7008 WATERLINE CT - COMM RCLM IRRIG



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 61154021 | 05/29/2026 | 312381 | 06/30/2026 | 321056 | 867500 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $485.89 |
| **Total Service Address Charges** | **$485.89** |




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

**Service Address:** 5910 COVINGTON GARDEN DR

M-Page 3 of 12

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 61074215 | 05/28/2026 | 382830 | 06/29/2026 | 390597 | 776700 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $537.69 |
| **Total Service Address Charges** | **$537.69** |

Based on a recent meter reading, it appears there may have been a change in your water consumption. More information is at our website: http://www.hillsboroughcounty.org/en/residents/property-owners-and-renters/water-and-sewer/consumption-usage-and-tips



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

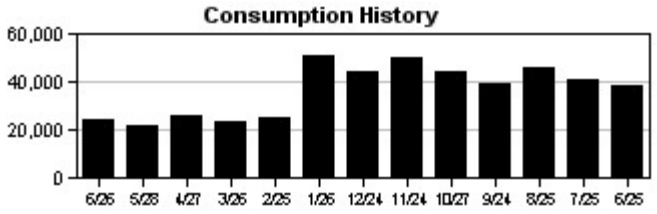
**Service Address:** 7533 PARADISO DR-RECLAIM



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 54813246 | 05/28/2026 | 16829 | 06/26/2026 | 17067 | 23800 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $11.58 |
| **Total Service Address Charges** | **$11.58** |




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

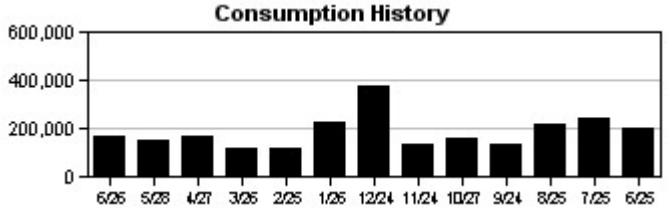
**Service Address:** 7301 PARADISO DR



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 61074213 | 05/28/2026 | 106928 | 06/26/2026 | 108602 | 167400 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $36.57 |
| **Total Service Address Charges** | **$36.57** |



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

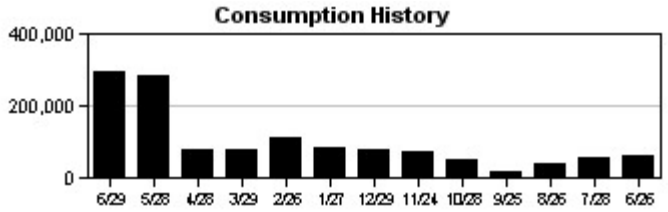
**Service Address:** 7281 PARADISO AVE



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 37156910 | 05/28/2026 | 63586 | 06/29/2026 | 66463 | 287700 GAL | ACTUAL | WATER |
| 54230101 | 05/28/2026 | 31071 | 06/29/2026 | 31154 | 8300 GAL | ACTUAL | WATER |
| 60998080 | 05/28/2026 | 294027 | 06/29/2026 | 298188 | 416100 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.54 |
| Purchase Water Pass-Thru | $893.92 |
| Water Base Charge | $86.37 |
| Water Usage Charge | $1,540.47 |
| Sewer Base Charge | $142.68 |
| Sewer Usage Charge | $58.68 |
| Reclaimed Water Charge | $91.51 |
| **Total Service Address Charges** | **$2,820.17** |




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

**Service Address:** 7030 RESERVOIR CT-RECLAIM



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 703731884 | 05/29/2026 | 15998021 | 06/29/2026 | 17108996 | 1110975 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $691.59 |
| **Total Service Address Charges** | **$691.59** |



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

**Service Address:** 5490 WAYFARER AVE - COMM RCLM MTR

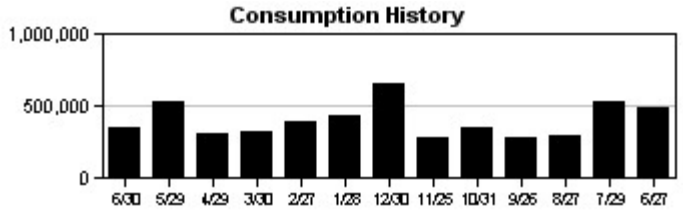


| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 61154022 | 05/29/2026 | 226592 | 06/30/2026 | 230101 | 350900 GAL | ESTIMATED | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $88.52 |
| **Total Service Address Charges** | **$88.52** |

An estimated read was used to calculate your bill




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

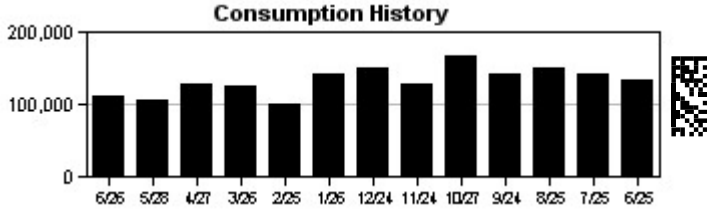
**Service Address:** 7054 RESERVOIR CT-RECLAIM



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 54813248 | 05/28/2026 | 73136 | 06/26/2026 | 74250 | 111400 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $31.44 |
| **Total Service Address Charges** | **$31.44** |



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

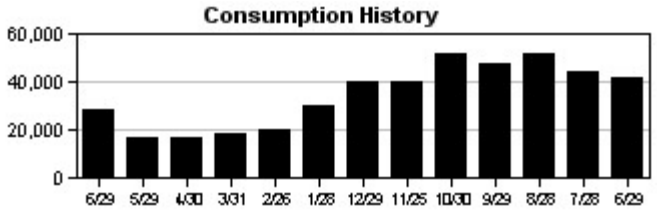
**Service Address:** 5459 WAYFAER AVE - COMM RCLM MTR



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 703540726 | 05/29/2026 | 754201 | 06/29/2026 | 782130 | 27929 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $11.93 |
| **Total Service Address Charges** | **$11.93** |




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

**Service Address:** 5630 WAYFARER AVE - COMM RCLM IRRIG

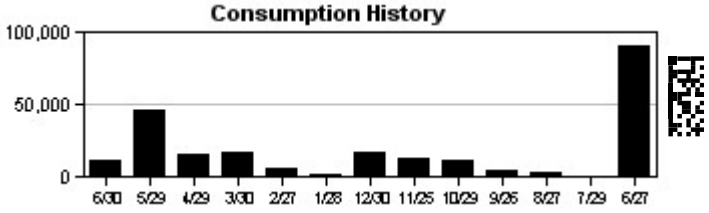


| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 54979020 | 05/29/2026 | 8172 | 06/30/2026 | 8283 | 11100 GAL | ESTIMATED | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $8.44 |
| **Total Service Address Charges** | **$8.44** |

An estimated read was used to calculate your bill



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

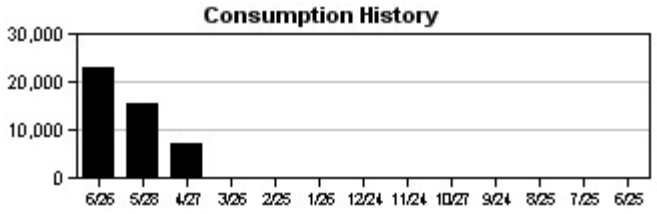
**Service Address:** 5521 SILVER SUN DR



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 54523989 | 05/28/2026 | 9278 | 06/26/2026 | 9506 | 22800 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $11.56 |
| **Total Service Address Charges** | **$11.56** |




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

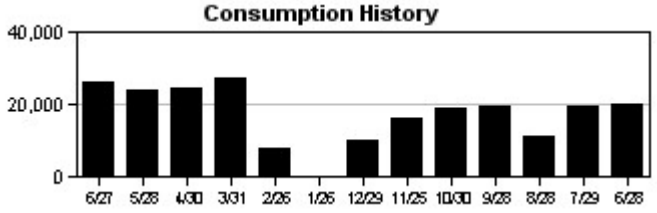
**Service Address:** 5424 WAYFARER AVE - COMM RCLM MTR



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 703755234 | 05/28/2026 | 326692 | 06/27/2026 | 352558 | 25866 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $12.51 |
| **Total Service Address Charges** | **$12.51** |



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

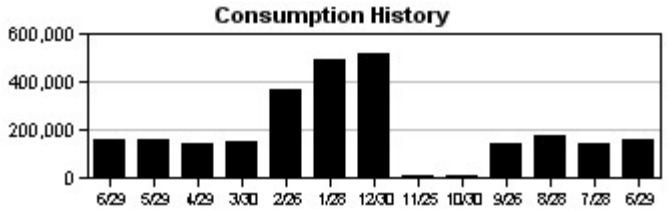
**Service Address:** 5300 DEL CORONADO DR - COMM RCLM MTR



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 703562000 | 05/29/2026 | 3592430 | 06/29/2026 | 3751717 | 159287 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $124.98 |
| **Total Service Address Charges** | **$124.98** |




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

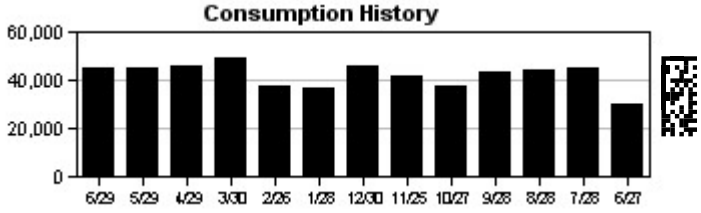
**Service Address:** 5494 DEL CORONADO DR - COMM RCLM MTR



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 705884634 | 05/29/2026 | 659205 | 06/29/2026 | 704584 | 45379 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $16.53 |
| **Total Service Address Charges** | **$16.53** |



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

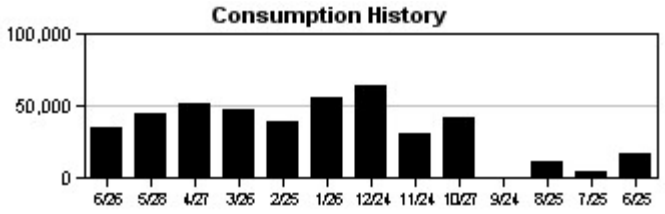
**Service Address:** 7306 GOLDEN SKY CT



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 54492026 | 05/28/2026 | 20711 | 06/26/2026 | 21064 | 35300 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $16.32 |
| **Total Service Address Charges** | **$16.32** |




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

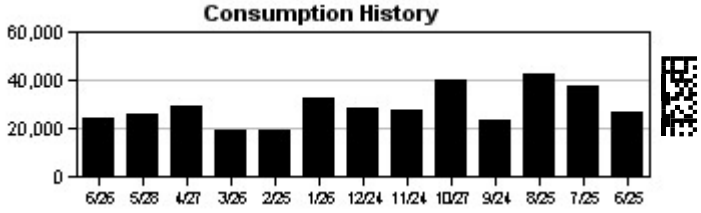
**Service Address:** 7020 SAGUARO WAY-RECLAIM

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| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 54813250 | 05/28/2026 | 19551 | 06/26/2026 | 19792 | 24100 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $11.14 |
| **Total Service Address Charges** | **$11.14** |



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

**Service Address:** 6112 SEA AIR DR

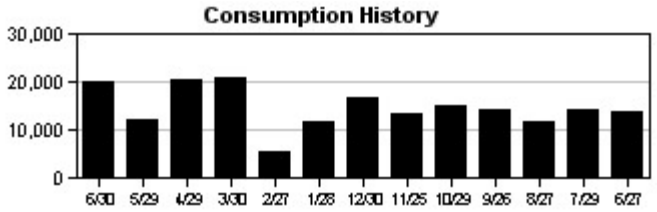


| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 54620056 | 05/29/2026 | 8705 | 06/30/2026 | 8904 | 19900 GAL | ESTIMATED | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $10.66 |
| **Total Service Address Charges** | **$10.66** |

An estimated read was used to calculate your bill




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

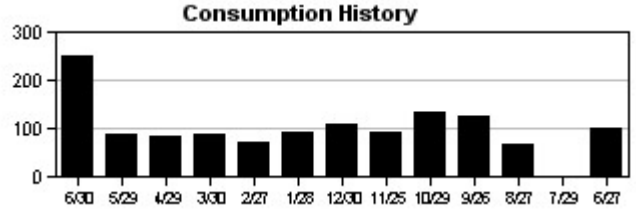
**Service Address:** 7000 MAINLAND AVE - COMM RCLM IRRIG

M-Page 11 of 12

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 54813245 | 05/29/2026 | 7055 | 06/30/2026 | 7303 | 248 GAL | ACTUAL | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $6.48 |
| **Total Service Address Charges** | **$6.48** |



Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

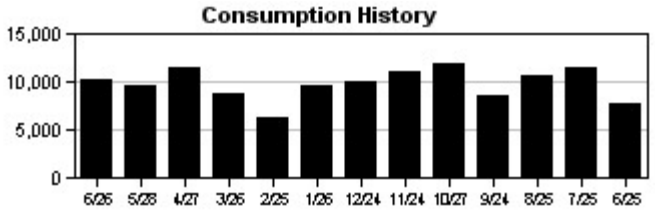
**Service Address:** 7310 BETEL PALM CT I



| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 54791915 | 05/28/2026 | 9156 | 06/26/2026 | 9258 | 10200 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.54 |
| Purchase Water Pass-Thru | $30.80 |
| Water Base Charge | $16.98 |
| Water Usage Charge | $19.21 |
| **Total Service Address Charges** | **$73.53** |




Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| WATERSET CENTRAL CDD | 7687161865 | 07/13/2026 | 08/03/2026 |

**Service Address:** 6060 MILESTONE DR

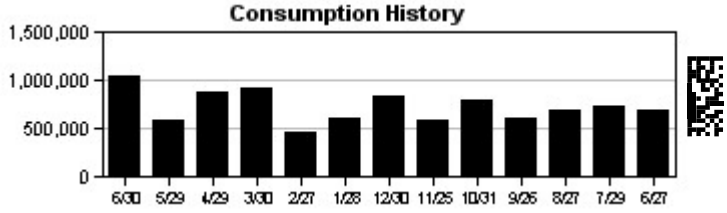


| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 61080629 | 05/29/2026 | 375430 | 06/30/2026 | 385921 | 1049100 GAL | ESTIMATED | RECLAIM |

**Service Address Charges**

| | |
|---|---|
| Reclaimed Water Charge | $262.61 |
| **Total Service Address Charges** | **$262.61** |

An estimated read was used to calculate your bill



**K U T A K  R O C K  L L P**

**TALLAHASSEE, FLORIDA**
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

**Check Remit To:**
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

July 7, 2026

Waterset Central CDD
Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3774956
68623-1

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Re: General Counsel

For Professional Legal Services Rendered

| | | | | |
|---|---|---|---|---|
| 05/06/26 | S. Sandy | 0.90 | 310.50 | Review draft agenda and status of outstanding items; confer with DeLuna regarding same |
| 05/07/26 | S. Sandy | 0.20 | 69.00 | Prepare resolutions regarding general election and spending authorizations |
| 05/07/26 | D. Wilbourn | 0.50 | 100.00 | Prepare general election notice and resolution |
| 05/11/26 | S. Sandy | 0.40 | 138.00 | Prepare for board meeting; confer with DeLuna regarding same |
| 05/13/26 | S. Sandy | 5.00 | 1,725.00 | Prepare for and attend board meeting; conduct follow up regarding same |
| 05/14/26 | D. Wilbourn | 0.50 | 100.00 | Prepare documents for revised rules of procedures and budget hearings |
| 05/15/26 | S. Sandy | 0.70 | 241.50 | Confer with McNutt regarding service of litigation complaint; review same; confer with DeLuna regarding same |
| 05/20/26 | S. Sandy | 0.20 | 69.00 | Confer with Bentley regarding stormwater management system |

| | | | | |
|---|---|---|---|---|
| 05/21/26 | S. Sandy | 0.80 | 276.00 | Review Mommy & Me independent contractor agreement and insurance requirements; confer with Parodi regarding same; prepare cost share agreement for copier |
| 05/22/26 | S. Sandy | 0.20 | 69.00 | Prepare independent contractor agreement for Embody LLC |
| 05/22/26 | D. Wilbourn | 1.00 | 200.00 | Prepare cost share agreement for copier operation and maintenance |
| 05/27/26 | D. Wilbourn | 1.10 | 220.00 | Prepare independent contractor agreement |
| 05/28/26 | S. Sandy | 1.70 | 586.50 | Review and revise form independent contractor agreement; prepare independent contractor agreement with Embody, LLC; review draft agenda; confer with DeLuna regarding same |

| | | |
|---|---|---|
| TOTAL HOURS | 13.20 | |
| TOTAL FOR SERVICES RENDERED | | $4,104.50 |
| TOTAL CURRENT AMOUNT DUE | | $4,104.50 |

**K U T A K  R O C K  L L P**

**TALLAHASSEE, FLORIDA**
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

**Check Remit To:**
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

July 31, 2026

Waterset Central CDD
Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3780853
68623-1

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Re: General Counsel

For Professional Legal Services Rendered

| | | | | |
|---|---|---|---|---|
| 06/02/26 | S. Sandy | 0.90 | 310.50 | Review draft agenda; prepare documents for same; prepare copier cost share agreement |
| 06/02/26 | D. Wilbourn | 0.20 | 40.00 | Prepare for board meeting |
| 06/03/26 | S. Sandy | 0.30 | 103.50 | Review copier lease agreement |
| 06/09/26 | S. Sandy | 1.60 | 552.00 | Attend call with McNutt and DeLuna regarding board meeting; prepare for same |
| 06/10/26 | S. Sandy | 3.90 | 1,345.50 | Prepare for and attend board meeting; conduct follow up regarding same |
| 06/12/26 | D. Wilbourn | 1.20 | 240.00 | Prepare budget hearing documents; prepare rules of procedure hearing documents; transmit Form 8B to district manager; prepare form of independent contractor agreement |
| 06/19/26 | S. Sandy | 0.30 | 103.50 | Prepare FYE 2027 budget and assessment notices; confer regarding copier lease |
| 06/22/26 | D. Wilbourn | 0.30 | 60.00 | Prepare budget hearing documents |

| | | | | |
|---|---|---|---|---|
| 06/24/26 | S. Sandy | 0.60 | 207.00 | Confer with McNutt regarding landscape services agreement and RFP process for same |
| 06/25/26 | S. Sandy | 0.80 | 276.00 | Confer regarding request from auditor; review and update O&M Assessment hearing notices; confer with staff regarding same |
| 06/29/26 | S. Sandy | 0.60 | 207.00 | Confer with DeLuna; review O&M budget and assessment hearing notices; facilitate auditor request; review addendum to copier lease; confer regarding same |
| 06/30/26 | S. Sandy | 0.40 | 138.00 | Confer with Goldstein regarding audit disclosure and status; help facilitate legal letter to auditor |

| | | |
|---|---|---|
| TOTAL HOURS | 11.10 | |
| TOTAL FOR SERVICES RENDERED | | $3,583.00 |
| TOTAL CURRENT AMOUNT DUE | | $3,583.00 |

**LLS Tax Solutions Inc.**
1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com

# INVOICE

**BILL TO**
Waterset Central Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

**INVOICE #** 004231
**DATE** 08/06/2026
**DUE DATE** 09/05/2026
**TERMS** Net 30

| DESCRIPTION | AMOUNT |
|---|---|
| Total Billing for Arbitrage Services in connection with the Waterset Central Community Development District (Hillsborough County, Florida) $16,860,000 Special Assessment Bonds, Series 2018 – Rebatable Arbitrage Calculation for the period ended May 13, 2026. | 500.00 |

BALANCE DUE **$500.00**

Thank You For Your Business

nVIROTECT
PEST CONTROL SERVICES
16210 North Florida Avenue
Lutz, FL 33549
Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

# INVOICE

**Waterset Central CDD**
**7281 Paradiso Dr.**
**Apollo Beach, FL 33572**

Date: 7/28/24

| | |
|---|---|
| **Account Number:** | **12545** |
| Invoice Number: | 401191 |
| Previous Balance: | $0.00 |
| **Commercial General Pests** | **$234.00** |
| Sales Tax: | $0.00 |
| **Service Amount:** | **$234.00** |

Check /Cash: _____

Technician(s): IB.

**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% | ☑ Talstar P |

| Rodent Control | Treatment | |
|---|---|---|
| ☐ Mice | ☐ CM Rat Snap Traps | ☐ Rodent Bait Stations |
| ☐ Rats | ☐ Contrac Blox Bait .005% | ☐ T-Rex Rat Snap Traps |
| ☐ _____ | ☐ Final Blox Bait .005% | ☐ Victor Glue Boards |

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

**Ask us about Automatic Payments or Paperless Billing.**

Instructions: _____

nVIROTECT
PEST CONTROL SERVICES
16210 North Florida Avenue
Lutz, FL 33549
Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

# INVOICE

**Waterset Central CDD**
**7281 Paradiso Dr.**
**Apollo Beach, FL 33572**

Date: 7/28/26

| | |
|---|---|
| **Account Number:** | **12545** |
| Invoice Number: | 401518 |
| Previous Balance: | $0.00 |
| **Commercial General Pests** | **$146.00** |
| Sales Tax: | $0.00 |
| **Service Amount:** | **$146.00** |
| Check /Cash: | |
| Technician(s): | TB. |

**Call for a FREE Lawn Care Quote!**

**Next service FREE for each referral!***

**10% Discount with yearly Prepayment!***

* Exclusions apply. Call office for details.

## Treatment Area
- ☐ Bedroom
- ☐ Breakroom
- ☐ Garage
- ☐ Kitchen
- ☑ Perimeter
- ☐ Rest Room

## Structure
- ☐ Bank
- ☐ Industrial
- ☐ Medical
- ☑ Professional
- ☐ Residence
- ☐ Retail

## Frequency
- ☐ Annual Service
- ☐ Every Other Month
- ☑ Monthly Service
- ☐ Quarterly Service
- ☐ Twice Per Month
- ☐ Weekly

## Type of Service
- ☐ Additional Service
- ☐ Extra Service
- ☑ General Pest Control
- ☐ In Wall Tube System
- ☐ Rodent Control
- ☐ Annual Service

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

## Treatment
- ☐ Advion Ant Bait Station .1%
- ☐ Advion Ant Gel Bait .05%
- ☐ Advion Roach Bait Stn .5%
- ☐ Advion Roach Gel Bait .6%
- ☐ Alpine Aerosol .25%
- ☐ Biozyme
- ☐ CM Insect Monitors
- ☐ Dekko Silver Fish Paks 20%
- ☐ D-Fense Dust .05%
- ☐ Gentrol Liquid 9%
- ☑ Inspection
- ☐ Maxforce Quantum .03%
- ☐ Niban FG 5%
- ☐ Nyguard IGR 10%
- ☐ Onslaught 6.4%
- ☐ Perimeter Sweep
- ☐ Taurus .06%
- ☑ Talstar Xtra .25%
- ☐ Transport GHP .11%
- ☐ Transport Mikron .11%
- ☐ Vector Bio 5
- ☐ Wasp Freeze .1%
- ☐ Web Out 10.5%
- ☐ _____

## Rodent Control
- ☐ Mice
- ☐ Rats
- ☐ _____

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

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

**Ask us about Automatic Payments or Paperless Billing.**

Instructions: _____

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

**Invoice** 42332095
**Invoice Date** 7/21/2026
**Completed Date** 7/21/2026
**Payment Term** Due Upon Receipt
**Due Date** 7/21/2026

**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**

Disconnect the power, remove and replace (2) pool water lines contactors rated for 208-v, 40-amps, 120-v coils, 3 pole. Make all necessary connections and test for proper operation.

Total Proposal: $1,130.00.

| Service # | Description | Quantity | Your Price | Total |
|---|---|---|---|---|
| FINAL | Project Final Invoice | 1.00 | $1,130.00 | $1,130.00 |

| | |
|---|---|
| **Sub-Total** | $1,130.00 |
| **Tax** | $0.00 |
| **Total** | $1,130.00 |
| **Payment** | $0.00 |
| **Balance Due** | $1,130.00 |

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

**Pristine Promotional Marketing**
16410 Chapman Crossing
Drive
Lithia, FL 33547

# Invoice

| Due Date | Date | Invoice # |
|---|---|---|
| 7/22/2026 | 7/22/2026 | 2026 |

Bill To

Waterset Central CDD

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

New e-mail address? Enter here: _____

| **Balance Due** | **$326.10** |
|---|---|

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

**Pristine Promotional Marketing**
16410 Chapman Crossing Drive
Lithia, FL 33547

| P.O. No. | Terms | Project | Rep |
|---|---|---|---|
| 2390PPM | Due on receipt | | |

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| LPY34 | 3/4" POLYESTER CUSTOM PRINTED LANYARD | 200 | 1.50 | 300.00T |
| Shipping Fee | Shipping | 1 | 26.10 | 26.10T |
| | No Sales Tax (Recurring) | | 0.00% | 0.00 |

There will be a $15 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 90 days. For billing inquiries: 954-818-7217.

| | |
|---|---|
| **Total** | $326.10 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $326.10 |

# 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.: 34030
Terms: Net 45
Invoice date: 05/01/2026
Due date: 06/15/2026

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

**Total** **$5,831.00**

**Overdue** 06/15/2026

# INVOICE

**RedTree Landscape Systems**
5532 Auld Lane
Holiday, FL 34690

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

**Bill to**
Waterset Central CDD
C/o Rizzetta & Company
7821 Paradiso Drive
Apollo Beach, Fl 33572

**Ship to**
Waterset Central CDD
C/o Rizzetta & Company
7821 Paradiso Drive
Apollo Beach, Fl 33572

**Invoice details**
Invoice no.: 34361
Terms: Net 45
Invoice date: 06/01/2026
Due date: 07/16/2026

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

**Total** **$5,831.00**

**Overdue** 07/16/2026

# INVOICE

**RedTree Landscape Systems**
5532 Auld Lane
Holiday, FL 34690

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

**Bill to**
Waterset Central CDD
C/o Rizzetta & Company
7821 Paradiso Drive
Apollo Beach, Fl 33572

**Ship to**
Waterset Central CDD
C/o Rizzetta & Company
7821 Paradiso Drive
Apollo Beach, Fl 33572

**Invoice details**
Invoice no.: 34996
Terms: Net 45
Invoice date: 07/28/2026
Due date: 09/11/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Sales** | TREE REMOVAL AND STAKING FROM APPROVED PROPOSAL:<br><br>SCOPE OF WORK:<br>*Reset 2 fallen trees and stake with 2x4 staking kit<br>*Remove 2 fallen trees and stump grind as needed | 1 | $2,400.00 | $2,400.00 |

**Total** **$2,400.00**

# 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.: 35286
Terms: Net 45
Invoice date: 08/11/2026
Due date: 09/25/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Irrigation Bill Upon Completion** | Irrigation Bill Upon Completion 6.9.26<br><br>Covington Garden Drive - Controller 5A-1B:<br>Inspection and repairs completed on the controller 5A & 1B located at Golden Sky and Covington Garden Drive. | 1 | $0.00 | $0.00 |
| 2. | | **Sales** | 6" spray head | 1 | $23.00 | $23.00 |
| 3. | | **Sales** | nozzle | 3 | $2.88 | $8.64 |
| 4. | | **Sales** | drip coupling | 2 | $0.75 | $1.50 |
| 5. | | **Sales** | labor-technician | 1.5 | $75.00 | $112.50 |

**Total** **$145.64**

# 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.: 35287
Terms: Net 45
Invoice date: 08/11/2026
Due date: 09/25/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Irrigation Bill Upon Completion** | Irrigation Bill Upon Completion 6.3.26<br><br>Covington Garden Drive - Controller 5A-1B:<br>Repaired breaks reported, from a Do Not Exceed approved proposal: | 1 | $0.00 | $0.00 |
| 2. | | **Sales** | 6" spray head | 1 | $23.00 | $23.00 |
| 3. | | **Sales** | nozzle | 1 | $2.88 | $2.88 |
| 4. | | **Sales** | drip coupling | 2 | $0.75 | $1.50 |
| 5. | | **Sales** | drip pipe | 1 | $0.75 | $0.75 |
| 6. | | **Sales** | labor-technician | 4.5 | $75.00 | $337.50 |

**Total** **$365.63**

# 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.: 35288
Terms: Net 45
Invoice date: 08/11/2026
Due date: 09/25/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Irrigation Bill Upon Completion** | Irrigation Bill Upon Completion 6.11.26<br><br>Covington Gardens:<br>Repaired a 3" main line break caused by excavation install. | 1 | $0.00 | $0.00 |
| 2. | | **Sales** | 3" 90 | 1 | $15.80 | $15.80 |
| 3. | | **Sales** | 3" cap | 1 | $7.95 | $7.95 |
| 4. | | **Sales** | 3" PVC Pipe | 6 | $3.35 | $20.10 |
| 5. | | **Sales** | labor-technician | 3 | $75.00 | $225.00 |

**Total** **$268.85**

# 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.: 35289
Terms: Net 45
Invoice date: 07/31/2026
Due date: 08/31/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Irrigation Bill Upon Completion** | Irrigation Bill Upon Completion 6.16.26<br><br>Inspected the controller, found low pressure zone 5, and cleaned out the valve. No repairs needed. | 1 | $0.00 | $0.00 |
| 2. | | **Sales** | labor-technician | 2.75 | $75.00 | $206.25 |

**Total** **$206.25**

# 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.: 35290
Terms: Net 45
Invoice date: 07/31/2026
Due date: 08/31/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Irrigation Bill Upon Completion** | Irrigation Bill Upon Completion 6.25.26<br><br>Replaced the faulty decoder on zone 50; the master valve is now programmed to activate with zone 47. | 1 | $0.00 | $0.00 |
| 2. | | **Sales** | hunter ICD-100 decoder | 1 | $275.75 | $275.75 |
| 3. | | **Sales** | DBY conectors | 4 | $5.00 | $20.00 |
| 4. | | **Sales** | wire nuts | 2 | $2.00 | $4.00 |
| 5. | | **Sales** | labor-technician | 3 | $75.00 | $225.00 |

**Total** **$524.75**

# 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.: 35291
Terms: Net 45
Invoice date: 07/31/2026
Due date: 08/31/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Irrigation Bill Upon Completion** | Irrigation Bill Upon Completion 6.16.26<br>Repairs made on the Timer 5A-2A. | 1 | $0.00 | $0.00 |
| 2. | | **Sales** | 6" spray head | 3 | $23.00 | $69.00 |
| 3. | | **Sales** | nozzle | 4 | $2.88 | $11.52 |
| 4. | | **Sales** | drip coupling | 6 | $0.75 | $4.50 |
| 5. | | **Sales** | drip pipe | 2 | $0.75 | $1.50 |
| 6. | | **Sales** | MPT Barb 90 | 1 | $1.05 | $1.05 |
| 7. | | **Sales** | labor-technician | 1.5 | $75.00 | $112.50 |

**Total** **$200.07**

# 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.: 35292
Terms: Net 45
Invoice date: 07/31/2026
Due date: 08/31/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Irrigation Bill Upon Completion** | Irrigation Bill Upon Completion 6.10.26<br><br>Timer 5B1<br>Repairs made during a wet check. Replaced one broken spray head, 3 clogged nozzles, and repaired a drip break. Zone 23 had a faulty solenoid, which was also replaced. Located a valve on the wire path but not programmed in the timer; replaced the decoder and the solenoid. | 1 | $0.00 | $0.00 |
| 2. | | **Sales** | ICD-100 decoder | 1 | $257.68 | $257.68 |
| 3. | | **Sales** | Hunter solenoid | 2 | $50.00 | $100.00 |
| 4. | | **Sales** | 6" spray head | 1 | $23.00 | $23.00 |
| 5. | | **Sales** | nozzle | 4 | $2.88 | $11.52 |
| 6. | | **Sales** | drip coupling | 2 | $0.75 | $1.50 |
| 7. | | **Sales** | drip pipe | 1 | $0.75 | $0.75 |
| 8. | | **Sales** | labor-technician | 2 | $75.00 | $150.00 |

**Total** **$544.45**

# 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.: 35297
Terms: Net 45
Invoice date: 07/31/2026
Due date: 09/14/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Irrigation Bill Upon Completion** | Irrigation Bill Upon Completion 6.3.26<br><br>Reservoir Court - Controller 5A -2A: Replaced faulty solenoid on zone 19, decoder on zone 45, and a 2" valve on zone 44. | 1 | $0.00 | $0.00 |
| 2. | | **Sales** | Hunter solenoid | 1 | $55.00 | $55.00 |
| 3. | | **Sales** | Hunter decoder | 1 | $275.75 | $275.75 |
| 4. | | **Sales** | DBRY | 2 | $5.00 | $10.00 |
| 5. | | **Sales** | wire nuts | 2 | $2.00 | $4.00 |
| 6. | | **Sales** | 2" valve | 1 | $2.50 | $2.50 |
| 7. | | **Sales** | 13"x20"x12" large valve box | 1 | $154.17 | $154.17 |
| 8. | | **Sales** | labor-technician | 3 | $75.00 | $225.00 |

**Total** **$726.42**

# 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.: 35299
Terms: Net 45
Invoice date: 07/31/2026
Due date: 09/14/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Irrigation Bill Upon Completion** | Irrigation Bill Upon Completion 6.8.26<br><br>PAM and 30th - Controller Town Center: Inspection and repairs were made to the Town Center Controller. | 1 | $0.00 | $0.00 |
| 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 | $23.50 | $23.50 |
| 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** **$441.95**

# 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.: 35459
Terms: Net 60
Invoice date: 07/31/2026
Due date: 09/29/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | | Irrigation repairs performed on 7/7/26 as follows: | | | |
| 2. | | **Irrigation Bill Upon Completion** | Zone 7: Repaired (2) drip line breaks. | 1 | $41.25 | $41.25 |
| 3. | | **Irrigation Bill Upon Completion** | Zone 14: Repaired (2) drip line breaks | 1 | $39.00 | $39.00 |
| 4. | | **Irrigation Bill Upon Completion** | Zone 41: Replaced (1) defective solenoid | 1 | $96.50 | $96.50 |
| 5. | | **Irrigation Bill Upon Completion** | Zone 54: Replaced (1) broken 12" spray head | 1 | $58.18 | $58.18 |

**Total** **$234.93**

# 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.: 35460
Terms: Net 60
Invoice date: 07/31/2026
Due date: 09/29/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | | Irrigation repairs performed as follows on 7/1/26: | | | |
| 2. | | **Irrigation Bill Upon Completion** | Completed inspection on Phase 4 Controller: Replaced (1) broken 6" spray head, 4 clogged nozzles, and repair drip line breaks | 1 | $125.27 | $125.27 |

**Total** **$125.27**

# 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.: 35461
Terms: Net 60
Invoice date: 07/31/2026
Due date: 09/29/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | | Irrigation repairs performed as follows on 7/2/26: | | | |
| 2. | | **Irrigation Bill Upon Completion** | Controller 5A - 1A: repair (3) drip line breaks upon completion of inspection. | 1 | $81.75 | $81.75 |
| 3. | | **Irrigation Bill Upon Completion** | Controller 8B and 2B: replaced (2) clogged nozzles and repaired (15) line breaks upon completion of inspection. | 1 | $227.01 | $227.01 |

**Total** **$308.76**

# 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.: 35463
Terms: Net 60
Invoice date: 07/31/2026
Due date: 09/29/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | | Irrigation repairs performed as follows on 7/14/26: | | | |
| 2. | | **Irrigation Bill Upon Completion** | Phase 4, Zone 17: Replace faulty decoder and solenoid | 1 | $494.75 | $494.75 |
| 3. | | **Irrigation Bill Upon Completion** | PAM & Waterset Blvd (SW) Corner: No repairs made. Controller L on North, Zone 2 operating | 1 | $18.75 | $18.75 |
| 4. | | **Irrigation Bill Upon Completion** | 5406 Silver Sun: No parts used - All zones operating | 1 | $37.50 | $37.50 |
| 5. | | **Irrigation Bill Upon Completion** | Mainland Ave - CULDESAC:c Repair one drip break | 1 | $40.50 | $40.50 |

**Total** **$591.50**

# 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.: 35464
Terms: Net 60
Invoice date: 07/31/2026
Due date: 09/29/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | | Irrigation repairs performed as follows on 7/6/26: | | | |
| 2. | | **Irrigation Bill Upon Completion** | Reservoir Court, Zone 7: Replaced (1) 6" spray head and nozzle | 1 | $63.38 | $63.38 |
| 3. | | **Irrigation Bill Upon Completion** | SB-1, Zone 23: Replace (1) 6" spray head and nozzle | 1 | $63.38 | $63.38 |
| 4. | | **Irrigation Bill Upon Completion** | SB-1, Zone 22: Replace (1) 6" spray head and nozzle | 1 | $63.38 | $63.38 |
| 5. | | **Irrigation Bill Upon Completion** | SB-1, Zone 41: Repair drip line break | 1 | $39.75 | $39.75 |
| 6. | | **Irrigation Bill Upon Completion** | SB-1, Zone 8: Replace (1) 12" spray head and nozzle | 1 | $58.18 | $58.18 |
| 7. | | **Irrigation Bill Upon Completion** | SB-1, Zone 3: Replace nozzle | 1 | $40.38 | $40.38 |
| 8. | | **Irrigation Bill Upon Completion** | 5406 Silversun Drive: Replace (1) 6" spray head on zone 1, (6) drip couplings zone 2, (1) nozzle in zone 1 and (2) 1" ball valves on zones 1 & 2. | 1 | $201.78 | $201.78 |

**Total** **$530.23**

# 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.: 35509
Terms: Net 60
Invoice date: 07/31/2026
Due date: 08/31/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Irrigation Bill Upon Completion** | Irrigation Bill Upon Completion 6.8.26<br><br>CONTROLLER 5B-1<br>7014 Waterset Ct<br>Repairs made to zone 3. | 1 | $0.00 | $0.00 |
| 2. | | **Sales** | nozzles | 14 | $2.88 | $40.32 |
| 3. | | **Sales** | 12" spray haed | 13 | $47.00 | $611.00 |
| 4. | | **Sales** | labor-technician | 4 | $75.00 | $300.00 |

**Total** **$951.32**

# 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.: 35510
Terms: Net 60
Invoice date: 07/31/2026
Due date: 08/31/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Irrigation Bill Upon Completion** | Irrigation Bill Upon Completion 7.2.26<br><br>5513 Silver Run<br>Replaced two broken rotors. | 1 | $0.00 | $0.00 |
| 2. | | **Sales** | 6" rotor | 2 | $45.00 | $90.00 |
| 3. | | **Sales** | labor-technician | 1 | $75.00 | $75.00 |

**Total** **$165.00**

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 | 0696-001369396 |
| Invoice Date | July 17, 2026 |
| Previous Balance | $1,518.55 |
| Payments/Adjustments | -$1,518.55 |
| **Current Invoice Charges** | **$1,329.04** |

| Total Amount Due | Payment Due Date |
|---|---|
| **$1,329.04** | **August 06, 2026** |

## PAYMENTS/ADJUSTMENTS

| Description | Reference | Amount |
|---|---|---|
| Payment - Thank You 07/07 | 5555555 | -$1,518.55 |

## 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 06/23 | | 1.0000 | $88.00 | $88.00 |
| Waste/Recycling Overage 06/30 | | 1.0000 | $88.00 | $88.00 |
| Pickup Service 08/01-08/31 | | | $713.86 | $713.86 |
| **Administrative Fee** | | | | $5.95 |
| **Total Fuel/Environmental Recovery Fee** | | | | $433.23 |
| **CURRENT INVOICE CHARGES** | | | | **$1,329.04** |


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REPUBLIC SERVICES

**5210 W Linebaugh Ave**
**Tampa FL 33624-503434**

Address Service Requested

**Thank You For Choosing Paperless**

**Total Enclosed**

| | |
|---|---|
| **Total Amount Due** | **$1,329.04** |
| **Payment Due Date** | **August 06, 2026** |
| **Account Number** | **3-0696-0036370** |
| **Invoice Number** | **0696-001369396** |

☐ 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


306960036370000000136939600013290400013290 43

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

**Statement Date:** August 04, 2026

| **Amount Due:** | **$349.17** |
|---|---|

**Due Date:** August 25, 2026
**Account #:** 221008697536

**DO NOT PAY. Your account will be drafted on August 25, 2026**

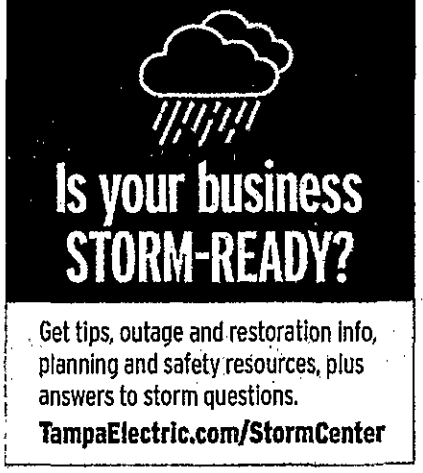
## Account Summary

**Current Service Period:** June 30, 2026 - July 29, 2026

| | |
|---|---|
| Previous Amount Due | $350.99 |
| Payment(s) Received Since Last Statement | -$350.99 |
| ***Current Month's Charges*** | ***$349.17*** |
| **Amount Due by August 25, 2026** | **$349.17** |

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

Scan here to view your account online.




Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

00000421-0000891-Page 1 of 10

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*To ensure prompt credit, please return stub portion of this bill with your payment.*

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 221008697536
**Due Date:** August 25, 2026

| **Amount Due:** | **$349.17** |
|---|---|
| **Payment Amount:** $ _____ | |

622989633329

Your account will be drafted on August 25, 2026

**Pay your bill online at TampaElectric.com**
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00000421 FTECO1000425232840100000 01 00000000 421 005
WATERSET CENTRAL CDD
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

**Account #: 221008697536**
**Statement Date: August 04, 2026**
**Charges Due: August 25, 2026**

**Service Period:** Jun 30, 2026 - Jul 29, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 30 days**

| | | |
|---|---|---|
| Lighting Energy Charge | *133 kWh @ $0.03411/kWh* | $4.54 |
| Fixture & Maintenance Charge | *7 Fixtures* | $116.27 |
| Lighting Pole / Wire | *7 Poles* | $198.24 |
| Lighting Fuel Charge | *133 kWh @ $0.03452/kWh* | $4.59 |
| Storm Protection Charge | *133 kWh @ $0.00574/kWh* | $0.76 |
| Clean Energy Transition Mechanism | *133 kWh @ $0.00043/kWh* | $0.06 |
| Storm Surcharge | | $0.00 |
| Florida Gross Receipt Tax | | $0.26 |
| State Tax | | $24.45 |
| **Lighting Charges** | | **$349.17** |

**Total Current Month's Charges** **$349.17**

## Important Messages

**Quarterly Fuel Source Update**
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00000421-0002691-Page 2 of 10

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.

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TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

WATERSET CENTRAL CDD
5701 MADRIGAL WAY, AMENITY
APOLLO BEACH, FL 33572

**Statement Date:** August 04, 2026

| Amount Due: | $936.84 |
|---|---|

**Due Date:** August 25, 2026
**Account #:** 221008884712

**DO NOT PAY. Your account will be drafted on August 25, 2026**

## Account Summary

**Current Service Period:** June 30, 2026 - July 29, 2026

| | |
|---|---|
| Previous Amount Due | $996.27 |
| Payment(s) Received Since Last Statement | -$996.27 |
| **Current Month's Charges** | **$936.84** |
| **Amount Due by August 25, 2026** | **$936.84** |

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

## Your Energy Insight

Your average daily kWh used was **9.06% higher** than the same period last year.

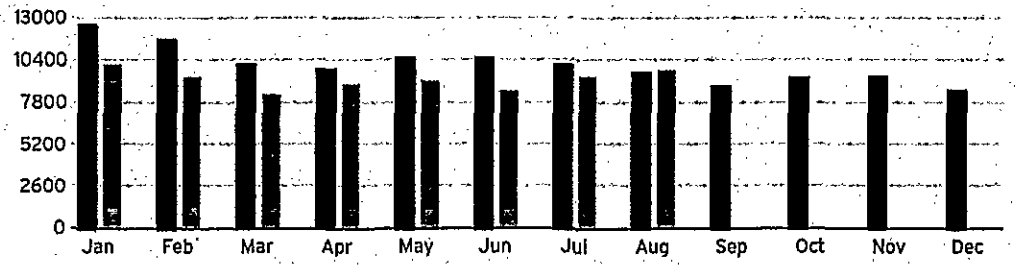
Your peak billing demand was **9.52% lower** than the same period last year.

Scan here to view your account online.


Is your business STORM-READY?

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
**TampaElectric.com/StormCenter**


## 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:** August 25, 2026

| Amount Due: | $936.84 |
|---|---|
| **Payment Amount:** $_____ | |

622989633330

Your account will be drafted on August 25, 2026

**Pay your bill online at TampaElectric.com**
*See reverse side of your paystub for more ways to pay.*

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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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
5701 MADRIGAL WAY
AMENITY, APOLLO BEACH, FL 33572

Account #: 221008884712
Statement Date: August 04, 2026
Charges Due: August 25, 2026

## Meter Read

**Service Period:** Jun 30, 2026 - Jul 29, 2026 **Rate Schedule:** General Service Demand - Standard

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|
| 1000812338 | 07/29/2026 | 81,255 | 71,517 | 9,738 kWh | 1 | 30 Days |
| 1000812338 | 07/29/2026 | 19.25 | 0 | 19.25 kW | 1 | 30 Days |

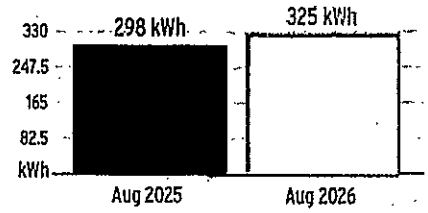
## Charge Details

### Electric Charges

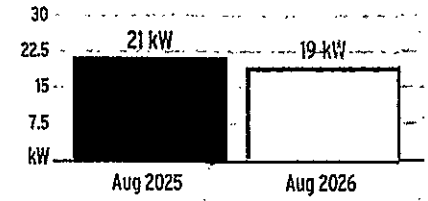
| | | |
|---|---|---|
| Daily Basic Service Charge | *30 days @ $1.12000* | $33.60 |
| Billing Demand Charge | *19 kW @ $19.06000/kW* | $362.14 |
| Energy Charge | *9,738 kWh @ $0.00815/kWh* | $79.36 |
| Fuel Charge | *9,738 kWh @ $0.03516/kWh* | $342.39 |
| Capacity Charge | *19 kW @ $0.72000/kW* | $13.68 |
| Storm Protection Charge | *19 kW @ $2.02000/kW* | $38.38 |
| Energy Conservation Charge | *19 kW @ $0.79000/kW* | $15.01 |
| Environmental Cost Recovery | *9,738 kWh @ $0.00072/kWh* | $7.01 |
| Clean Energy Transition Mechanism | *19 kW @ $1.15000/kW* | $21.85 |
| Florida Gross Receipt Tax | | $23.42 |
| **Electric Service Cost** | | **$936.84** |

**Total Current Month's Charges** **$936.84**

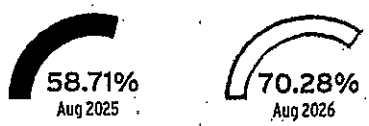
## Avg kWh Used Per Day




## 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.

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TECO
AN EMERA COMPANY
PeoplesGas.com | TampaElectric.com

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

**Statement Date:** August 05, 2026

| Amount Due: | $2,883.71 |
|---|---|

**Due Date:** August 19, 2026
**Account #:** 321000017137

**DO NOT PAY. Your account will be drafted on August 19, 2026**

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## Account Summary

| | |
|---|---|
| Previous Amount Due | $2,775.57 |
| Payment(s) Received Since Last Statement | -$2,775.57 |
| Credit Balance After Payments and Credits | $0.00 |
| **Current Month's Charges** | **$2,883.71** |
| **Amount Due by August 19, 2026** | **$2,883.71** |

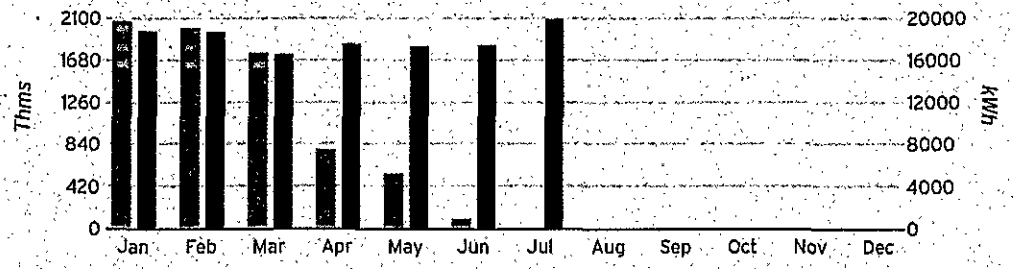
**Amount not paid by due date may be assessed a late payment charge and an additional deposit.**

## Your Locations With The Highest Usage

| | |
|---|---|
| 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637 | 11,302 KWH |
| 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611 | 152 KWH |

Scan here to interact with your bill online.

## Monthly Usage




**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

Visit **TampaElectric.com/Safety** for more safety tips.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO
AN EMERA COMPANY

**Account #:** 321000017137
**Due Date:** August 19, 2026

| Amount Due: | $2,883.71 |
|---|---|
| **Payment Amount:** $_____ | |

700625003901

Your account will be drafted on August 19, 2026

**Pay your bill online at PeoplesGas.com or TampaElectric.com**
*See reverse side of your paystub for more ways to pay.*

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

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

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

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

## Summary of Charges by Service Address

**Account Number:** 321000017137

**Energy Usage From Last Month**
▲ Increased = Same ▼ Decreased

**Service Address:** 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637 **Sub-Account Number:** 221003734730

| Meter | Read Date | Current | - | Previous | = | Measured Volume | x | BTU | x | Conversion | = | Total Used | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ANX04032 | 07/02/2026 | 47,351 | | 47,351 | | 0 CCF | | 1.039 | | 1.1168 | | 0.0 Therms | 30 Days | **$87.08** |

▼ 100.0%

**Service Address:** 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637 **Sub-Account Number:** 221004023737

| Meter | Read Date | Current | - | Previous | = | Measured Volume | x | BTU | x | Conversion | = | Total Used | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SHI14676 | 07/02/2026 | 48 | | 48 | | 0 CCF | | 1.039 | | 1.0000 | | 0.0 Therms | 30 Days | **$67.73** |

**Service Address:** 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611 **Sub-Account Number:** 211018655814

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000534960 | 06/29/2026 | 8,275 | | 8,123 | | 152 kWh | 1 | 31 Days | **$49.51** |

▲ 3.4%

**Service Address:** 6350 CAMINO DR, IRRG, APOLLO BEACH, FL 33572-3438 **Sub-Account Number:** 211019514606

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000533624 | 06/29/2026 | 522 | | 515 | | 7 kWh | 1 | 31 Days | **$23.99** |

▼ 12.5%

*Continued on next page* →

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For more information about your bill, please visit **PeoplesGas.com** or **TampaElectric.com**

## Ways To Pay Your Bill

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**Mail A Check**
**Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

**All Other Correspondences:**
Peoples Gas/Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

**Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

**Phone**
Toll Free:
**866-689-6469**

## Contact Us

**Online:**
PeoplesGas.com or
TampaElectric.com
**Phone:**
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Natural Gas Outages:
877-832-6747
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909
Natural Gas Energy Conversation Rebates:
877-832-6747

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Peoples Gas or Tampa Electric and do so in a timely fashion. Peoples Gas/Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

# Summary of Charges by Service Address

**Account Number:** 321000017137

**Energy Usage From Last Month**
▲ Increased = Same ▼ Decreased

**Service Address:** 7008 WATERLINE CT, IRR, APOLLO BEACH, FL 33572 **Sub-Account Number:** 211021571990

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000621293 | 06/29/2026 | 850 | | 833 | | 17 kWh | 1 | 31 Days | $25.75 |

▲ 6.3%

**Service Address:** 5490 WAYFARER AVE, APOLLO BEACH, FL 33572-2793 **Sub-Account Number:** 211023029229

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000835917 | 06/29/2026 | 730 | | 717 | | 13 kWh | 1 | 31 Days | $25.05 |

= 0.0%

**Service Address:** 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637 **Sub-Account Number:** 221003491596

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000864538 | 06/29/2026 | 54,960 | | 43,658 | | 11,302 kWh | 1 | 31 Days | $2,501.59 |
| 1000864538 | 06/29/2026 | 23.88 | | 0 | | 23.88 kW | 1 | 31 Days | |
| 1000864536 | 06/29/2026 | 20,038 | | 11,778 | | 8,260 kWh | 1 | 31 Days | |
| 1000864536 | 06/29/2026 | 23.02 | | 0 | | 23.02 kW | 1 | 31 Days | |

▲ 19.4%

**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 | 06/29/2026 | 783 | | 771 | | 12 kWh | 1 | 31 Days | $24.86 |

= 0.0%

**Service Address:** 6002 COVINGTON GARDEN DR S, APOLLO BEACH, FL 33572 **Sub-Account Number:** 221006546453

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000559561 | 06/29/2026 | 1,051 | | 1,036 | | 15 kWh | 1 | 31 Days | $25.41 |

= 0.0%

**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 | 06/29/2026 | 929 | | 914 | | 15 kWh | 1 | 31 Days | $25.41 |

▲ 7.1%

*Continued on next page* →

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## Summary of Charges by Service Address

**Account Number:** 321000017137

**Energy Usage From Last Month**
▲ Increased = Same ▼ Decreased

**Service Address:** 7054 RESERVIOR CT, APOLLO BEACH, FL 33572-1646 **Sub-Account Number:** 221007764808

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|---|---|---|---|---|---|---|---|---|---|
| 1000475292 | 06/29/2026 | 1,688 | | 1,662 | | 26 kWh | 1 | 31 Days | **$27.33** |
| | | | | | | | | = | 0.0% |

**Total Current Month's Charges** $2,883.71

TECO
AN EMERA COMPANY

Sub-Account #: 221003734730
Statement Date: 07/31/2026

**Service Address:** 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

## Meter Read

**Meter Location:** Pool Heaters
**Service Period:** 06/03/2026 - 07/02/2026 **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 | 07/02/2026 | 47,351 | 47,351 | 0 CCF | 1.039 | 1.1168 | 0.0 Therms | 30 Days |

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## Charge Details

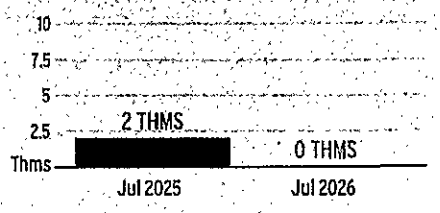
### Natural Gas Charges

| | |
|---|---|
| Customer Charge | $81.00 |
| **Natural Gas Service Cost** | **$81.00** |
| State Tax | $6.08 |
| **Total Natural Gas Cost, Local Fees and Taxes** | **$87.08** |

**Current Month's Natural Gas Charges $87.08**

*Billing information continues on next page* →

## Avg THMS Used Per Day



TECO
AN EMERA COMPANY

Sub-Account #: 221004023737
Statement Date: 07/31/2026

**Service Address:** 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

## Meter Read

**Meter Location:** Water Heaters

**Service Period:** 06/03/2026 - 07/02/2026 **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 | 07/02/2026 | 48 | | 48 | | 0 CCF | | 1.039 | | 1.0000 | | 0.0 Therms | 30 Days |

## Charge Details

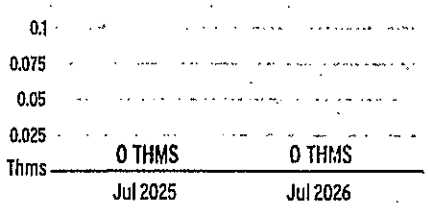
### Natural Gas Charges

| | |
|---|---|
| Customer Charge | $63.00 |
| **Natural Gas Service Cost** | **$63.00** |
| State Tax | $4.73 |
| **Total Natural Gas Cost, Local Fees and Taxes** | **$67.73** |

**Current Month's Natural Gas Charges** **$67.73**

*Billing Information continues on next page* →

## Avg THMS Used Per Day




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TECO
AN EMERA COMPANY

Sub-Account #: 211018655814
Statement Date: 07/31/2026

**Service Address:** 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611

## Meter Read

**Service Period:** 05/30/2026 - 06/29/2026 **Rate Schedule:** General Service - Non Demand

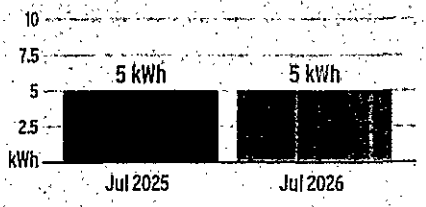
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000534960 | 06/29/2026 | 8,275 | | 8,123 | | 152 kWh | 1 | 31 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *31 days @ $0.66000* | $20.46 |
| Energy Charge | *152 kWh @ $0.09202/kWh* | $13.99 |
| Fuel Charge | *152 kWh @ $0.03516/kWh* | $5.34 |
| Storm Protection Charge | *152 kWh @ $0.00568/kWh* | $0.86 |
| Clean Energy Transition Mechanism | *152 kWh @ $0.00418/kWh* | $0.64 |
| Storm Surcharge | *152 kWh @ $0.02121/kWh* | $3.22 |
| Florida Gross Receipt Tax | | $1.14 |
| **Electric Service Cost** | | **$45.65** |
| State Tax | | $3.86 |
| **Total Electric Cost, Local Fees and Taxes** | | **$49.51** |

## Avg kWh Used Per Day




**Current Month's Electric Charges** $49.51

*Billing information continues on next page* →

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TECO
AN EMERA COMPANY

Sub-Account #: 211019514606
Statement Date: 07/31/2026

**Service Address:** 6350 CAMINO DR, IRRG, APOLLO BEACH, FL 33572-3438

## Meter Read

**Service Period:** 05/30/2026 - 06/29/2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000533624 | 06/29/2026 | 522 | | 515 | | 7 kWh | 1 | 31 Days |

## Charge Details

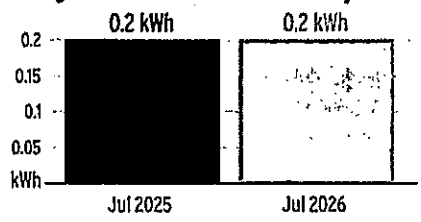
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *31 days @ $0.66000* | $20.46 |
| Energy Charge | *7 kWh @ $0.09202/kWh* | $0.64 |
| Fuel Charge | *7 kWh @ $0.03516/kWh* | $0.25 |
| Storm Protection Charge | *7 kWh @ $0.00568/kWh* | $0.04 |
| Clean Energy Transition Mechanism | *7 kWh @ $0.00418/kWh* | $0.03 |
| Storm Surcharge | *7 kWh @ $0.02121/kWh* | $0.15 |
| Florida Gross Receipt Tax | | $0.55 |
| **Electric Service Cost** | | **$22.12** |
| State Tax | | $1.87 |
| **Total Electric Cost, Local Fees and Taxes** | | **$23.99** |

**Current Month's Electric Charges** **$23.99**

*Billing information continues on next page →*

## Avg kWh Used Per Day




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TECO
AN EMERA COMPANY

Sub-Account #: 211021571990
Statement Date: 07/31/2026

**Service Address:** 7008 WATERLINE CT, IRR, APOLLO BEACH, FL 33572

## Meter Read

**Service Period:** 05/30/2026 - 06/29/2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000621293 | 06/29/2026 | 850 | | 833 | | 17 kWh | 1 | 31 Days |

## Charge Details

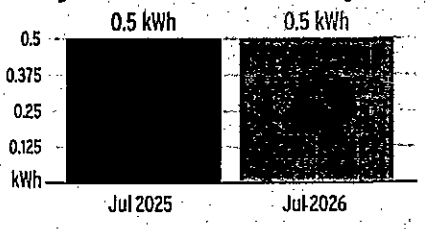
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *31 days @ $0.66000* | $20.46 |
| Energy Charge | *17 kWh @ $0.09202/kWh* | $1.56 |
| Fuel Charge | *17 kWh @ $0.03516/kWh* | $0.60 |
| Storm Protection Charge | *17 kWh @ $0.00568/kWh* | $0.10 |
| Clean Energy Transition Mechanism | *17 kWh @ $0.00418/kWh* | $0.07 |
| Storm Surcharge | *17 kWh @ $0.02121/kWh* | $0.36 |
| Florida Gross Receipt Tax | | $0.59 |
| **Electric Service Cost** | | **$23.74** |
| State Tax | | $2.01 |
| **Total Electric Cost, Local Fees and Taxes** | | **$25.75** |

**Current Month's Electric Charges** **$25.75**

*Billing Information continues on next page →*

## Avg kWh Used Per Day




0000002-00015-Page 11 of 18

TECO
AN EMERA COMPANY

Sub-Account #: 211023029229
Statement Date: 07/31/2026

**Service Address:** 5490 WAYFARER AVE, APOLLO BEACH, FL 33572-2793

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** 05/30/2026 - 06/29/2026 **Rate Schedule:** General Service - Non Demand

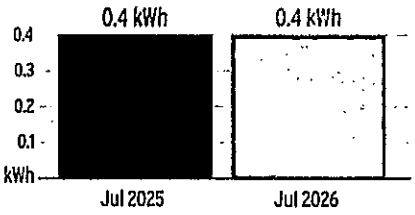
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000835917 | 06/29/2026 | 730 | | 717 | | 13 kWh | 1 | 31 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *31 days @ $0.66000* | $20.46 |
| 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 | | $0.58 |
| **Electric Service Cost** | | **$23.10** |
| State Tax | | $1.95 |
| **Total Electric Cost, Local Fees and Taxes** | | **$25.05** |

## Avg kWh Used Per Day




**Current Month's Electric Charges** **$25.05**

*Billing Information continues on next page →*

000000002-0000015-Page 12 of 18

TECO
AN EMERA COMPANY

Sub-Account #: 221003491596
Statement Date: 07/31/2026

**Service Address:** 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

## Meter Read

**Meter Location:** POOL
**Service Period:** 05/30/2026 - 06/29/2026 **Rate Schedule:** General Service Demand - Standard

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000864538 | 06/29/2026 | 54,960 | | 43,658 | | 11,302 kWh | 1 | 31 Days |
| 1000864538 | 06/29/2026 | 23.88 | | 0 | | 23.88 kW | 1 | 31 Days |

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## Charge Details

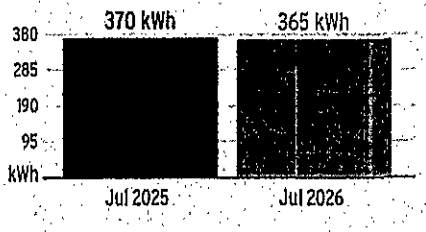
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *31 days @ $1.12000* | $34.72 |
| Billing Demand Charge | *24 kW @ $19.06000/kW* | $457.44 |
| Energy Charge | *11,302 kWh @ $0.00815/kWh* | $92.11 |
| Fuel Charge | *11,302 kWh @ $0.03516/kWh* | $397.38 |
| Capacity Charge | *24 kW @ $0.72000/kW* | $17.28 |
| Storm Protection Charge | *24 kW @ $2.02000/kW* | $48.48 |
| Energy Conservation Charge | *24 kW @ $0.79000/kW* | $18.96 |
| Environmental Cost Recovery | *11,302 kWh @ $0.00072/kWh* | $8.14 |
| Clean Energy Transition Mechanism | *24 kW @ $1.15000/kW* | $27.60 |
| Storm Surcharge | *11,302 kWh @ $0.01035/kWh* | $116.98 |
| Florida Gross Receipt Tax | | $31.26 |
| **Electric Service Cost** | | **$1,250.35** |
| State Tax | | $105.65 |
| **Total Electric Cost, Local Fees and Taxes** | | **$1,356.00** |

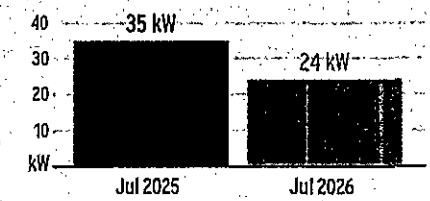
**Current Month's Electric Charges** **$1,356.00**

*Billing information continues on next page →*

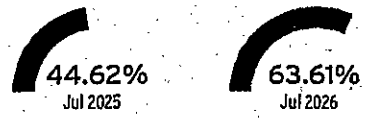
## Avg kWh Used Per Day




## 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: 07/31/2026

**Service Address:** 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

## Meter Read

**Service Period:** 05/30/2026 - 06/29/2026 **Rate Schedule:** General Service Demand - Standard

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000864536 | 06/29/2026 | 20,038 | | 11,778 | | 8,260 kWh | 1 | 31 Days |
| 1000864536 | 06/29/2026 | 23.02 | | 0 | | 23.02 kW | 1 | 31 Days |

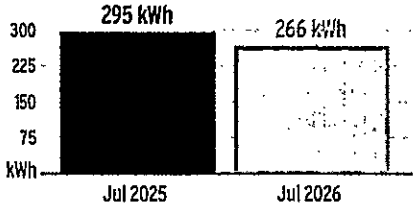
00000002-0000016-Page 14 of 18

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *31 days @ $1.12000* | $34.72 |
| Billing Demand Charge | *23 kW @ $19.06000/kW* | $438.38 |
| Energy Charge | *8,260 kWh @ $0.00815/kWh* | $67.32 |
| Fuel Charge | *8,260 kWh @ $0.03516/kWh* | $290.42 |
| 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 | *8,260 kWh @ $0.00072/kWh* | $5.95 |
| Clean Energy Transition Mechanism | *23 kW @ $1.15000/kW* | $26.45 |
| Storm Surcharge | *8,260 kWh @ $0.01035/kWh* | $85.49 |
| Florida Gross Receipt Tax | | $26.41 |
| **Electric Service Cost** | | **$1,056.33** |
| State Tax | | $89.26 |
| **Total Electric Cost, Local Fees and Taxes** | | **$1,145.59** |

## Avg kWh Used Per Day




**Current Month's Electric Charges** **$1,145.59**

*Billing Information continues on next page →*

TECO
AN EMERA COMPANY

Sub-Account #: 221006521464
Statement Date: 07/31/2026

**Service Address:** 7302 PARADISO DR, APOLLO BEACH, FL 33572-1640

## Meter Read

**Service Period:** 05/30/2026 - 06/29/2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000451792 | 06/29/2026 | 783 | | 771 | | 12 kWh | 1 | 31 Days |

## Charge Details

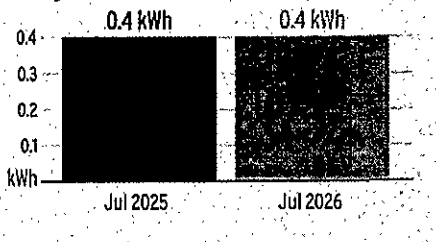
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *31 days @ $0.66000* | $20.46 |
| Energy Charge | *12 kWh @ $0.09202/kWh* | $1.10 |
| Fuel Charge | *12 kWh @ $0.03516/kWh* | $0.42 |
| Storm Protection Charge | *12 kWh @ $0.00568/kWh* | $0.07 |
| Clean Energy Transition Mechanism | *12 kWh @ $0.00418/kWh* | $0.05 |
| Storm Surcharge | *12 kWh @ $0.02121/kWh* | $0.25 |
| Florida Gross Receipt Tax | | $0.57 |
| **Electric Service Cost** | | **$22.92** |
| State Tax | | $1.94 |
| **Total Electric Cost, Local Fees and Taxes** | | **$24.86** |

**Current Month's Electric Charges** **$24.86**

*Billing information continues on next page →*

## Avg kWh Used Per Day




000000002-0000017-Page 15 of 18

TECO
AN EMERA COMPANY

Sub-Account #: 221006546453
Statement Date: 07/31/2026

**Service Address:** 6002 COVINGTON GARDEN DR S, APOLLO BEACH, FL 33572

## Meter Read

**Service Period:** 05/30/2026 - 06/29/2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000559561 | 06/29/2026 | 1,051 | | 1,036 | | 15 kWh | 1 | 31 Days |

## Charge Details

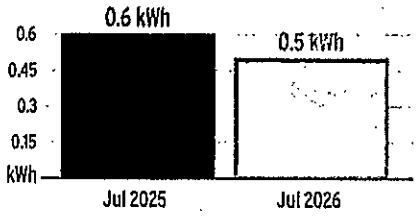
### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *31 days @ $0.66000* | $20.46 |
| 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 | | $0.59 |
| **Electric Service Cost** | | **$23.43** |
| State Tax | | $1.98 |
| **Total Electric Cost, Local Fees and Taxes** | | **$25.41** |

**Current Month's Electric Charges** **$25.41**

*Billing information continues on next page →*

## Avg kWh Used Per Day




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TECO
AN EMERA COMPANY

Sub-Account #: 221007184437
Statement Date: 07/31/2026

**Service Address:** 6390 GOLDCOAST AVE, APOLLO BEACH, FL 33572-3440

## Meter Read

**Service Period:** 05/30/2026 - 06/29/2026 **Rate Schedule:** General Service - Non Demand

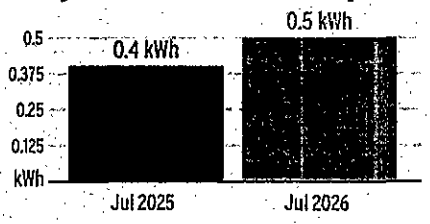
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000534959 | 06/29/2026 | 929 | | 914 | | 15 kWh | 1 | 31 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *31 days @ $0.66000* | $20.46 |
| 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 | | $0.59 |
| **Electric Service Cost** | | **$23.43** |
| State Tax | | $1.98 |
| **Total Electric Cost, Local Fees and Taxes** | | **$25.41** |

## Avg kWh Used Per Day




**Current Month's Electric Charges** $25.41

*Billing information continues on next page* →

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TECO
AN EMERA COMPANY

Sub-Account #: 221007764808
Statement Date: 07/31/2026

**Service Address:** 7054 RESERVIOR CT, APOLLO BEACH, FL 33572-1646

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** 05/30/2026 - 06/29/2026 **Rate Schedule:** General Service - Non Demand

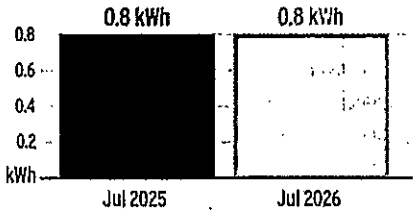
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000475292 | 06/29/2026 | 1,688 | | 1,662 | | 26 kWh | 1 | 31 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *31 days @ $0.66000* | $20.46 |
| Energy Charge | *26 kWh @ $0.09202/kWh* | $2.39 |
| Fuel Charge | *26 kWh @ $0.03516/kWh* | $0.91 |
| Storm Protection Charge | *26 kWh @ $0.00568/kWh* | $0.15 |
| Clean Energy Transition Mechanism | *26 kWh @ $0.00418/kWh* | $0.11 |
| Storm Surcharge | *26 kWh @ $0.02121/kWh* | $0.55 |
| Florida Gross Receipt Tax | | $0.63 |
| **Electric Service Cost** | | **$25.20** |
| State Tax | | $2.13 |
| **Total Electric Cost, Local Fees and Taxes** | | **$27.33** |

## Avg kWh Used Per Day




| | |
|---|---|
| Current Month's Electric Charges | $27.33 |
| Total Current Month's Charges | $2,883.71 |

000000002-0000018-Page 16 of 16

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

**WATERSET CENTRAL CDD**
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

**Statement Date:** August 04, 2026

| Amount Due: | $162.33 |
|---|---|

**Due Date:** August 25, 2026
**Account #:** 221008930457

**DO NOT PAY. Your account will be drafted on August 25, 2026**

## Account Summary

**Current Service Period:** July 07, 2026 - July 31, 2026

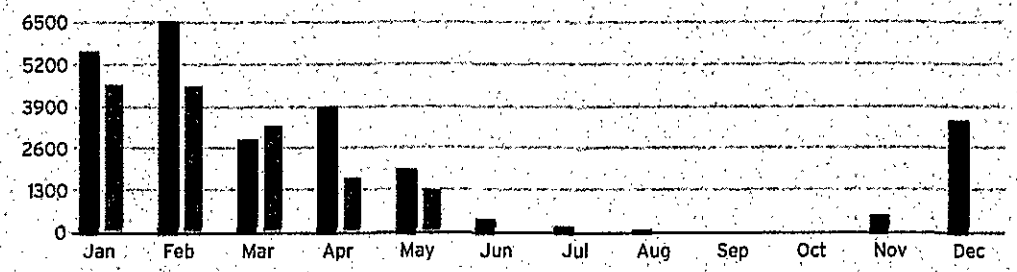
| | |
|---|---|
| Previous Amount Due | $162.33 |
| Payment(s) Received Since Last Statement | -$162.33 |
| **Current Month's Charges** | **$162.33** |
| **Amount Due by August 25, 2026** | **$162.33** |

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

Scan here to view your account online.

00000421-0000892-Page 3 of 10

## Monthly Usage *(Therms)*




Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

## Stay safe

Make the right call and avoid a dangerous mistake.

811 Know what's below. Call before you dig.

---

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO PEOPLES GAS
AN EMERA COMPANY

**Account #:** 221008930457
**Due Date:** August 25, 2026

| Amount Due: | $162.33 |
|---|---|

**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.*

**Payment Amount:** $ _____

622989633331

Your account will be drafted on August 25, 2026

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

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

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

TECO PEOPLES GAS
AN EMERA COMPANY

**Service For:**
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008930457
Statement Date: August 04, 2026
Charges Due: August 25, 2026

## Meter Read

**Service Period:** Jul 07, 2026 - Jul 31, 2026 **Rate Schedule:** General Service 2 (GS2)

| Meter Number | Read Date | Current Reading | - Previous Reading | = Measured Volume | x BTU | x Conversion | = Total Used | Billing Period |
|---|---|---|---|---|---|---|---|---|
| ANR00230 | 07/31/2026 | 41,778 | 41,778 | 0 CCF | 1.039 | 1.1168 | 0.0 Therms | 25 Days |

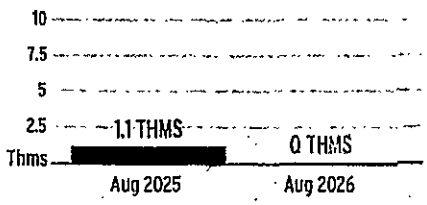
## Charge Details

### 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




00000421-0000892-Page 4 of 10

For more information about your bill and understanding your charges, please visit **PeoplesGas.com**

## Ways To Pay Your Bill

**Bank Draft**
Visit **PeoplesGas.com** for free recurring or one time payments via checking or savings account.

**In-Person**
Find list of Payment Agents at **PeoplesGas.com**

**Mail A Check**
**Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

**All Other Correspondences:**
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

**Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at **PeoplesGas.com**. Convenience fee will be charged.

**Phone**
Toll Free:
**866-689-6469**

## Contact Us

**Residential Customer Care:**
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

**Online:**
PeoplesGas.com
**Phone:**
**Commercial Customer Care:**
866-832-6249
**Hearing Impaired/TTY:**
7-1-1
**Natural Gas Outage:**
877-832-6747
**Natural Gas Energy Conservation Rebates:**
877-832-6747

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

**Terrapin Lawn Care, LLC.**
30929 Mirada Blvd # 529
San Antonio, FL 33576
+1 (352) 530-2000

# INVOICE

office@terrapinlawncare.com

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

**Service Address**
Waterset Central CDD
Waterset Central CDD
7281 Paradiso Drive
Apollo Beach, FL 33572

Waterset Central CDD

| | |
|---|---|
| Account # | 5116 |
| Invoice # | 8491 |
| Invoice Date | 07/31/2026 |
| **Invoice Total** | **$150.00** |

| ITEM | DESCRIPTION | COST | QTY | PRICE |
|---|---|---|---|---|
| Palm Root Injections | | | | |
| Palm Root Injections | Root injection of systemic insecticides at bases of palms throughout. 5 Palms | $150.00 | 1 | $150.00 |

**Terms**
Payment is due upon receipt.

**Notes**
Thank you for your business!

Refer a friend or neighbor and we will take care of your next service.

| | |
|---|---|
| **Subtotal** | **$150.00** |
| **Total** | **$150.00** |
| **Amount Paid** | $0.00 |
| **Amount Due** | **$150.00** |
| **Account Balance** | $0.00 |
| **Balance Due** | **$150.00** |

**Terrapin Protection Tip – Lawn, Home & Landscape**

• Water lawns early morning (4–8 AM) to reduce evaporation and turf disease. Spray heads typically run 20-25 minutes, while rotor heads require 35-40 minutes because they apply water more slowly.

• Keep St. Augustine mowed at 3.5–4 inches. Taller turf shades soil improves root depth and naturally helps suppress weeds.

• Avoid excessive irrigation around shrubs and landscape beds. Constant moisture can lead to fungus, root stress, and increased weeds homeowners may not notice right away.

• After winter, rejuvenation pruning helps shrubs recover by removing cold damage and encouraging strong spring growth.

• Palm trees should not be over-pruned. Only remove fully brown fronds to avoid weakening the palm and causing nutrient deficiencies.

• Reduce pest pressure around your home:
Keep mulch, plants, and shrubs trimmed away from the foundation to eliminate hiding places for insects.

• Moisture management is key for termite prevention. Fix leaks, maintain proper drainage, and avoid wood-to-soil contact near the home.

• Seal small entry points around doors, windows, and utility penetrations to reduce indoor pest activity.

• Consistent professional service is the best defense. Preventative treatments protect your lawn, landscape, and home from costly issues before they become

visible.

At Terrapin, we believe in protecting the homes and communities we serve—just like a shell protects the terrapin. Our mission is to safeguard your lawn, landscape, and home with expert care year-round.

Wind speed: 4mph
Wind direction: WSW
Temperature: 84 °F
Sky Condition: Overcast
Humidity: 80%
Service Date: 07/31/2026
Next Service Date: 09/25/2026

| ACEPHATE 97UP- | UNIT | DILUTION | METHOD | LOCATION | TARGET | AREA | CUSTOM MATERIAL |
|---|---|---|---|---|---|---|---|
| Bandit insecticide | 20 oz | 100 gal | Injections | | | | |

# PAYMENT STUB

Terrapin Lawn Care, LLC
30929 Mirada Blvd #529
San Antonio, Florida 33576

| | |
|---|---|
| **Customer** | Waterset Central CDD |
| **Account #** | 5116 |
| **Invoice #** | 8491 |
| **Invoice Date** | 07/31/2026 |
| **Balance Due** | $150.00 |
| **Amount Enclosed** | |

# Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

## INVOICE

**Legal Advertising**

**Invoice # 26-02363H** **Date 07/10/2026**

**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 #** 26-02363H<br>**Notice of Rulemaking Regarding the Revised Rules of Procedure**<br>**RE:** Waterset Central CDD Board of Supervisors Meeting on 8/12/26 at 10:00 AM<br>**Published:** 7/10/2026 | $115.94 |

**Important Message**

**Please include our Serial # on your check**

**Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**

| | |
|---|---|
| Paid | () |
| **Total** | **$115.94** |

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

In accordance with Chapters 120 and 190, Florida Statutes, the Waterset Central Community Development District (the **"District"**) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the **"Proposed Rule"**). The Proposed Rule number is 26-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) District on August 12, 2026, at 10:00 a.m., at the Waterset Club, 7281 Paradiso Drive, Apollo Beach, Florida 33572, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614, Phone (813) 533-2950, sdeluna@rizzetta.com (the **"District Manager's Office"**).

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Stephanie DeLuna, District Manager
Waterset Central Community Development District
July 10, 2026 26-02363H


**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**

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# Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

## INVOICE

**Legal Advertising**

**Invoice # 26-02375H** **Date 07/10/2026**

**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 #** 26-02375H<br>**Notice of Public Hearing to Consider the Adoption of the FY 2027 Budget**<br>**RE:** Waterset Central CDD Board of Supervisors Meeting on 8/12/26 at 10:00 AM<br>**Published:** 7/10/2026 | $282.19 |

**Important Message**

**Please include our Serial # on your check**

**Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**

| | |
|---|---|
| Paid | () |
| **Total** | **$282.19** |

**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.

Serial Number
26-02363H

# Business Observer

Published Weekly
Tampa, Hillsborough County, Florida
COUNTY OF HILLSBOROUGH

JUL 13 2026

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Rulemaking Regarding the Revised Rules of Procedure

in the matter of Waterset Central CDD Board of Supervisors Meeting on 8/12/26 at 10:00 AM

in the Court, was published in said newspaper by print in the

issues of 7/10/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of July, 2026 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Pamela A Nelson
Comm.:HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

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

In accordance with Chapters 120 and 190, Florida Statutes, the Waterset Central Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is 26-01. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 3, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") District on August 12, 2026, at 10:00 a.m., at the Waterset Club, 7281 Paradiso Drive, Apollo Beach, Florida 33572, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614, Phone (813) 533-2950, sdeluna@rizzetta.com (the "**District Manager's Office**").

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Stephanie DeLuna, District Manager
Waterset Central Community Development District
July 10, 2026 26-02363H

Serial Number
26-02375H

# Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

JUL 13 2026

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing to Consider the Adoption of the FY 2027 Budget

in the matter of Waterset Central CDD Board of Supervisors Meeting on 8/12/26 at 10:00 AM

in the Court, was published in said newspaper by print in the

issues of 7/10/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of July, 2026 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Pamela A Nelson
Comm.:HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

1 of 2

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors (**"Board"**) for the Waterset Central Community Development District (**"District"**) will hold the following public hearings and regular meeting:

DATE: August 12, 2026
TIME: 10:00 a.m.
LOCATION: Waterset Club
7281 Paradiso Drive, Apollo Beach, FL 33572

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assesaments, which are subject to change at the hearing:

| Land Use | Total # of Units or Acres | EAU/ERU Factor | | Proposed Annual O&M Assessment* |
|---|---|---|---|---|
| | | Equalized Expenses | Stratified Expenses | |
| Single Family 40' | 150 | 1.00 | 0.80 | $2,146.27 |
| Single Family 50' | 331 | 1.00 | 1.00 | $2,165.69 |
| Single Family 60' | 270 | 1.00 | 1.20 | $2,185.11 |
| Single Family 70' | 84 | 1.00 | 1.40 | $2,204.53 |
| Townhome | 112 | 1.00 | 0.44 | $2,111.31 |
| Villa | 120 | 1.00 | 0.78 | $2,144.32 |

*includes collection costs and early payment discounts

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County (**"County"**) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed all benefitted property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**

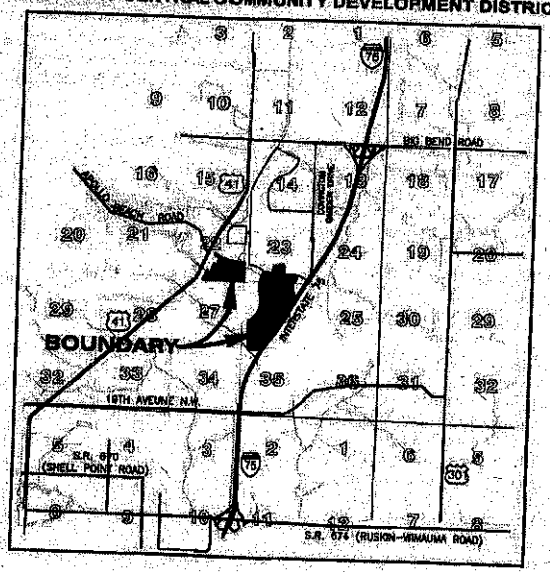
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614, Ph: (813) 533-2950 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://watersetcentralcdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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.

District Manager

**LOCATION MAP**
**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**




July 10, 2026

26-02375H

JUL 13 2026

2 of 2

# Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

## INVOICE

**Legal Advertising**

**Invoice # 26-02464H** **Date 07/17/2026**

**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 #** 26-02464H<br>**Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2027 Proposed Budget(s)**<br>**RE:** Waterset Central CDD Board of Supervisors Meeting on 8/12/26 at 10:00 AM<br>**Published:** 7/17/2026 | $91.88 |

**Important Message**

**Please include our Serial # on your check**

**Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**

| | |
|---|---|
| Paid | () |
| **Total** | **$91.88** |

**Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held**

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

**NOTICE**

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# Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322


## INVOICE

### Legal Advertising

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors (**"Board"**) of the Waterset Central Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 12, 2026
TIME: 10:00 a.m.
LOCATION: Waterset Club
7281 Paradiso Drive, Apollo Beach, FL 33572

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, Fl 33614, Ph: (813) 533-2950 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://watersetcentralcdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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 public hearing or 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.

District Manager
July 17, 2026 26-02464H


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**Wahoo Pools Group, Inc**

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

# INVOICE

Invoice Number
# 20253177

Amount Due
**$3,461.50**

Bill To:

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

Invoice Date
August 1, 2026

Due Date
August 1, 2026

LOCATION: 5701 Madrigal Way, Apollo Beach

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| Pool Service | August 2026 (Starting August 10th) | 1 | 3,461.50 | 3,461.50 |

LOCATION: 7281 Paradiso Drive,, Apollo Beach

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| Pool Service | August 2026 (Starting August 10th) | 1 | 0.00 | 0.00 |

LOCATION: 7281 Paradiso Drive,, Apollo Beach

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| Pool Service | August 2026 (Starting August 10th) | 1 | 0.00 | 0.00 |

Please call (813) 699-3282 if you need assistance.

| | |
|---|---|
| Subtotal | $3,461.50 |
| Tax | $0.00 |
| Total | $3,461.50 |
| Amount Due | **$3,461.50** |

**Wahoo Pools Group, Inc**

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

# INVOICE

Invoice Number
# 20253185

Amount Due
**$1,500.00**

Bill To:

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

Invoice Date
August 15, 2026

Due Date
September 1, 2026

LOCATION: 5701 Madrigal Way, Apollo Beach

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| Pool Maintenance | September | 1 | 1,500.00 | 1,500.00 |

Please call (813) 699-3282 if you need assistance.

| | |
|---|---|
| Subtotal | $1,500.00 |
| Tax | $0.00 |
| Total | $1,500.00 |
| Amount Due | **$1,500.00** |

**Wahoo Pools Group, Inc**
www.wahoopools.com

**Wahoo Pools Group, Inc**

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

# INVOICE

Invoice Number
# 20253186

Amount Due
**$3,000.00**

Bill To:

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

Invoice Date
August 15, 2026

Due Date
September 1, 2026

LOCATION: 7281 Paradiso Drive,, Apollo Beach

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| Pool Maintenance | September | 1 | 3,000.00 | 3,000.00 |

Please call (813) 699-3282 if you need assistance.

| | |
|---|---|
| Subtotal | $3,000.00 |
| Tax | $0.00 |
| Total | $3,000.00 |
| Amount Due | **$3,000.00** |

**Wahoo Pools Group, Inc**
www.wahoopools.com

# Tab 14

Rizzetta & Company

# Waterset Central Community Development District

## Financial Statements (Unaudited)

## August 31, 2026

**Prepared by: Rizzetta & Company, Inc.**

watersetcentralcdd.org
rizzetta.com

**Waterset Central Community Development District**

Balance Sheet

As of 08/31/2026

(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 | 321,942 | 0 | 9,197 | 0 | 331,138 | 0 | 0 |
| Investments | 904,575 | 278,399 | 1,524,463 | 66,723 | 2,774,160 | 0 | 0 |
| Prepaid Expenses | 2,838 | 0 | 0 | 0 | 2,838 | 0 | 0 |
| Refundable Deposits | 19,463 | 0 | 0 | 0 | 19,463 | 0 | 0 |
| Fixed Assets | 0 | 0 | 0 | 0 | 0 | 10,358,729 | 0 |
| Amount Available in Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 1,533,660 |
| Amount To Be Provided Debt Service | 0 | 0 | 0 | 0 | 0 | 0 | 13,561,340 |
| Total Assets | 1,248,818 | 278,399 | 1,533,660 | 66,723 | 3,127,599 | 10,358,729 | 15,095,000 |
| Liabilities | | | | | | | |
| Accounts Payable | 140,717 | 0 | 0 | 0 | 140,717 | 0 | 0 |
| Accrued Expenses | 17,090 | 0 | 0 | 0 | 17,090 | 0 | 0 |
| Other Current Liabilities | 26 | 0 | 0 | 0 | 26 | 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 | 17,770 | 0 | 0 | 0 | 17,770 | 0 | 0 |
| Total Liabilities | 179,253 | 0 | 0 | 0 | 179,253 | 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 | 549,907 | 103,449 | 51,075 | 19,201 | 723,631 | 0 | 0 |
| Total Fund Equity & Other Credits | 1,069,564 | 278,399 | 1,533,660 | 66,723 | 2,948,345 | 10,358,729 | 0 |
| Total Liabilities & Fund Equity | 1,248,818 | 278,399 | 1,533,660 | 66,723 | 3,127,599 | 10,358,729 | 15,095,000 |

See Notes to Unaudited Financial Statements

**Waterset Central Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 08/31/2026 | Year To Date 08/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 22,661 | 22,661 |
| Special Assessments | | | | |
| Tax Roll | 1,900,559 | 1,900,559 | 1,894,622 | (5,937) |
| Other Misc. Revenues | | | | |
| Clubhouse Rentals | 0 | 0 | 27,559 | 27,559 |
| Vendor Rebates | 0 | 0 | 2 | 2 |
| Total Revenues | 1,900,559 | 1,900,559 | 1,944,844 | 44,285 |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 14,400 | 13,200 | 7,400 | 5,800 |
| Total Legislative | 14,400 | 13,200 | 7,400 | 5,800 |
| Financial & Administrative | | | | |
| Accounting Services | 21,376 | 19,595 | 19,595 | 0 |
| Administrative Services | 5,314 | 4,871 | 4,871 | 0 |
| Arbitrage Rebate Calculation | 450 | 450 | 500 | (50) |
| Assessment Roll | 5,905 | 5,905 | 5,905 | 0 |
| Auditing Services | 3,400 | 3,400 | 3,400 | 0 |
| Bank Fees | 2,500 | 2,291 | 1,730 | 561 |
| Disclosure Report | 5,000 | 4,584 | 4,584 | 0 |
| District Engineer | 12,000 | 11,000 | 21,525 | (10,525) |
| District Management | 24,250 | 22,229 | 22,229 | 0 |
| Dues, Licenses & Fees | 700 | 656 | 180 | 477 |
| Financial & Revenue Collections | 5,314 | 4,871 | 4,871 | 0 |
| Legal Advertising | 3,000 | 2,750 | 1,748 | 1,001 |
| Public Officials Liability Insurance | 3,500 | 3,500 | 3,209 | 291 |
| Trustees Fees | 5,000 | 5,000 | 4,113 | 887 |
| Utility Bond | 500 | 500 | 197 | 303 |
| Website Hosting, Maintenance, Backup & E | 4,000 | 3,667 | 3,737 | (70) |
| Total Financial & Administrative | 102,209 | 95,269 | 102,394 | (7,125) |
| Legal Counsel | | | | |
| District Counsel | 65,000 | 59,583 | 51,126 | 8,457 |
| Total Legal Counsel | 65,000 | 59,583 | 51,126 | 8,457 |
| Security Operations | | | | |
| Security Services & Patrols | 65,000 | 59,584 | 48,343 | 11,241 |
| Total Security Operations | 65,000 | 59,584 | 48,343 | 11,241 |
| Electric Utility Services | | | | |
| Utility - Recreation Facilities | 20,000 | 18,333 | 10,591 | 7,742 |
| Utility - Street Lights | 0 | 0 | 4,140 | (4,140) |
| Utility Services | 35,000 | 32,083 | 26,069 | 6,015 |
| Total Electric Utility Services | 55,000 | 50,416 | 40,800 | 9,617 |
| Gas Utility Service | | | | |

**Waterset Central Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 08/31/2026 | Year To Date 08/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Utility - Recreation Facilities | 25,000 | 22,917 | 45,664 | (22,748) |
| Total Gas Utility Service | 25,000 | 22,917 | 45,664 | (22,748) |
| Garbage/Solid Waste Control Services | | | | |
| Garbage - Recreation Facility | 12,000 | 11,000 | 12,368 | (1,368) |
| Total Garbage/Solid Waste Control Services | 12,000 | 11,000 | 12,368 | (1,368) |
| Water-Sewer Combination Services | | | | |
| Utility - Reclaimed | 18,000 | 16,500 | 20,480 | (3,980) |
| Utility Services | 20,000 | 18,333 | 20,770 | (2,437) |
| Total Water-Sewer Combination Services | 38,000 | 34,833 | 41,250 | (6,417) |
| Stormwater Control | | | | |
| Aquatic Maintenance | 43,200 | 39,600 | 39,600 | 0 |
| Lake/Pond Bank Maintenance & Repair | 10,000 | 9,167 | 0 | 9,167 |
| Mitigation Area Monitoring & Maintenance | 2,500 | 2,292 | 0 | 2,292 |
| Wetland Monitoring & Maintenance | 5,000 | 4,583 | 38,200 | (33,617) |
| Total Stormwater Control | 60,700 | 55,642 | 77,800 | (22,158) |
| Other Physical Environment | | | | |
| Fire Ant Treatment | 7,500 | 6,875 | 0 | 6,875 |
| General Liability Insurance | 4,500 | 4,500 | 5,497 | (997) |
| Holiday Decorations | 9,000 | 9,000 | 6,818 | 2,182 |
| Irrigation Maintenance | 70,000 | 64,167 | 59,080 | 5,087 |
| Irrigation Repair | 20,000 | 18,333 | 14,247 | 4,086 |
| Landscape - Mulch | 103,000 | 94,417 | 0 | 94,417 |
| Landscape Inspection Services | 12,000 | 11,000 | 11,000 | 0 |
| Landscape Maintenance | 440,000 | 403,333 | 372,487 | 30,846 |
| Landscape Replacement Plants, Shrubs, Tr | 50,000 | 45,833 | 13,480 | 32,353 |
| Property Insurance | 50,000 | 50,000 | 46,364 | 3,636 |
| Total Other Physical Environment | 766,000 | 707,458 | 528,973 | 178,485 |
| Road & Street Facilities | | | | |
| Sidewalk Maintenance & Repair | 3,000 | 2,750 | 0 | 2,750 |
| Street Sign Repair & Replacement | 10,000 | 9,167 | 6,693 | 2,474 |
| Total Road & Street Facilities | 13,000 | 11,917 | 6,693 | 5,224 |
| Parks & Recreation | | | | |
| Access Control Maintenance & Repair | 15,000 | 13,750 | 9,756 | 3,994 |
| Athletic Court/Field/Playground Maintena | 500 | 458 | 18,388 | (17,930) |
| Basketball Court Maintenance & Supplies | 5,500 | 5,042 | 84 | 4,958 |
| Clubhouse Facility Janitorial Supplies | 10,000 | 9,167 | 12,261 | (3,094) |
| Clubhouse Janitorial Services | 26,000 | 23,833 | 23,321 | 512 |
| Computer Support, Maintenance & Repair | 750 | 688 | 2,875 | (2,187) |
| Facility A/C & Heating Maintenance & Rep | 10,000 | 9,166 | 1,087 | 8,079 |
| Facility Supplies | 8,000 | 7,334 | 4,243 | 3,091 |

**Waterset Central Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 08/31/2026 | Year To Date 08/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Fitness Equipment Maintenance & Repair | 15,000 | 13,750 | 6,029 | 7,720 |
| Maintenance & Repairs | 35,000 | 32,083 | 20,559 | 11,525 |
| Management Contract | 290,000 | 265,833 | 189,639 | 76,194 |
| Office Supplies | 2,000 | 1,834 | 4,852 | (3,019) |
| Pest Control | 8,000 | 7,333 | 5,474 | 1,860 |
| Playground Equipment & Maintenance | 8,500 | 7,792 | 0 | 7,791 |
| Playground Mulch | 12,000 | 11,000 | 0 | 11,000 |
| Pool Permits | 1,500 | 1,500 | 1,201 | 300 |
| Pool Repairs | 25,000 | 22,916 | 34,606 | (11,689) |
| Pool Service Contract | 63,000 | 57,750 | 58,841 | (1,092) |
| Security System Monitoring Services & Ma | 10,000 | 9,167 | 5,970 | 3,197 |
| Telephone, Internet, Cable | 10,000 | 9,167 | 7,301 | 1,866 |
| Tennis Court Maintenance & Supplies | 3,000 | 2,750 | 5,493 | (2,744) |
| Trail/Bike Path Maintenance | 1,500 | 1,375 | 0 | 1,375 |
| Vehicle Maintenance | 9,000 | 8,250 | 1,038 | 7,212 |
| Total Parks & Recreation | 569,250 | 521,938 | 413,018 | 108,919 |
| Contingency | | | | |
| Miscellaneous Contingency | 75,000 | 68,750 | 19,108 | 49,643 |
| Storm Damage/Restoration | 40,000 | 36,666 | 0 | 36,666 |
| Total Contingency | 115,000 | 105,416 | 19,108 | 86,309 |
| Total Expenditures | 1,900,559 | 1,749,173 | 1,394,937 | 354,236 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 151,386 | 549,907 | 398,521 |
| Fund Balance, Beginning of Period | 0 | 0 | 519,657 | 519,658 |
| Total Fund Balance, End of Period | 0 | 151,386 | 1,069,564 | 918,179 |

168 Reserve Fund

**Waterset Central Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 08/31/2026 | Year To Date 08/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 3,449 | 3,449 |
| Special Assessments | | | | |
| Tax Roll | 100,000 | 100,000 | 100,000 | 0 |
| Total Revenues | 100,000 | 100,000 | 103,449 | 3,449 |
| 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 | 103,449 | 103,449 |
| Fund Balance, Beginning of Period | 0 | 0 | 174,950 | 174,950 |
| Total Fund Balance, End of Period | 0 | 0 | 278,399 | 278,399 |

168 Debt Service Fund S2018

**Waterset Central Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 08/31/2026 | Year To Date 08/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 48,618 | 48,618 |
| Special Assessments | | | | |
| Tax Roll | 1,118,835 | 1,118,835 | 1,130,204 | 11,369 |
| Total Revenues | 1,118,835 | 1,118,835 | 1,178,822 | 59,987 |
| 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 | 68,525 | 68,525 |
| Total Other Financing Sources(Uses) | | | | |
| Interfund Transfer (Expense) | | | | |
| Interfund Transfer | 0 | 0 | (17,450) | (17,450) |
| Total Other Financing Sources(Uses) | 0 | 0 | (17,450) | (17,450) |
| Fund Balance, Beginning of Period | 0 | 0 | 1,482,585 | 1,482,585 |
| Total Fund Balance, End of Period | 0 | 0 | 1,533,660 | 1,533,660 |

168 Capital Projects Fund S2018

**Waterset Central Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 08/31/2026 | Year To Date 08/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 1,751 | 1,751 |
| Total Revenues | 0 | 0 | 1,751 | 1,751 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 0 | 1,751 | 1,751 |
| Total Other Financing Sources(Uses) | | | | |
| Interfund Transfer (Revenue) | | | | |
| Interfund Transfer | 0 | 0 | 17,450 | 17,450 |
| Total Other Financing Sources(Uses) | 0 | 0 | 17,450 | 17,450 |
| Fund Balance, Beginning of Period | 0 | 0 | 47,522 | 47,522 |
| Total Fund Balance, End of Period | 0 | 0 | 66,723 | 66,723 |

**WATERSET CENTRAL CDD**

**Investment Summary**

**August 31, 2026**

| Account | Investment | | Balance as of August 31, 2026 |
|---|---|---|---|
| The Bank of Tampa | Money Market Account | $ | 32,012 |
| The Bank of Tampa ICS Program | Money Market Account | | 2 |
| Valley Bank | Governmental Checking | | 872,561 |
| | **Total General Fund Investments** | **$** | **904,575** |
| Valley Bank | Governmental Checking | | 278,399 |
| | **Total Reserve Fund Investments** | **$** | **278,399** |
| US Bank Series 2018 Revenue | First American Government Oblig Fd 3763 | $ | 965,125 |
| US Bank Series 2018 Reserve | First American Government Oblig Fd 3763 | | 559,338 |
| | **Total Debt Service Fund Investments** | **$** | **1,524,463** |
| US Bank Series 2018 Construction | First American Government Oblig Fd 3763 | $ | 66,723 |
| | **Total Capital Projects Fund Investments** | **$** | **66,723** |

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 08/01/2026 to 08/31/2026

| | Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|---|---|---|---|---|---|---|
| **168, 2166** | | | | | | |
| | 168 General Fund | 08/31/2026 | Accurate Electronics, Inc. | 144488 | Maintenance & Repair 08/26 | 184.50 |
| | 168 General Fund | 08/01/2026 | Allied Universal Security Services | 18885541 | Security Services 08/21/26 to 08/27/26 | 1,214.20 |
| | 168 General Fund | 08/23/2026 | Allied Universal Security Services | 18856722 | Security Services08/14/26 to 08/20/26 | 1,015.20 |
| | 168 General Fund | 08/01/2026 | Brandon Industries, Inc. | 2022503-IN | Sign Repair 06/26 | 490.00 |
| | 168 General Fund | 08/01/2026 | Brletic Dvorak, Inc. | 2603 | Engineering Services 08/26 | 2,790.00 |
| | 168 General Fund | 08/01/2026 | Castle Management, LLC | PREIM08-21-26-139 | Payroll Period 08/01/26-08/14/26 | 8,421.48 |
| | 168 General Fund | 08/02/2026 | City Wide Facility Solutions | 32019042325 | Janitorial Services 08/26 | 2,120.09 |
| | 168 General Fund | 08/23/2026 | City Wide Facility Solutions | 52019012749 | Janitorial Supplies 08/26 | 880.08 |
| | 168 General Fund | 08/01/2026 | Cooper Pools Inc. | 2026-1640 | Pool Repair: Light Wedge 07/26 | 29.22 |
| | 168 General Fund | 08/11/2026 | Curtis Albert Thornton | CT081226-168 | BOS Meeting 08/12/2026 | 200.00 |
| | 168 General Fund | 08/23/2026 | DCSI, Inc. | 35680 | Security Monitoring & Maintenance 08/26 | 219.00 |
| | 168 General Fund | 08/23/2026 | DCSI, Inc. | 35690 | Security Monitoring & Maintenance 08/26 | 247.00 |
| | 168 General Fund | 08/23/2026 | Finn Outdoor, LLC | 3047 | Erosion Repair 08/26 | 1,300.00 |
| | 168 General Fund | 08/23/2026 | Finn Outdoor, LLC | 3046 | Erosion Repair 08/26 | 3,150.00 |
| | 168 General Fund | 08/23/2026 | Finn Outdoor, LLC | 3049 | Erosion Repair 08/26 | 450.00 |
| | 168 General Fund | 08/23/2026 | Finn Outdoor, LLC | 3048 | Erosion Repair 08/26 | 800.00 |
| | 168 General Fund | 08/01/2026 | Florida Department of Revenue | 3980178233549-090426 | Sales & Use Tax 07/26 | 0.14 |
| | 168 General Fund | 08/01/2026 | Florida Department of Revenue | 3980178233549-090426 | Sales & Use Tax 07/26 | 24.42 |
| | 168 General Fund | 08/31/2026 | Frontier Communications of FL | 81364902630417235-081726 | Internet Services 08/26 | 134.99 |
| | 168 General Fund | 08/31/2026 | Frontier Communications of FL | 81374106030611185-081426 | Internet Services 08/26 | 559.00 |
| | 168 General Fund | 08/01/2026 | Hillsborough County BOCC | 7687161865-090326 | Water-Sewer Services 08/26 | 1,623.49 |
| | 168 General Fund | 08/01/2026 | Hillsborough County BOCC | 7687161865-090326 | Water-Sewer Services 08/26 | 1,714.63 |
| | 168 General Fund | 08/01/2026 | Hillsborough County BOCC | 7687161865-081026 | Water-Sewer Services 07/26 | 2,476.96 |
| | 168 General Fund | 08/01/2026 | Hillsborough County BOCC | 7687161865-081026 | Water-Sewer Services 07/26 | 3,035.05 |
| | 168 General Fund | 08/11/2026 | Kelly Setta | KS081226-168 | BOS Meeting 08/12/2026 | 200.00 |
| | 168 General Fund | 08/01/2026 | Kenna Pitts | KP081226-168 | Board of Supervisors Meeting 08/12/26 | 200.00 |
| | 168 General Fund | 08/01/2026 | Kenna Pitts | KP052926-168 | Board of Supervisors Meeting 05/29/26 | 200.00 |
| | 168 General Fund | 08/01/2026 | Kenna Pitts | KP070826-168 | Board of Supervisors Meeting 07/08/26 | 200.00 |
| | 168 General Fund | 08/23/2026 | Kutak Rock, LLP | 3793940 | Legal Services 07/26 | 3,112.03 |
| | 168 General Fund | 08/31/2026 | Nvirotect Pest Control Service, Inc. | 402801 | Pest Control 06/26 | 195.00 |
| | 168 General Fund | 08/31/2026 | Nvirotect Pest Control Service, Inc. | 400324 | Pest Control 06/26 | 152.00 |
| | 168 General Fund | 08/31/2026 | Nvirotect Pest Control Service, Inc. | 405683 | Pest Control 08/26 | 152.00 |
| | 168 General Fund | 08/05/2026 | Nvirotect Pest Control Service, Inc. | 404142 | Pest Control 08/26 | 234.00 |
| | 168 General Fund | 08/05/2026 | Nvirotect Pest Control Service, Inc. | 404488 | Pest Control 08/26 | 146.00 |
| | 168 General Fund | 08/31/2026 | Nvirotect Pest Control Service, Inc. | 402781 | Pest Control 07/26 | 152.00 |
| | 168 General Fund | 08/01/2026 | RedTree Landscape | 35702 | Irrigation Repair 08/26 | 94.88 |

# Waterset Central Community Development District
## Summary A/P Ledger
## From 08/01/2026 to 08/31/2026

| | Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|---|---|---|---|---|---|---|
| | | | Systems, LLC | | | |
| | 168 General Fund | 08/01/2026 | RedTree Landscape Systems, LLC | 35062 | Landscape Maintenance 08/26 | 37,956.00 |
| | 168 General Fund | 08/01/2026 | RedTree Landscape Systems, LLC | 34784 | Landscape Maintenance 07/26 | 37,956.00 |
| | 168 General Fund | 08/23/2026 | RedTree Landscape Systems, LLC | 35548 | Athletic Maintenance & Repair 08/26 | 10,875.00 |
| | 168 General Fund | 08/23/2026 | RedTree Landscape Systems, LLC | 35547 | Landscape Replacement 08/26 | 1,650.00 |
| | 168 General Fund | 08/01/2026 | RedTree Landscape Systems, LLC | 35701 | Irrigation Repair 08/26 | 110.26 |
| | 168 General Fund | 08/01/2026 | RedTree Landscape Systems, LLC | 35700 | Irrigation Repair 08/26 | 92.13 |
| | 168 General Fund | 08/01/2026 | Rhino Epoxy Coatings,LLC | 1213 | Maintenance & Repair 07/26 | 3,680.00 |
| | 168 General Fund | 08/02/2026 | Rizzetta & Company, Inc. | INV0000111294 | Accounting Services 08/26 | 416.67 |
| | 168 General Fund | 08/02/2026 | Rizzetta & Company, Inc. | INV0000111294 | Accounting Services 08/26 | 100.00 |
| | 168 General Fund | 08/02/2026 | Rizzetta & Company, Inc. | INV0000111294 | Accounting Services 08/26 | 2,020.83 |
| | 168 General Fund | 08/02/2026 | Rizzetta & Company, Inc. | INV0000111294 | Accounting Services 08/26 | 442.83 |
| | 168 General Fund | 08/02/2026 | Rizzetta & Company, Inc. | INV0000111294 | Accounting Services 08/26 | 100.00 |
| | 168 General Fund | 08/02/2026 | Rizzetta & Company, Inc. | INV0000111294 | Accounting Services 08/26 | 1,000.00 |
| | 168 General Fund | 08/02/2026 | Rizzetta & Company, Inc. | INV0000111294 | Accounting Services 08/26 | 1,781.33 |
| | 168 General Fund | 08/02/2026 | Rizzetta & Company, Inc. | INV0000111294 | Accounting Services 08/26 | 442.83 |
| | 168 General Fund | 08/02/2026 | Sitex Aquatics, LLC | 11334-b | Monthly Maintenance 08/26 | 3,600.00 |
| | 168 General Fund | 08/02/2026 | Sitex Aquatics, LLC | 11334-b | Monthly Maintenance 08/26 | 108.00 |
| | 168 General Fund | 08/23/2026 | The Observer Group, Inc. | 26-03073H | Legal Advertising 08/26 | 67.81 |
| | 168 General Fund | 08/11/2026 | Thomas Paul McNutt | TM08122026-168 | BOS Meeting 08/12/26 | 200.00 |
| **Sum for 168, 2166** | | | | | | **140,717.05** |
| **Sum for 168** | | | | | | **140,717.05** |
| **Sum Total** | | | | | | **140,717.05** |

**Waterset Central Community Development District**
**Notes to Unaudited Financial Statements**
**August 31, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 08/31/26.
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.