Rizzetta & Company

Waterset Central
Community Development District

Board of Supervisors' Meeting
November 10, 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 · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.watersetcentralcdd.org

Board of Supervisors
Waterset Central Community
Development District

November 2, 2026

AGENDA

Dear Board Members:

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

1. CALL TO ORDER
2. AUDIENCE COMMENTS
3. STAFF REPORTS
- **A.** Aquatic Report ..... Tab 1
- **B.** Landscape & Irrigation
  - i. Presentation of Community Asset Management Report (under separate cover)
  - ii. Irrigation Inspection Report ..... Tab 2
  - iii. Landscape Report ..... Tab 3
  - iv. Contractor Response Report (October) ..... Tab 4
  - v. RedTree Landscape Proposals ..... Tab 5
  - vi. RedTree Landscape Recap ..... Tab 6
- **C.** District Counsel
- **D.** District Engineer
  - i. Discussion of BDI Ownership Map Proposal
- **E.** Clubhouse Manager ..... Tab 7
- **F.** District Manager

4. BUSINESS ITEMS
- **A.** Ratification of Target Towing Agreement ..... Tab 8
- **B.** Ratification of No Trespassing Agreement (under separate cover)

5. BUSINESS ADMINISTRATION
- **A.** Consideration of Minutes of Board of Supervisors' Meeting held on October 14, 2026 ..... Tab 9
- **B.** Consideration of Operations & Maintenance Expenditures for September 2026 ..... Tab 10
- **C.** Review of Financial Statement for September 2026 (under separate cover)

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

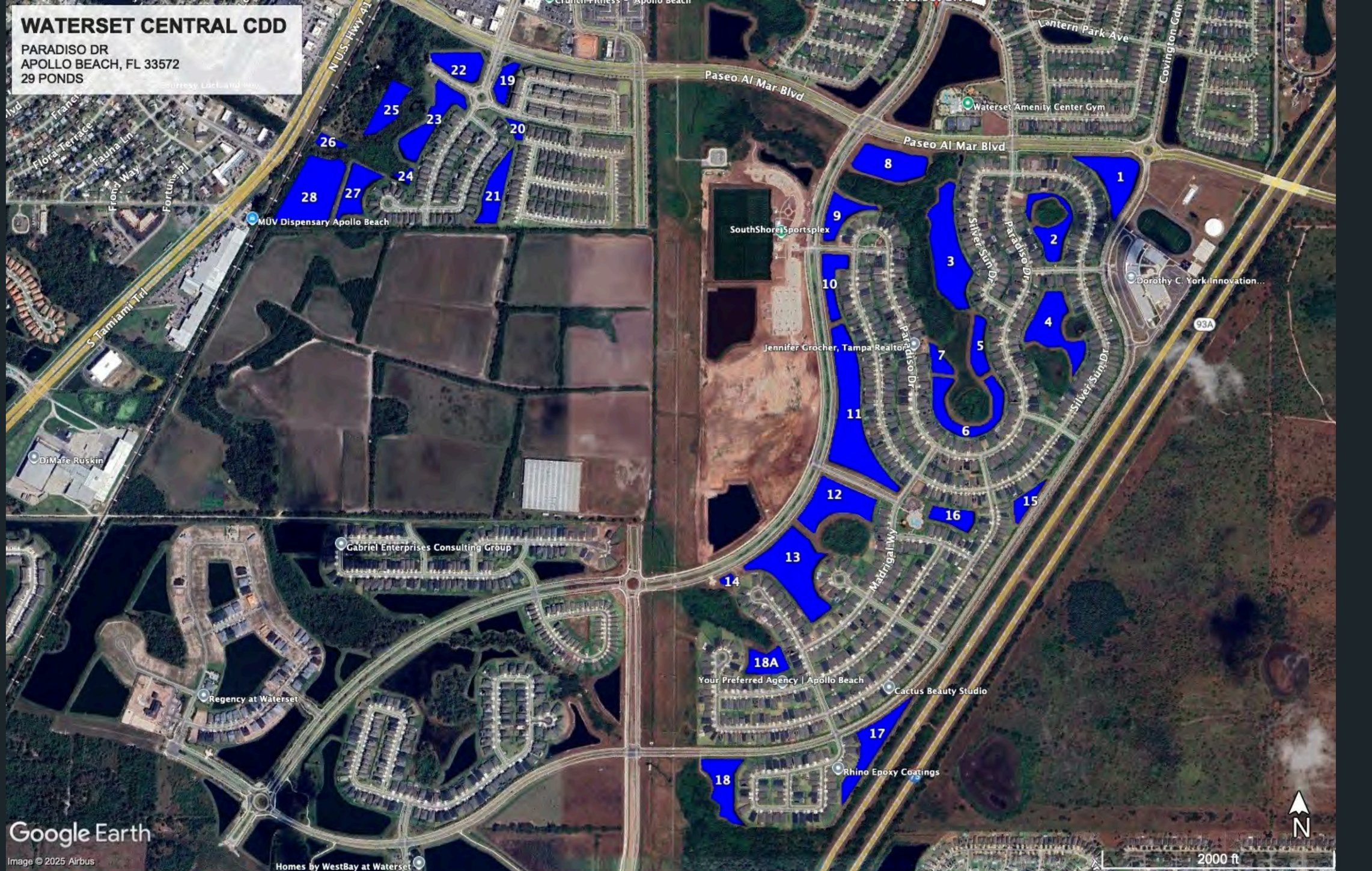
Sitex Aquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

NOVEMBER, 2026




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

SUMMARY:

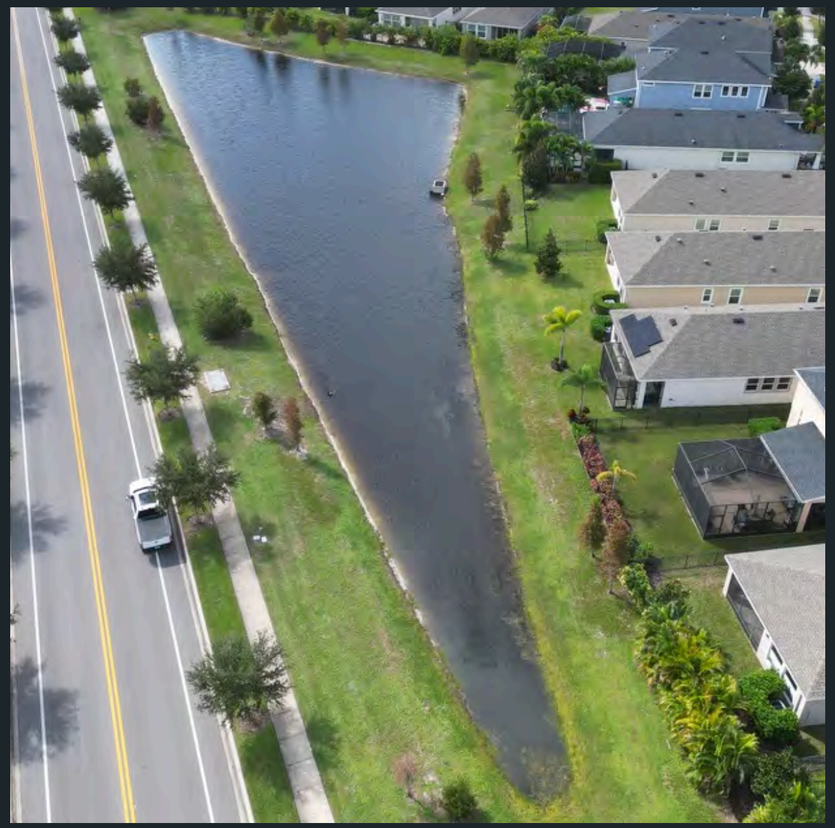
As air temperatures begin to drop, water temperatures will gradually follow. This seasonal cooling will help slow recurring algae blooms, allowing preventative maintenance efforts to become even more effective.

However, it’s important to remember that algae blooms can still develop during the cooler months, especially when additional nutrients enter the water. Common sources include rainfall runoff, grass clippings, fertilizers, and other organic materials.

The good news is that cooler water temperatures and higher dissolved oxygen levels create much more favorable conditions for aggressively managing and preventing algae growth.

Staying proactive with preventative maintenance is key to keeping your ponds and lakes healthy throughout the cooler months and preparing them for the seasons ahead.

Wishing everyone a safe and Happy Thanksgiving!



Pond #15 Treated for Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Algae and Shoreline Vegetation.



Pond #18A Treated for Algae and Shoreline Vegetation.



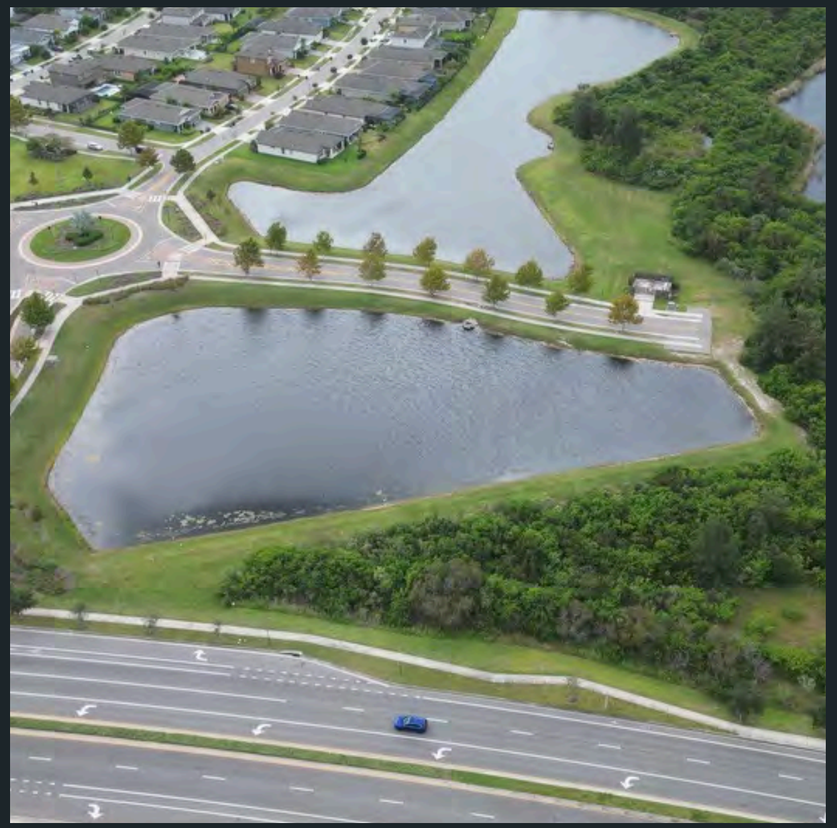
Pond #19 Treated for Chara and Shoreline Vegetation.



Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Chara and Shoreline Vegetation.



Pond #23 Treated for Algae and Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.



Pond #26 Treated for Shoreline Vegetation.



Pond #27 Treated for Algae and Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.

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

Tab 2

redtree Landscape Systems

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October 2026

Date: Oct 08, 2026 9:43 am
Inspector: Mike Bernett

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

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

Water Days as of Oct 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	1								
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 - 10-08-26 8:45 am CDT



Zone #2 - 10-08-26 8:47 am CDT



Zone #2 (Clogged Nozzle) - 10-08-26 8:49 am CDT



Zone #3 - 10-08-26 8:50 am CDT



Zone #5 - 10-08-26 8:53 am CDT



Zone #6 - 10-08-26 8:56 am CDT



redtree Landscape Systems

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October 2026

Date: Oct 08, 2026 9:59 am
Inspector: Mike Bernett

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

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

Water Days as of Oct 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									
2	2.□ROTOR	Pass									
3	3.□SPRAY	Pass	1								
4	3.□SPRAY	Pass									

Zone #2 - 10-08-26 9:01 am CDT



Zone #3 - 10-08-26 9:02 am CDT



Zone #3 (Clogged Nozzle) - 10-08-26 9:03 am CDT



Zone #4 - 10-08-26 9:04 am CDT



October 2026

Date: Oct 08, 2026 10:07 am
Inspector: Mike Bernett

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

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

Water Days as of Oct 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 - 10-08-26 9:12 am CDT



Zone #3 - 10-08-26 9:14 am CDT



October 2026

Date: Oct 08, 2026 10:18 am
Inspector: Mike Bernett

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

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

Water Days as of Oct 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. S- trees	Pass									
2	2.□S- sod	Pass	2								
3	3.□Drip	Pass									

Zone #1 - 10-08-26 9:20 am CDT



Zone #2 - 10-08-26 9:21 am CDT



Zone #2 (Clogged Nozzle) - 10-08-26 9:22 am CDT



Zone #2 (Clogged Nozzle) - 10-08-26 9:22 am CDT



October 2026

Date: Oct 08, 2026 10:52 am
Inspector: Mike Bernett

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

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

Water Days as of Oct 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									
2	2.□SPRAY curb	Fail									
[Valve Status] cot solenoid wire											
3	3.□SPRAY bed	Pass	1								
4	4.□SPRAY trees	Pass									

Zone #2 - 10-08-26 11:40 am CDT



Zone #3 - 10-08-26 11:41 am CDT



Zone #3 (Clogged Nozzle) - 10-08-26 11:45 am CDT



redtree Landscape Systems

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October 2026

Date: Oct 08, 2026 12:46 pm
Inspector: Mike Bernett

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

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

Water Days as of Oct 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	1								

Zone #3 - 10-08-26 11:51 am CDT



Zone #3 (Clogged Nozzle) - 10-08-26 11:52 am CDT



redtree Landscape Systems

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October 2026

Date: Oct 08, 2026 12:58 pm
Inspector: Mike Bernett

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

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

Water Days as of Oct 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			1						
5	S east of timer	Pass									
6	Bubblers trees south side	Pass									
7	S west of mailboxes	Pass									
8	S. Orner of Wayfarer and Limelight	Pass									

Zone #2 - 10-08-26 12:03 pm CDT



Zone #3 - 10-08-26 12:05 pm CDT



Zone #4 - 10-08-26 12:08 pm CDT



Zone #4 (Broken Head) - 10-08-26 12:12 pm CDT



Broken head

Zone #5 - 10-08-26 12:13 pm CDT



Zone #7 - 10-08-26 12:15 pm CDT



Zone #8 - 10-08-26 12:17 pm CDT



October 2026

Date: Oct 08, 2026 1:26 pm
Inspector: Mike Bernett

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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 Oct 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									

Zone #1 - 10-13-26 10:40 am CDT



Zone #3 - 10-13-26 10:45 am CDT



Zone #4 - 10-13-26 10:47 am CDT



Zone #5 - 10-13-26 10:49 am CDT



Zone #7 - 10-13-26 10:53 am CDT



October 2026

Date: Oct 12, 2026 8:57 am
Inspector: Mike Bernett

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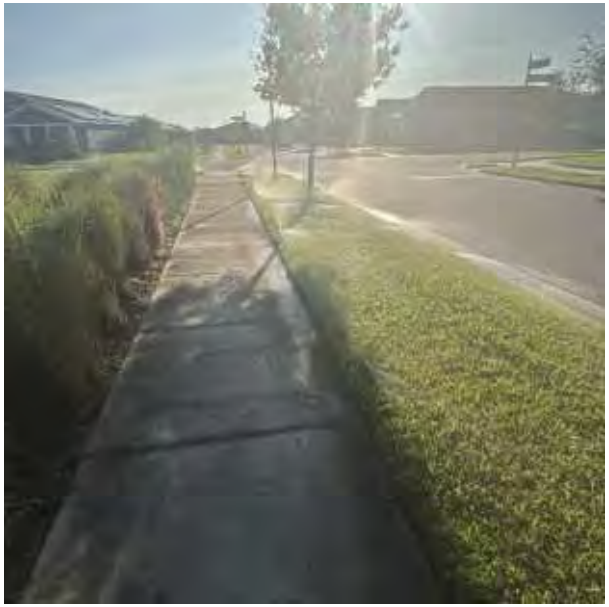
Site	
Name	Waterset Central
Address	7281 Paradiso Drive
City	Apollo Beach
ST	Florida
Zip	33572

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

Water Days as of Oct 12, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #1 - 10-12-26 7:59 am CDT



Zone #2 - 10-12-26 8:01 am CDT



Zone #4 - 10-12-26 8:06 am CDT





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October 2026

Date: Oct 12, 2026 9:10 am
Inspector: Mike Bernett

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 Oct 12, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

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

Zone #1 - 10-12-26 8:12 am CDT



Zone #2 - 10-12-26 8:14 am CDT



redtree Landscape Systems

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October 2026

Date: Oct 12, 2026 9:32 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 Oct 12, 2026	
Program A	Mon , Fri
Program B	Mon , 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							**1**		
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	1								
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			1						
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						1			
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 - 10-12-26 8:37 am CDT



Zone #1 (Broken Lateral) - 10-12-26 9:22 am CDT



Broken lateral

Zone #2 - 10-12-26 9:23 am CDT



Zone #6 - 10-12-26 9:30 am CDT



Zone #7 - 10-12-26 9:33 am CDT



Zone #9 - 10-12-26 9:37 am CDT



Zone #10 - 10-12-26 9:39 am CDT



Zone #12 - 10-12-26 9:45 am CDT



Zone #13 - 10-12-26 9:48 am CDT



Zone #16 - 10-12-26 9:51 am CDT



Zone #17 - 10-12-26 10:09 am CDT



Zone #18 - 10-12-26 10:11 am CDT



Zone #20 - 10-12-26 10:16 am CDT



Zone #21 - 10-12-26 10:17 am CDT



Zone #21 (Clogged Nozzle) - 10-12-26 10:19 am CDT



Zone #24 - 10-13-26 8:41 am CDT



Zone #27 - 10-13-26 8:45 am CDT



Zone #28 - 10-13-26 8:48 am CDT



Zone #28 (Broken Head) - 10-13-26 8:49 am CDT



Zone #29 - 10-13-26 8:50 am CDT



Zone #33 (Broken Drip or Micro Spray) - 10-13-26 8:56 am CDT



Zone #34 - 10-13-26 8:57 am CDT



Zone #35 - 10-13-26 9:00 am CDT



Zone #36 - 10-13-26 9:01 am CDT



Zone #38 - 10-13-26 9:04 am CDT



October 2026

Date: Oct 13, 2026 12:34 pm
Inspector: Mike Bernett

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

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

Water Days as of Oct 13, 2026	
Program A	Mon , Fri
Program B	Tue , Sat
Program C	
Program D	

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

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

Zone #3 - 10-13-26 11:41 am CDT



Zone #4 - 10-13-26 11:42 am CDT



Zone #6 - 10-13-26 11:45 am CDT



Zone #7 - 10-13-26 11:46 am CDT



Zone #9 - 10-13-26 11:47 am CDT



Zone #10 - 10-13-26 11:50 am CDT



Zone #12 - 10-13-26 11:51 am CDT



Zone #13 - 10-13-26 11:54 am CDT



redtree Landscape Systems

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powered by SmartLink Network ®

October 2026

Date: Oct 13, 2026 12:59 pm
Inspector: Mike Bernett

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

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

Water Days as of Oct 13, 2026	
Program A	Sun , Wed
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 - SOUTHEAST 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	Zone 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									

October 2026

Date: Oct 14, 2026 9:10 am
Inspector: Mike Bernett

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

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

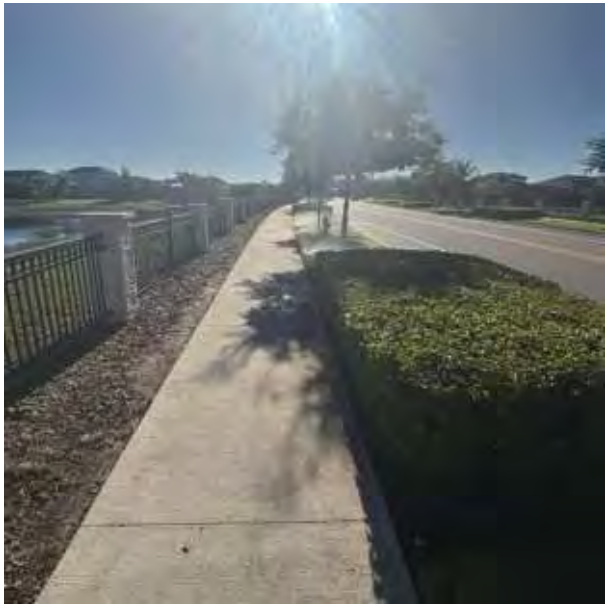
Water Days as of Oct 14, 2026	
Program A	Mon , Fri
Program B	Mon , Fri
Program C	
Program D	

	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			1						
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		1							
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						1			
45	45.□MPR BEHIND MAILBOX	Pass									
46	46.□S - SOUTH OF MAILBOX	Pass									
47	S- west side of Waterset - (s) of lift station	Pass									
48		Pass									
49		Pass									
50		Pass									

Zone #2 - 10-14-26 8:31 am CDT



Zone #3 - 10-14-26 8:34 am CDT



Zone #4 - 10-14-26 8:35 am CDT



Zone #5 - 10-14-26 8:38 am CDT



Zone #6 - 10-14-26 8:44 am CDT



Zone #8 - 10-14-26 8:49 am CDT



Zone #9 - 10-14-26 8:50 am CDT



Zone #10 - 10-14-26 8:52 am CDT



Zone #11 - 10-14-26 8:56 am CDT



Zone #12 - 10-14-26 8:59 am CDT



Zone #14 - 10-14-26 9:02 am CDT



Zone #15 - 10-14-26 9:07 am CDT



Zone #16 - 10-14-26 9:11 am CDT



Zone #18 - 10-14-26 9:21 am CDT



Zone #19 - 10-14-26 9:37 am CDT



Zone #20 - 10-14-26 9:41 am CDT



Zone #21 - 10-14-26 9:45 am CDT



Zone #22 - 10-14-26 10:08 am CDT



Zone #23 - 10-14-26 10:13 am CDT



Zone #25 - 10-14-26 10:17 am CDT



Zone #25 (Broken Head) - 10-14-26 10:19 am CDT



Zone #26 - 10-14-26 10:27 am CDT



Zone #27 - 10-14-26 10:29 am CDT



Zone #29 - 10-14-26 10:31 am CDT



Zone #30 - 10-14-26 10:35 am CDT



Zone #31 - 10-14-26 10:41 am CDT



Zone #34 - 10-14-26 10:47 am CDT



Zone #35 - 10-14-26 10:49 am CDT



Zone #38 - 10-14-26 10:53 am CDT



Zone #39 - 10-14-26 10:56 am CDT



Zone #40 - 10-14-26 10:57 am CDT



Zone #43 - 10-14-26 11:05 am CDT



Zone #44 (Broken Drip or Micro Spray) - 10-14-26 11:10 am CDT



Zone #45 - 10-14-26 11:16 am CDT



Zone #46 - 10-14-26 11:18 am CDT



Zone #47 - 10-14-26 11:23 am CDT



october 2026

Date: Oct 14, 2026 9:27 am
Inspector: Tom Lapoma

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powered by SmartLink Network ®

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

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

Water Days as of Oct 14, 2026	
Program A	Sun , Tue
Program B	Mon , 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 - EAST SIDE OF COVINGTON (s) of school	Pass	1		1						
3	3.□DRIP, SOUTH/ EAST BEGINNING OF WALL	Pass									
4	4.□D - WALL	Pass									
5	5.□D - WEST side - (n) of betel palm	Pass									
6	6.□S - WEST curb- (n) of betel palm	Pass									
7	7.□S - WEST side- inside sidewalk-(n) of betel palm	Pass			3						
8	7.□S - WEST side- inside sidewalk at school	Pass									
9		Pass	1								
10	10.□D - SOUTHWEST OF GOLDEN SKY CT	Pass									
11	11.□S - WEST curb- at school	Pass									
12	12. S - WEST curb at school	Pass									
13	13. S - WEST side- inside sidewalk at school	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	14.□D - ACROSS FROM SECOND ENTRENCE SCHOOL, WEST	Pass									
15	15.□S - WEST curb - (s) of golden sky	Pass									
16	16. S - WEST side- inside sidewalk- (s) of golden sky	Pass									
17	17.□B - TREE BEDS	Pass									
18	OFF	Pass									
19	19.□B - SOUTH OF GOLDEN SKY CT, SIDEWALK & RD	Pass									
20	OFF	Pass									
21	OFF	Pass									
22	OFF	Pass									
23	23.□S - WEST curb- (n) golden sky	Pass	1								
24	24.□S - WEST side- inside sidewalk- NORTH OF GOLDEN SKY CT	Pass									
25	25.□D - CONTROLLER	Pass									
26	26.□S - WEST side- inside sidewalk at school	Pass									
27	27.□B - WEST NORTH OF GOLDEN SKY CT	Pass									
28	28.□S - WEST curb at POND	Pass	1		1						
29	29.□S - WEST curb SOUTH PAM	Pass									
30	OFF	Pass									
31	31.□D - EAST ACROSS FROM BETEL PALM	Pass									
32	32.□B - EAST ACROSS FROM BETEL PALM	Pass									
33	33.□S - EAST curb (s) of BETEL PALM	Pass			1						
34	34.□B - SOUTHWEST OF BETEL PALM	Pass									
35	35.□D - SOUTHWEST OF BETEL PALM	Pass									
36	36.□MPR, SOUTHWEST OF BETEL PALM	Pass									
37	37.□S - west curb- south OF BETEL PALM	Pass									
38	38.□S- west curb-(s) betel palm at pond	Pass	2								

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39	39.□D - BOTH SIDES OF COVINGTON DR BY POND	Pass									
40	40.□S - EAST curb & WEST SIDE- inside sidewalk at end of fence/pond	Pass	1								
41	41.□S - WEST curb at pond	Pass			1						
42	42.□S - WEST curb - (s) of pond	Pass	1								
43	43.□S - WEST side- inside sidewalk - (s) of pond	Pass									
44	44.□D - EAST COVINGTON DR	Pass						1			
45	45.□S - WEST curb-(s) of pond	Pass									
46	46.□S - TREES, WEST	Pass									
47	47.□S - WEST side- inside sidewalk- (n) of mainland	Pass									
48	48.□D - WEST COVINGTON DR.	Pass									
49	49.□S - WEST side- inside sidewalk-(n) of mainland	Pass									
50	49.□S - WEST curb- (n) of mainland	Pass									
51	51.□D - WEST	Pass									
52	52 S - north and south of mainland intersection	Pass									
53	53.□D - EAST WALL	Pass									
54	54.□D - EAST WALL	Pass									
55	55.□S - EAST curb- across from pond	Pass									
56	56. S - EAST curb- (n) of mainland	Pass									
57	57.□D - EAST	Pass									
58	58.□S - TREES, EAST COVINGTON DR. (N) of mainland	Pass									
59		Pass									
60		Pass									

Zone #2 - 10-14-26 8:28 am CDT



Zone #2 (Broken Head) - 10-14-26 8:32 am CDT



Zone #2 (Clogged Nozzle) - 10-14-26 8:33 am CDT



Zone #6 - 10-14-26 8:51 am CDT



Zone #7 - 10-14-26 8:54 am CDT



Zone #8 - 10-14-26 9:06 am CDT



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



Zone #11 - 10-14-26 9:18 am CDT



Zone #12 - 10-14-26 9:23 am CDT



Zone #12 - 10-14-26 9:24 am CDT



Zone #13 - 10-14-26 9:42 am CDT



Zone #15 - 10-14-26 9:49 am CDT



Zone #16 - 10-14-26 10:07 am CDT



Zone #23 - 10-14-26 10:10 am CDT



Zone #23 (Clogged Nozzle) - 10-14-26 10:13 am CDT



Zone #24 - 10-14-26 10:15 am CDT



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



Zone #28 - 10-14-26 10:23 am CDT



Zone #28 (Broken Head) - 10-14-26 10:23 am CDT



Zone #28 (Clogged Nozzle) - 10-14-26 10:25 am CDT



Zone #29 - 10-14-26 10:33 am CDT



Zone #33 - 10-14-26 10:42 am CDT



Zone #33 (Broken Head) - 10-14-26 10:42 am CDT



Zone #36 - 10-14-26 12:29 pm CDT



Zone #38 - 10-14-26 12:35 pm CDT



Zone #38 (Clogged Nozzle) - 10-14-26 12:38 pm CDT



Zone #38 (Clogged Nozzle) - 10-14-26 12:38 pm CDT



Zone #40 - 10-14-26 12:58 pm CDT



Zone #40 (Clogged Nozzle) - 10-14-26 1:01 pm CDT



Zone #41 - 10-14-26 1:04 pm CDT



Zone #42 - 10-14-26 1:12 pm CDT



Zone #43 - 10-14-26 1:18 pm CDT



redtree Landscape Systems

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powered by SmartLink Network ®

October 2026

Date: Oct 15, 2026 9:27 am
Inspector: Mike Bernett

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

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

Water Days as of Oct 15, 2026	
Program A	Mon , Fri
Program B	Tue , Sat
Program C	
Program D	

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

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

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

Zone #1 - 10-15-26 8:30 am CDT



Zone #1 (Broken Head) - 10-15-26 8:31 am CDT



Zone #2 - 10-15-26 8:36 am CDT



Zone #2 (Broken Head) - 10-15-26 8:38 am CDT



Zone #3 - 10-15-26 8:43 am CDT



Zone #4 - 10-15-26 8:51 am CDT



Zone #4 (Clogged Nozzle) - 10-15-26 8:52 am CDT



Zone #5 - 10-15-26 8:55 am CDT



Zone #6 - 10-15-26 8:56 am CDT



Zone #6 (Clogged Nozzle) - 10-15-26 8:58 am CDT



Zone #7 - 10-15-26 9:01 am CDT



Zone #7 (Broken Drip or Micro Spray) - 10-15-26 9:02 am CDT



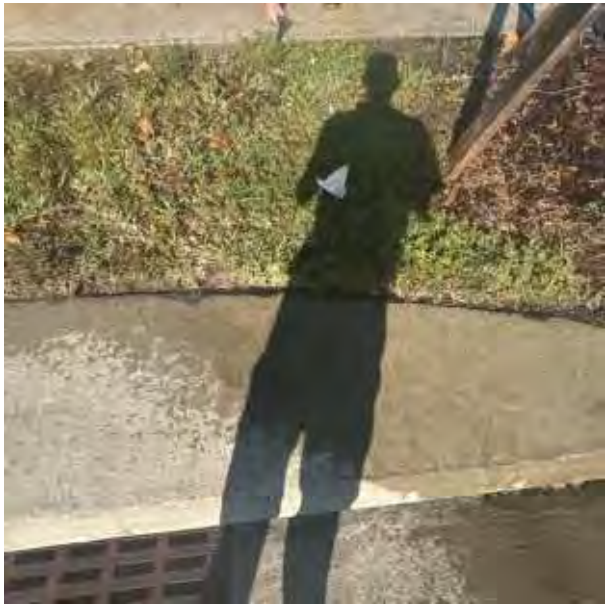
Zone #8 - 10-15-26 9:03 am CDT



Zone #8 (Broken Head) - 10-15-26 9:04 am CDT



Zone #8 (Clogged Nozzle) - 10-15-26 9:06 am CDT



Zone #9 - 10-15-26 9:25 am CDT



Zone #10 - 10-15-26 9:33 am CDT



Zone #10 (Clogged Nozzle) - 10-15-26 9:36 am CDT



Zone #10 (Broken Head) - 10-15-26 9:37 am CDT



Zone #11 - 10-15-26 9:39 am CDT



Zone #12 - 10-15-26 9:40 am CDT



Zone #13 - 10-15-26 9:42 am CDT



Zone #16 - 10-15-26 11:57 am CDT



Zone #19 - 10-15-26 12:01 pm CDT



Zone #20 - 10-15-26 12:04 pm CDT



Zone #20 (Clogged Nozzle) - 10-15-26 12:05 pm CDT



Zone #21 - 10-15-26 12:06 pm CDT



Zone #22 - 10-15-26 12:09 pm CDT



Zone #23 - 10-15-26 12:10 pm CDT



Zone #24 - 10-15-26 12:14 pm CDT



Zone #26 - 10-15-26 12:15 pm CDT



Zone #27 - 10-15-26 12:18 pm CDT



Zone #28 - 10-15-26 12:24 pm CDT



Zone #30 - 10-15-26 12:28 pm CDT



Zone #32 - 10-15-26 12:30 pm CDT



Zone #33 - 10-15-26 12:44 pm CDT



Zone #34 - 10-15-26 12:51 pm CDT



Zone #36 - 10-15-26 12:53 pm CDT



Zone #37 - 10-15-26 12:55 pm CDT



Zone #38 - 10-15-26 12:59 pm CDT



October 2026

Date: Oct 15, 2026 11:11 am
Inspector: Tom Lapoma

***
powered by SmartLink Network ®

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

Controller	
Name	AMENITY 3 clubhouse 7231 Paradiso Dr 0539392647
Location	7231 Paradiso Dr
Model	
Modules	15
Controller ID	226689

Water Days as of Oct 15, 2026	
Program A	Tue , Sat
Program B	Mon , Fri
Program C	
Program D	

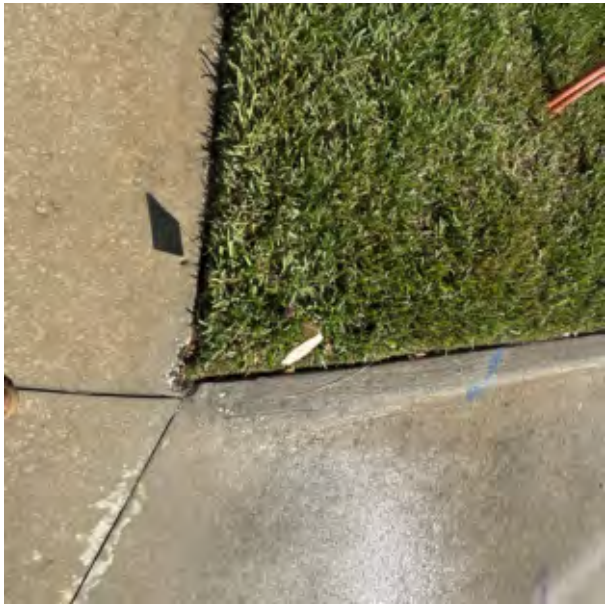
	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S-PARADISO	Pass	3								
2	S-PARADISO	Pass									
3	S-PARADISO	Pass									
4	B-TREE PARK	Pass			1						
5	R-PARK	Pass									
6	R-PARK	Pass									
7	R-PARK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

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	D-POOL/SLIDE	Pass						1			
15	D-LAP POOL	Pass									
16	B-POOL	Pass									
17	S- VOLLEYBALL COURT	Pass	10								
18	D-FRONT OF BUILDING	Pass									
19	S-PICNIC/ VOLLEYBALL COURT	Pass									
20	MPR PASEO AL MAR BLVD	Pass									
21	D-VOLLEYBALL COURTS	Pass									
22	B-TENNIS COURTS	Pass									
23	D-TENNIS COURTS	Pass									
24	R-PASEO AL MAR BLVD	Pass									
25	S-TENNIS COURTS	Pass									
26	D-PARKING LOT CENTER ISLAND	Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									

Zone #1 - 10-15-26 10:29 am CDT



Zone #1 (Clogged Nozzle) - 10-15-26 10:33 am CDT



Zone #2 - 10-15-26 10:34 am CDT



Zone #3 - 10-15-26 10:37 am CDT



Zone #4 (Broken Head) - 10-15-26 10:41 am CDT



Zone #5 - 10-15-26 10:44 am CDT



Zone #6 - 10-15-26 11:53 am CDT



Zone #7 - 10-15-26 11:56 am CDT



Zone #8 - 10-15-26 12:00 pm CDT



Zone #8 (Clogged Nozzle) - 10-15-26 12:01 pm CDT



Zone #10 - 10-15-26 12:06 pm CDT



Zone #10 (Clogged Nozzle) - 10-15-26 12:10 pm CDT



Zone #11 - 10-15-26 12:17 pm CDT



Zone #13 - 10-15-26 12:23 pm CDT



Zone #13 (Clogged Nozzle) - 10-15-26 12:25 pm CDT



Zone #13 (Clogged Nozzle) - 10-15-26 12:25 pm CDT



Zone #17 - 10-15-26 12:58 pm CDT



Zone #17 (Clogged Nozzle) - 10-15-26 1:04 pm CDT



Zone #17 (Clogged Nozzle) - 10-15-26 1:04 pm CDT



Zone #17 (Clogged Nozzle) - 10-15-26 1:04 pm CDT



Zone #17 (Clogged Nozzle) - 10-15-26 1:05 pm CDT



Zone #17 (Clogged Nozzle) - 10-15-26 1:06 pm CDT



Zone #17 (Clogged Nozzle) - 10-15-26 1:06 pm CDT



Zone #17 (Clogged Nozzle) - 10-15-26 1:06 pm CDT



Zone #17 (Clogged Nozzle) - 10-15-26 1:06 pm CDT



Zone #17 (Clogged Nozzle) - 10-15-26 1:06 pm CDT



October 2026- paradiso hybrid

Date: Oct 13, 2026 4:05 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	12. PARADISO□DRIVE 4□N HYBRID
Location	
Model	
Modules	2
Controller ID	226700

Water Days as of Oct 13, 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.□S- center-south end	Pass									
2	2.□S- west side	Pass									
3	3. S- east side	Pass									
4	4.□BUBBLER/DRIP	Pass									

October 2026- phase 4

Date: Oct 14, 2026 2:52 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	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 Oct 14, 2026	
Program A	Mon , Fri
Program B	Sun , Wed
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.□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-30 th center island	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	Fail									
[Valve Status] Zone OFF											
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						1			
26	S-PARK/ PREMIETER	Pass					3				
27	D-WESf/ LIFT STATION	Pass									
28	D-ROUND ABOUT	Pass									
29	S-ROUND ABOUT	Pass			1						
30	B-PARK/ ROUND ABOUT	Pass									
31	S-GOLDCOAST SOUTH	Pass									
32	S-GOLDCOAST north	Pass									
33	D-NORTH OF ROUND ABOUT	Pass						2			
34	S-MILESTONE WEST	Pass									
35	D-MILESfONE ENTRANCE	Pass						1			
36	S-MILESTONE EAST	Pass									
37	B-TREE 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
38	D-PASEO AL MAR, HEDGE LINE	Pass									
39	D-SIGN- exit side- milestone and PAM	Pass									

Zone #25 (Broken Drip or Micro Spray) - 10-14-26 11:03 am CDT



Zone #25 (Broken Drip or Micro Spray) - 10-14-26 12:46 pm CDT



Zone #26 (Lower Head) - 10-14-26 11:08 am CDT



Zone #26 (Lower Head) - 10-14-26 12:52 pm CDT



Zone #29 (Broken Head) - 10-14-26 11:19 am CDT



Zone #29 (Broken Head) - 10-14-26 12:58 pm CDT



Zone #33 (Broken Drip or Micro Spray) - 10-14-26 11:29 am CDT



Zone #33 (Broken Drip or Micro Spray) - 10-14-26 11:29 am CDT



Zone #33 (Broken Drip or Micro Spray) - 10-14-26 1:06 pm CDT



Zone #33 (Broken Drip or Micro Spray) - 10-14-26 1:07 pm CDT



Zone #35 (Broken Drip or Micro Spray) - 10-14-26 11:34 am CDT



Zone #35 (Broken Drip or Micro Spray) - 10-14-26 11:36 am CDT



Zone #35 (Broken Drip or Micro Spray) - 10-14-26 1:09 pm CDT



Zone #35 (Broken Drip or Micro Spray) - 10-14-26 1:12 pm CDT



October 2026- saguaro way hybrid

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Date: Oct 13, 2026 4:08 pm
Inspector: Tom Lapoma

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 Oct 13, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	1.□S- south curb	Pass									
2	2.□S- west curb	Pass									
3	3.□S- north side	Pass									
4	4.□S- around bed	Pass									
5	5.□BUBBLER/ DRIP	Pass									

October 2026- wayfarer east NODE

*** powered by SmartLink Network ®

Date: Oct 13, 2026 3:33 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 Oct 13, 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.□S- curb/westside	Fail									
[Valve Status] Replaced (2) 9v batteries											
2	2.□DRIP/bubbler	Pass									
3	3.□MPR- eastside	Pass									
4	4.□MPR- center	Pass									
5		Pass									

Tab 3

Waterset Central CDD

Photo Documentation of Work Completed - October 2026







Waterset Central CDD

Photo Documentation of Work Completed - October 2026







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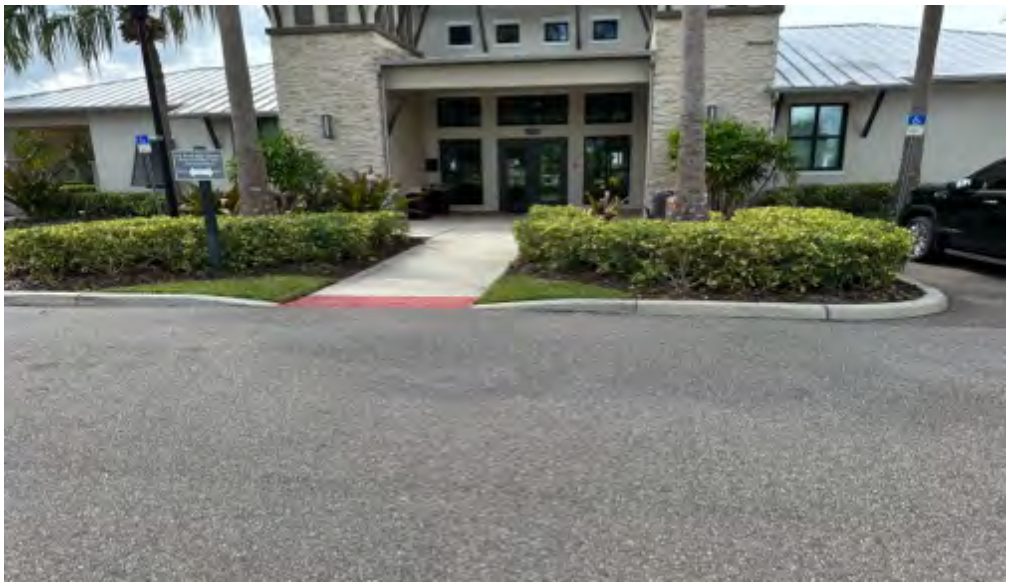





Waterset Central CDD

Photo Documentation of Work Completed - October 2026







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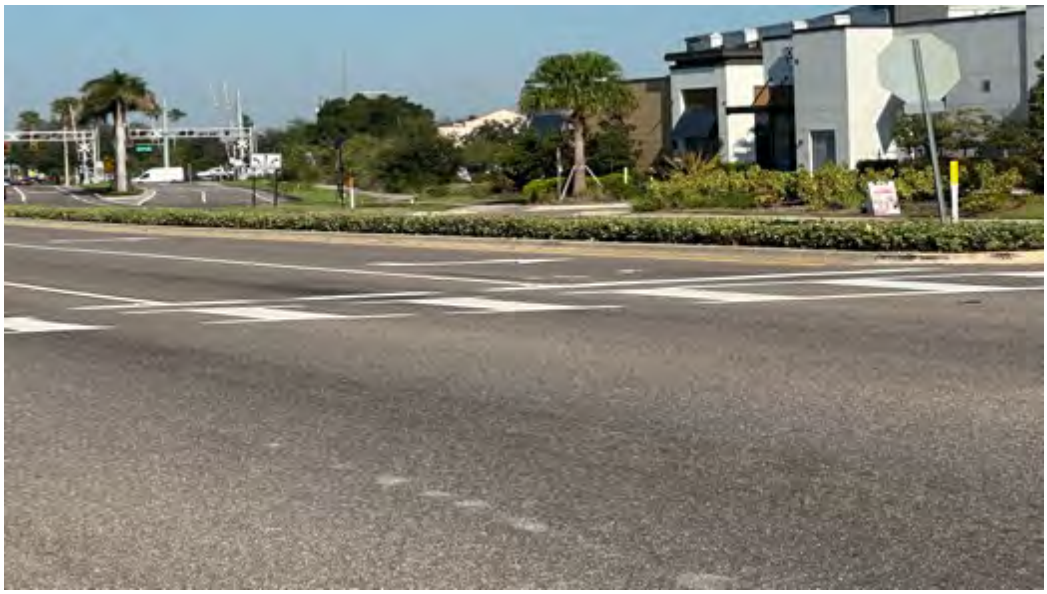
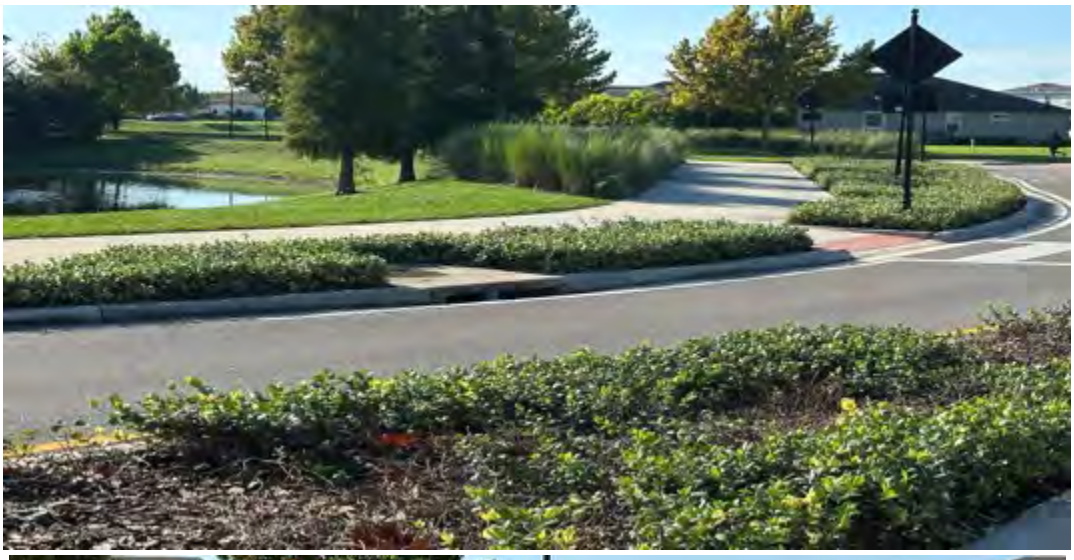


Waterset Central CDD

Photo Documentation of Work Completed - October 2026



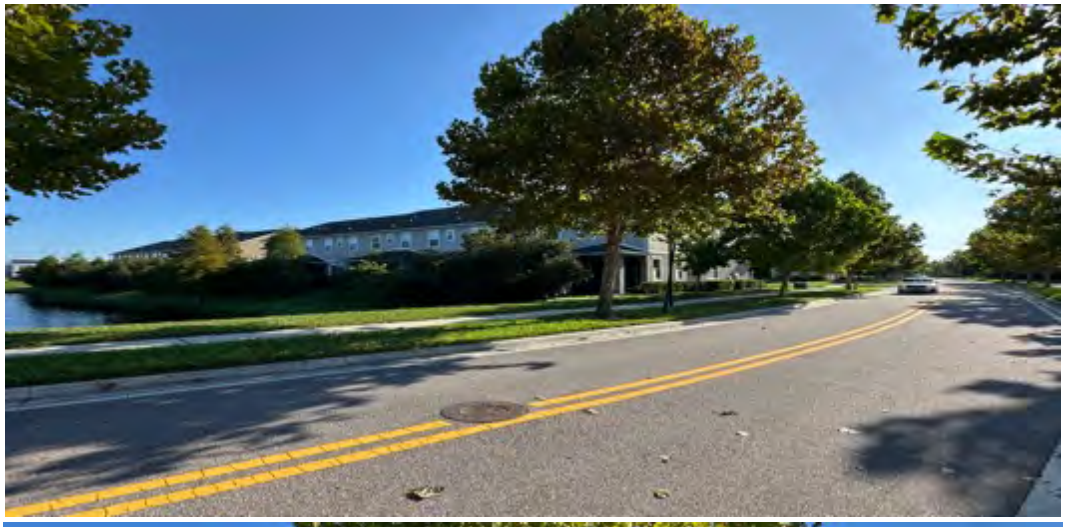




Waterset Central CDD

Photo Documentation of Work Completed - October 2026







Waterset Central CDD

Photo Documentation of Work Completed - October 2026



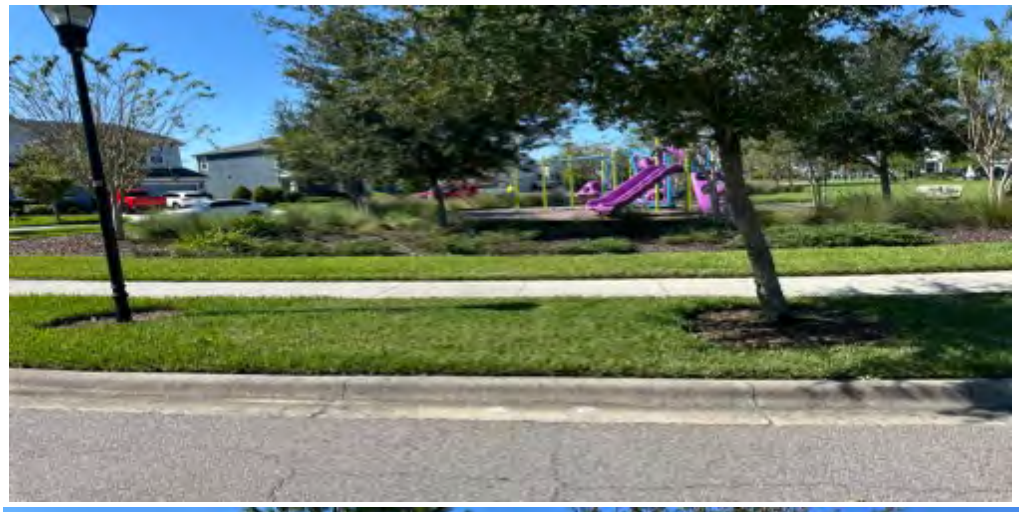




Waterset Central CDD

Photo Documentation of Work Completed - October 2026







Waterset Central CDD

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Tab 4

WATERSET CENTRAL

COMMUNITY ASSET MANAGEMENT REPORT



October 9, 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 October, all Bahia turf shall receive an application of 1000 lbs. (20 – 50 lb. bags) of 19-3-7 fertilizer with a pre-emergent herbicide. Additionally, all Ornamentals shall receive an application of 1000 lbs. (20 – 50 lb. bags) of 8-0-10 fertilizer with SparTech (a specialized delivery system for fertilizer and micronutrients). And finally, all Palms shall receive an application of 650 lbs. (13 – 50 lb. bags) of 8-0-12+4Mg fertilizer.

- RedTree to notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. Payment for fertilization will not be approved without prior verification.

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

1. The Waterset Club pool decks must be cleaned at all times. It appears palm trimmings have been left behind. (Pic 1)



2. Eradicate all pool deck paver joint weeds.
   - All weeds have been sprayed.
3. Is this lawn being monitored for chinch bug and/or fungal issues? It is becoming bare. (Pic 3>) **- This area has been treated for fungus.**
4. Sidewalks also need to be kept clear at all times. This is between the basketball and tennis courts. (Pic 4>)

- This side wall was blowing when we did the service but, due to the rain, all mulch came out of the bed.





1 - The pool desk was cleaned and all palm trimmings were cleaned up.

Paseo Al Mar, Milestone, Sea Air, 30th Street

5. Tree rings along the south side of Paseo Al Mar (PAM) still have turf growing into them.
   - All tree rings have been sprayed.
6. Has the depression on the west side of the sidewalk on the west side of Milestone south of PAM been corrected? I reported this last month, and the area is still flagged off. The heads have been reported being replaced.

7. For the past two months, this area on the north side of the Sea Air cul-de-sac has been infested with Wild Bushbean. Now, those grasses have been cut to the ground. Was anything done to eradicate the Wild Bushbean or was it simply cut with the perfectly healthy Muhly Grasses that were nearing their fall bloom? (Pic 7)
   - All weeds have been pulled and sprayed. RedTree does not trim Muhly grass.

7

8. Trim the Sabal Palms in the standalone landscape bed adjacent to the grasses in Item 7. **- A work order has been created.**

9. Remove a broken lodge pole on one of the trees on the north ROW of Sea Air cul-de-sac. **- This will be completed by next inspection.**

10. Hand pull weeds from the Pringle's Podocarpus at the Sea Air mail kiosk.
    - All weeds have been pulled.
11. Eradicate and hand pull the large Broom Sedge in the ornamental grass bed on the SE outer quadrant of the Milestone/Goldcoast roundabout . (Pic 11>)

12. The Bougainvillea beds on the 30th Street median are back to being very weedy.
    - All weeds have been sprayed.
13. **For at least the third month in a row, this Sweet Viburnum hedge on the west side of 30th Street south of Goldcoast is being reported as continuing to thin. Last month it was also reported as being weedy. The only response received was that the weeds had been pulled. Is RedTree diagnosing any root fungal issues? Is RedTree 100% sure irrigation is being applied to this failing areas of plants? (Pic 13)**

13



14. Heading east on PAM from 30th Street, the clusters of Sabal Palms, ornamental grasses and Variegated Confederate Jasmine are full of very tall weeds. This condition extends to the east side of Waterset Blvd. (WSBlvd.) as well. (Pic 14>) **- This area has been detailed.**

<11



6 - Irrigation confirmed the zone is operating properly and no flagged zones were found.

11 - Broom Sedge has been pulled out of the ornamental grass beds.

Rizzetta & Company
Professionals in Community Management

13 - Irrigation confirmed operations are functioning properly. The area has been treated for fungus.

Paseo Al Mar, Covington Garden Drive

15. The tall vines in the hedges on the south side of PAM east of Paradiso are still in the hedges. (Pic 15) **- All vines have been pulled.**



16. Maintenance of the landscape bed on the SE quadrant of the PAM/Covington Garden Drive (CGD) roundabout has completely stopped since construction of a building has commenced behind it. This bed is still accessible. **- This bed has been detailed.**



17. Please remove this broken/leaning branch from the Wax Myrtle on the west side of CGD south of PAM along the pond bank. (Pic 17>) **- The branch has been removed.**

18. **Terracing is still not being maintained between the Sweet Viburnum along the back side of the landscape bed and the Dw. Firebush fronting it along the west side of CGD. This area is north of Golden Sky. (Pic 18>)**

19. When is this dead Pine Tree on the west side of CGD south of Golden Sky going to be removed? The approval was sent to RedTree September 10th. (Pic 19)







18 - Viburnum and firebush have been trimmed.

19 - The dead pine tree will be done before next inspection.

Covington Garden Drive, I-75 Wall

20. Maintenance of the hedges along the west side of CGD is not consistent. Heights of the Sweet Viburnum hedge south of Golden Sky, although approximately the height we want to maintain, are unruly, compared with those on the north side of Golden Sky which are being maintained too short. The heights of the Dw. Firebush and Copperleaf Plants are also very inconsistent from the north end to the south end of CGD. These single roadway buffer hedges need to be maintained consistently. (Pic 20) **- All hedges have been trimmed to a consistent height .**



21. It was also reported last month that all Japanese Blueberries along the west side of CGD had been trimmed. (See above)

- The Japanese Blueberry trees have been trimmed.

22. It was requested last month to have RedTree remove dead material from a failed Wax Myrtle on the west side of CGD along the pond bank south of Betel Palm. RedTree removed the tree, which is fine, however the root ball was thrown into the pond, and the tree ring was left a mess with pipes extending out of the ground and uneven dirt.
(Pics 22a – c>)

- This will be completed before next inspection.

23. The beds of Variegated Dwarf Asian Jasmine between the sidewalk and curb along the east side of CGD are weedy and growing over the curbing. **The jasmine has been trimmed, and the weeding has been addressed.**

24. Did RedTree mow all the way to the south end of the I-75 wall as reported? This has always been in the scope and there are still Brazilian Peppers growing above the top of the wall directly behind it. (Pic 24>)

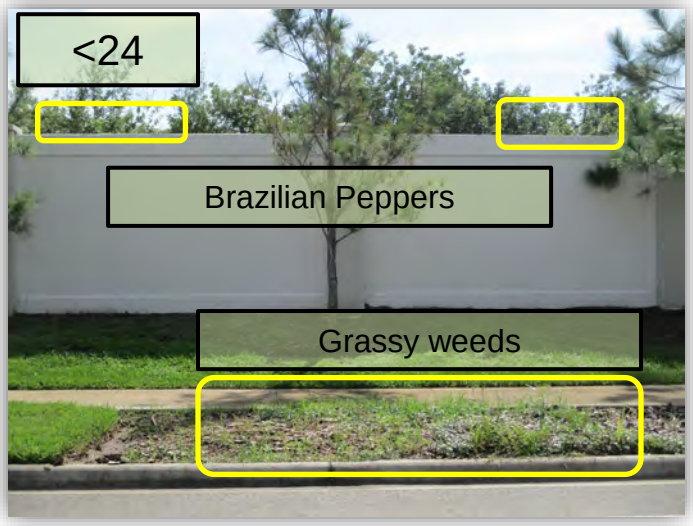






24 - RedTree mowed behind the wall. Brazilian Peppers have been addressed.

Covington Garden Drive, Betel Palm, Tagalong



25. Treat spurge in the turf on the west CGD ROW near the northern tip of the pond north of Wayfarer a bit south of Mainland.
All spurge has been treated.

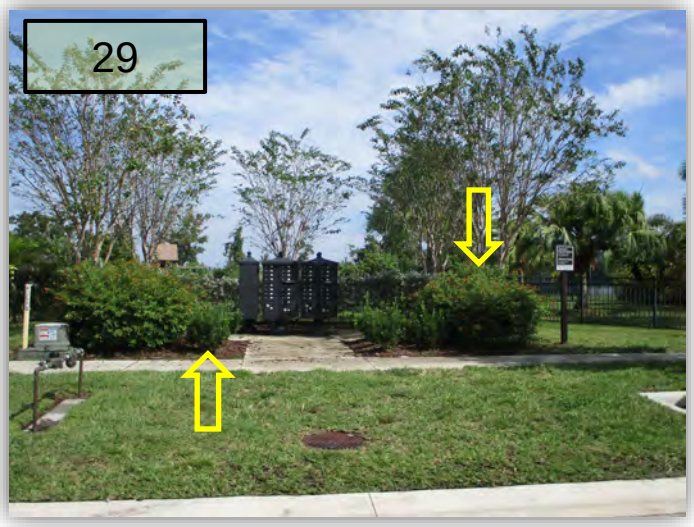
26. As mentioned earlier in the report regarding inconsistencies in the maintenance of the landscape buffer on the west side of CGD, here is another example near the southern end of CGD near Wayfarer. (Pic 26)



27. Torpedograss is once again taking over the landscaping surrounding the Tagalong mail kiosk. (Pic 27>)
- Torpedograss have been treated.

28. And again, the landscape buffer on the west side of Paradiso south of PAM is not being maintained consistent with the buffer along the house on the east side. (Pic 28>)
- This bed has been detailed.

29. Landscape at the Betel Palm mail kiosk is overgrown. (Pic 29) **- This area has been detailed.**



30. Remove water shoots from the eight Crape Myrtles inside the Madrigal/Paradiso pocket park. **- All water shoots have been removed.**





26 - The buffers have been detailed.

Saguaro Park, Waterset Blvd., Waterline

31. **Once again, it has been reported that all brown Juniper inside the Saguaro mail kiosk landscaping has been trimmed out. If that is the case, then has RedTree determined why it continues to brown? Is it getting too much water that may be exacerbating twig blight? (Pics 31a & b>)**



32. Why were the Muhly Grasses cut to the ground in the Saguaro pocket park when they are just getting ready for their fall bloom season? **- This Muhly grass were deceased on the top.**

33. Eradicate and hand pull Torpedograss from the Juniper in Reservoir Park as well as Reservoir bridge.
- All weeds have been pulled and sprayed.

34. There is no change to the chlorotic conditions of almost all the Ixora on the WSBlvd. median between Reservoir and PAM.
- This will be evaluated .

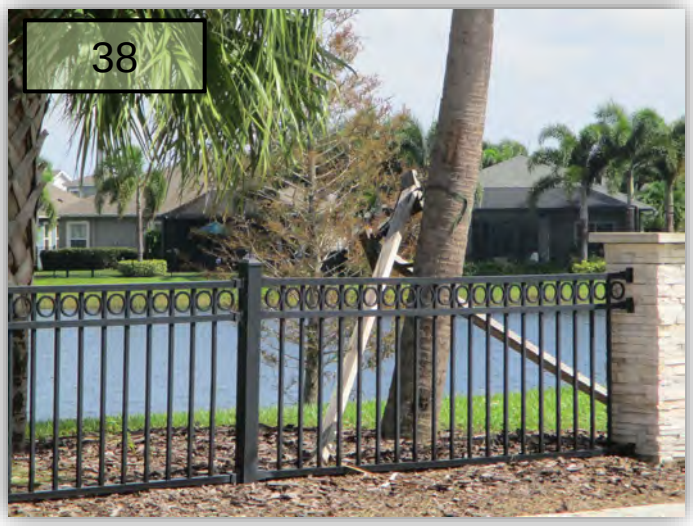


35. Remove fruit stalks form the Crinum Lilies on the WSBlvd. median and remove fruit from the ground. **- Crinum Lilies have been cleaned up.**

36. "T" bars should be removed if there are no straps remaining on the trees along WSBlvd.
- This will be completed this week.

37. I asked to be notified as to when the growth inhibitor was going to be applied to the Bougainvillea on Waterline. The response was that the "IPM applications were applied last week and the property manager was notified on 9/3". Was the growth inhibitor part of that Integrated Pest Management application?

38. This Sabal Palm bracing on Waterline has been damaged and needs to be removed. (Pic 38) **- Bracing will be removed this week.**



31 - Irrigation was checked; horticulture technician evaluated the Juniper and treated for fungus. Area will be monitored.

37 - Growth inhibitor was applied on 9/3.

Waterline Station, Del Coronado, Wayfarer

39. It may be because of rains, but there is standing water once again in the Waterline Station totlot. (Pic 39) **- Standing rainwater confirmed.**



40. There are also rebar “T” bars in the Waterline Station parking lots beds that need to be removed.

- This will be completed by next inspection.

41. When will this leaning tree be straightened outside the pool area at Waterline Station? The approval was sent to RedTree on the September 10th. (Pic 41)



42. Previously reported and reportedly already pulled and treated, there are still very large vining weeds in the Del Coronado cul-de-sac plantings. And the turf is also basically, weeds now. (Pics 42a & b>)

- All weeds have been pulled and a work order has been created to spray the turf weeds.

43. Top the Podocarpus and pull weeds from the beds at the Wayfarer mail kiosk between Limelight and Del Coronado. (Pic 43)







41 - Tree will be straightened week of October 19.

43 - All weeds have been sprayed and podocarpus has been trimmed.

Proposals

1. RedTree to provide a proposal to apply mulch throughout the entire property. RT has provided in their original proposal for the October top-dressing 715 CY @ $55/CY for a total of $39,325. **- A proposal is attached.**


Pic#1


Zero Entry Pool Rules
NO DIVING
IN EMERGENCY, CALL 911
Pic#2


Pic#4


Pic#7


Pic#11


Pic#18


Pic#20


Pic#26


Pic#27


Pic#28


Pic#43

Tab 5

Waterset Central CDD RedTree Landscape Proposals 11/10/2026	Amount
RedTree Mulch Top Dressing Proposal through out entire property	$39,325
RedTree Irrigation Proposal (replace 5 missing filters)	$2,756
TOTAL	$42,081

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Entire Property
FROM THE OCTOBER REPORT

Mulch Installation Proposal

FOR

WATERSET CENTRAL CDD

Attention: Stephanie DeLuna – District Manager

October 20, 2026

Scope of Work:

Mulch top-dressing throughout the entire property.

- **Install (715) cubic yards of Pine Bark Mini Nuggets mulch in landscape beds throughout the entire property.**
- **Pricing includes all labor, materials, hauling, and dumping fees required to complete the work.**

PRICE: $39,325.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

ADD FILTERS TO EXISTING FILTER PODS

IRRIGATION PROPOSAL
FOR
WATERSET CENTRAL CDD

Attention: Stephanie DeLuna, District Manager

October 26, 2026

Scope of Work

RedTree Landscape Systems will replace the five missing filters inside the filter pods to help prevent debris from entering the reclaimed water lines. Once the filters are installed and the system has had sufficient time to run and flush out existing debris, this should help minimize the number of clogged nozzles.

Materials

- (5) 200 Micron Helix Filter
- (4) ¾ Brass Ball Valves
- Miscellaneous Parts, Fittings, and Supplies
- Labor

Total Cost: $2,755.75

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

Tab 6

The New Standard in Landscape Maintenance

WEEKLY LANDSCAPE REPORT

Client:	**Waterset Central CDD**
Week Of:	**October 5, 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 10/5 & 10/6.
Detailing	• Detailing proceeded according to schedule. • The clubhouse was detailed and all weeds were treated on 10/5. • Due to the rain event starting on 10/7, all operations will resume as soon as the weather permits.
Pest Control & Fertilization	• October fertilization date moved from October 7 to October 12 due to rain delay.
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, and September inspections were submitted on 10/7. • Work orders are up to date. • Minor inspection adjustments and repairs were completed. • The project is approximately halfway completed, with the crew currently working on the 21 Covington garden beds.

	• An additional $10,000 Not-to-Exceed (NTE) proposal was submitted to Waterset Central CDD to complete the irrigation portion of the project. We are still waiting for approval. • A 5-day rain delay has been put into place. We will reassess next week to determine whether the delay should be extended or if normal irrigation cycles should resume.
































WATERSET




RECYCLE
ONLY






















All Pool and Fitness
Patrons Must Use
Access Gates




















































Zero Entry Pool Rules
• POOL HOURS: DAWN TO DUSK. MANAGEMENT HAS THE AUTHORITY TO ADJUST OPERATING TIMES
• SHOWER BEFORE ENTERING
• CHILDREN MUST BE POTTY TRAINED OR WEAR RUBBER SWIM PANTS
• ONLY 4 GUESTS PER FAMILY ARE PERMITTED, RESIDENTS MUST BE PRESENT WITH GUESTS
• NO FOOD, DRINK, GLASS OR ANIMALS IN POOL OR ON POOL DECK. COMMERCIALLY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL WET DECK FOR POOL PATRON HYDRATION
• NO LOUD MUSIC PERMITTED
• NO SMOKING OR VAPING
• DO NOT SWALLOW POOL WATER
• NO SWIMMING WHILE ILL
• BATHING LOAD: 161 PERSONS
POOL MAXIMUM DEPTH: 5 FEET
NO DIVING
IN EMERGENCY, CALL 911


Zero Entry Pool Rules
POOL MAXIMUM DEPTH: 5 FEET
NO DIVING
IN EMERGENCY, CALL 911





redtree
Landscape Systems

The New Standard in Landscape Maintenance

WEEKLY LANDSCAPE REPORT

Client:	**Waterset Central CDD**
Week Of:	**October 12, 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 10/13.
Detailing	• Detailing operations were performed on 10/12 and 10/13. • Community Asset Management Report items were addressed.
Pest Control & Fertilization	• IPM applications are being completed on 10/12.
Arbor Care	• No arbor care was performed at this time.
Landscape	• No landscape projects were performed at this time.
Proposals	• Approved proposals are scheduled for the week of 10/19.
Irrigation	• Inspections are ongoing. • Work orders are up to date. • Minor inspection adjustments and repairs have been completed. • The Community Asset Management Report items were completed (13, 22, 31, and 39). • Starting to locate all point of connection (POCs) to investigate the system and prepare a proposal for the CDD.


































































Covingt
























STOP












WATERSET
NEWLAND


redtree


































Attention
Dog Guardless
Attention Dogs
































PARKING BY
DISABLED
PERMIT
ONLY











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Landscape Systems

The New Standard in Landscape Maintenance

WEEKLY LANDSCAPE REPORT

Client:	**Waterset Central CDD**
Week Of:	**October 19, 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 operations were completed on 10/19.
Detailing	• Detailing operations are being performed as scheduled.
Pest Control & Fertilization	• IPM applications are ongoing.
Arbor Care	• Approved arbor proposals completed this week.
Landscape	• Approved proposals completed this week.
Proposals	**Approved proposals are scheduled for the week of 10/19:** • Plant Replacement Proposal - Removal of remaining Jasmine at the Golden Sky mail kiosk and replacement with Podocarpus. • Corner of Betel Palm Court & Covington Garden Drive - Odoratissimum Viburnum installation • Estero Court Sidewalk, Behind Amenity Center Pool - Tree Staking • South Side of the reservoir Bridge - Fallen Tree Removal & Tree Installation • Reservoir Bridge - Red Maple Replacement Proposal

	• West Side of CGD, South of the Betel Palm Pond - Sod Replacement • 3rd from the East of the South Side of PAM - Sycamore Tree Removal and Replacement • East side of CDG - Tree Staking • West Side of CGD, South of Golden Sky - Tree Removal • Side Yard of Waterline Station- Tree Staking • Reservoir Park - Construction of saucer around root all of newly installed Sweet Gum at Reservoir Park (Work order from 09.08) • Station Parkway Lot - Installation of Walters Viburnum to fill in gap edge (work order from 09.08) • Milestone Drive Island - Confederate Jasmine Conversion • Tagalong Passive Park - Muskogee Crape Myrtle Proposal • Tree Bracing Removal Proposal for Waterset Central Waterline Station **In process of scheduling:** • Northeast Side of the Waterset Club - Aerate the Field • Northeast Side of the Waterset Club - Winter Rye Seed Application **Submitted Proposal from CAM report:** • Mulch Installation Proposal - Item #1 Proposal Request.
Irrigation	• Inspections are ongoing. • Work orders are up to date. • Minor inspection adjustments and repairs have been completed. • Installed two rain sensors on Controller 5B-2 and Phase 4. • Beginning to locate all points of connection (POCs) to investigate the irrigation system and prepare a proposal for the CDD.

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WEEKLY LANDSCAPE REPORT

Client:	**Waterset Central CDD**
Week Of:	**October 26, 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 operations were completed on 10/26.
Detailing	• Detailing operations are being performed as scheduled.
Pest Control & Fertilization	• IPM applications are ongoing.
Arbor Care	• No arbor care was performed at this time.
Landscape	• Continuation to complete the approved proposals.
Proposals	• Irrigation proposal submitted to add filters to the existing filter pods.
Irrigation	• Inspections are ongoing. • Work orders are up to date. • Minor inspection adjustments and repairs have been completed. • Extended and made repairs to the bubblers for the newly planted trees on Reservoir Court east of Waterset Boulevard. Added a program to operate watering time.

Tab 7

WATERSET®



Waterset Central Community Development District
7231 Paradiso Drive Apollo Beach, FL 33572

Community Director Report
November 2026 Meeting

CASTLE GROUP
Unparalleled Property Services

Administrative

CDD Access Requests: No requests this month.

Management noticed on Thursday, October 29th, that towing signage had been installed at the entrance of the Waterset Club parking lot without prior communication to our office. During the February Board meeting, when the Board of Directors initially approved towing enforcement, the Board directed Management to provide residents with a 30-day advance notice prior to the implementation of towing to ensure residents were properly informed.We kindly ask that matters of this nature be communicated to Management in advance to allow for proper coordination and ensure that the Board's directives are followed. As the onsite Management team is present on the property daily and serves as a primary point of contact for residents, keeping us informed helps ensure we have the most accurate and up-to-date information to share with residents when questions arise. We appreciate everyone's cooperation in maintaining open communication and ensuring a smooth process for all involved.

Management has received confirmation that the benches have been ordered, with an anticipated shipping date of December 14th. Management will continue to monitor the status of the order and provide updates as additional information becomes available.

Accurate Electronics has rescheduled the installation of the access control systems for the Waterset Club's front and rear doors. The work is now scheduled to take place from Wednesday, November 4th, through Saturday, November 7th.

Management contacted FitRev following the October meeting to inquire about extended warranty options for the proposed elliptical. FitRev advised that an extended warranty is available through a third-party provider for an additional $375.00. However, this coverage runs concurrently with the manufacturer's warranty, resulting in an overlap of coverage. The total cost of the elliptical, including the extended warranty, would be $7,874.00. This information was forwarded to the District on October 29th for review and consideration.

A Waterset resident has requested permission to place a Toys for Tots donation box in the Waterset Club lobby. For historical reference, the resident has submitted this request to the Waterset Central CDD Board of Supervisors annually for the past four years, and the Board has granted approval each year. The resident is once again seeking the Board's approval to place the donation box in the lobby this year.

On October 28th, Management informed the District that the Waterset Resort Pool had been closed due to the pool pump not receiving electricity. Management contacted Owens Electric to investigate the issue; however, they were unable to locate the existing wiring connecting the resort pool pump to the electrical meter. Owens Electric subsequently provided a proposal in the amount of $23,576.00 to install new wiring. Management has also recently become aware of an electrical issue affecting the Waterset Club lap pool. Additionally, the same breaker line supplies electricity to the volleyball court lights, which have not been operating at night. While the Maintenance team was able to implement a temporary solution to restore the volleyball court lighting, Management wanted to bring these additional concerns to the District's attention, as the electrical issues are now affecting multiple areas of the amenity facilities.

Please refer to the image below, specifically the line highlighted in purple, which illustrates the proposed route for rerunning the electrical wiring from the pool equipment area to the electrical meter located on the opposite side of the building.



Management has updated the pool operating hours for the November through February season in accordance with the established Amenity Policies. An email notification was also distributed to the community advising residents of the updated seasonal hours.

The Waterset Club Management Office will be closed on Thursday, November 26th, and Friday, November 27th, in observance of the Thanksgiving holiday. The office will resume normal business operations on Saturday, November 28th, at 9:30 AM.

The Waterset Club will be closed on Wednesday, December 2nd, to allow staff to attend Castle Group's Annual Holiday Luncheon. This closure has been previously discussed with and approved by the Chairman.

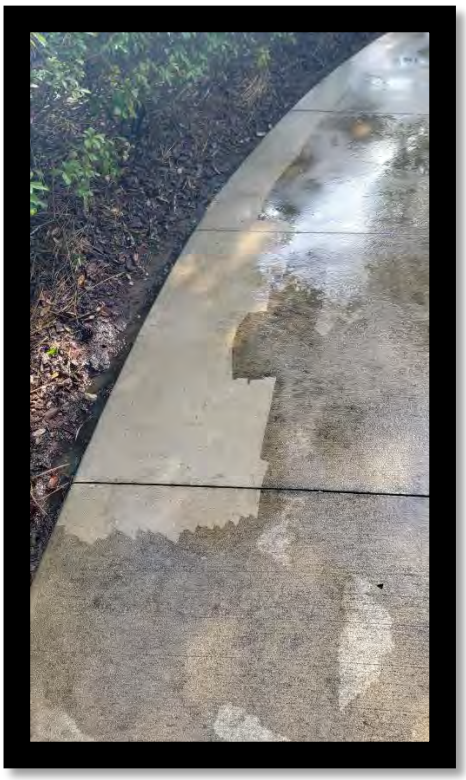
Management has contacted DCSI to coordinate updates to the talk down system to reflect the revised seasonal pool closing hours.

During the week of November 2nd, Management observed an individual conducting training sessions with a minor on the open field. During these sessions, the minor was pulling a weighted training sled across the turf, resulting in visible ruts and potential damage to the grass. Management also observed the adult individual parking a golf cart directly on the turf. Management approached the individuals and politely requested that the golf cart not be parked on the grass and that the training equipment no longer be used on the field to prevent further damage to the turf.

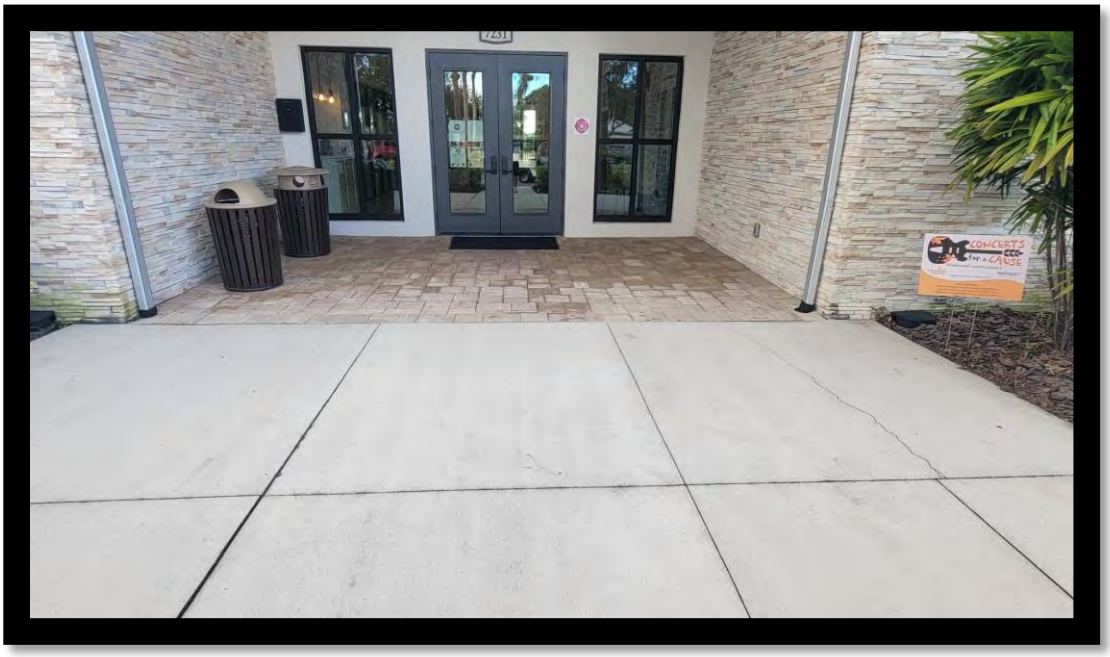
Maintenance

The Maintenance team completed pressure washing of the sidewalks and curbs surrounding Waterset Club amenity and open green space to remove accumulated dirt and algae, improving the overall cleanliness and appearance of these areas.

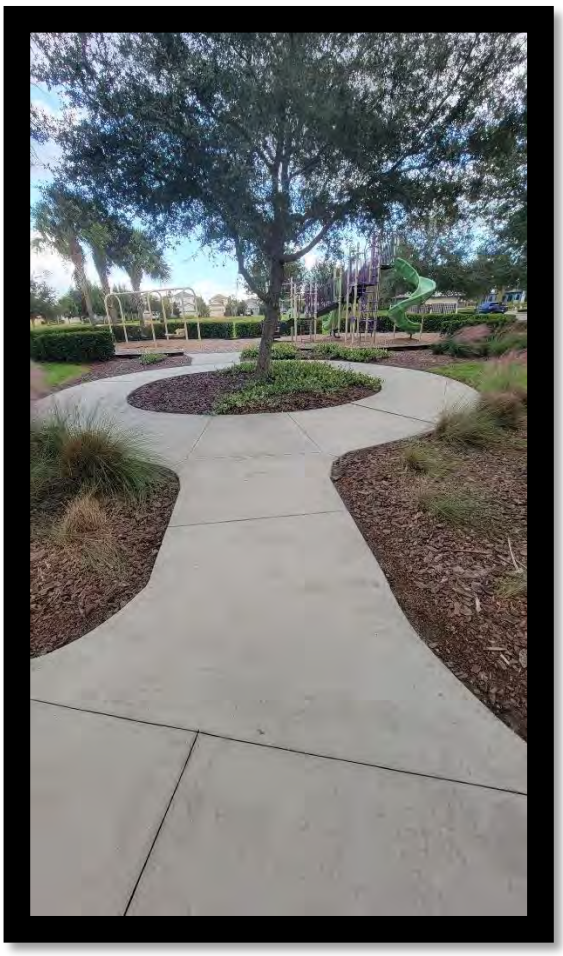


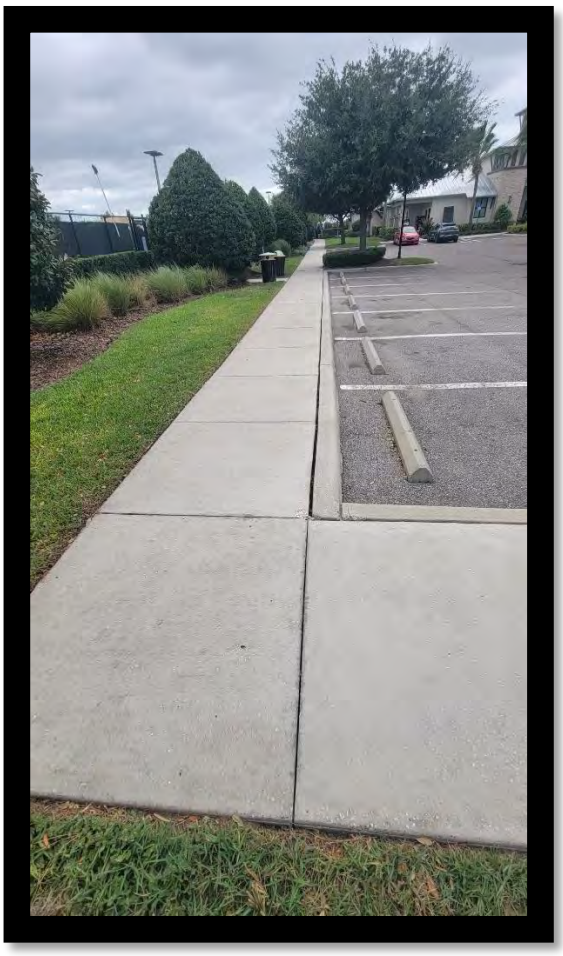





CONCERTS
for a CAUSE


KARCHER





Report Respectfully Submitted,

Katiria Parodi, LCAM

7823 N Dale Mabry Hwy, STE 107
Tampa, Florida 33614
813-870-2966
sales@fitrev.com

QUOTE

Quote # AAAQ38672
Date 9/30/2026
Sales Rep Sabrina Bland

Sold To:

Waterset Central CDD
Kathy Parodi
3434 Colwell Ave, Tampa, FL 33614
Phone: (813) 620-3555 xt873
Email: kparodi@castlegroup.com

Ship To:

Waterset Central CDD
Kathy Parodi
7281 Paradiso Drive, Apollo Beach, FL 33572
Phone: (813) 620-3555 xt873
Email: kparodi@castlegroup.com

Qty	Manuf.	Manuf #	Description	List Price	Unit Price	Ext. Price
1	Precor	PHRCE665BG3690EN	EFX® 665 - Adjustable CrossRamp® moving arms - INVENTORY (Boxed)	$10,025.00	$7,499.00	$7,499.00
1	Safeware	SWSTFEC3X360O8KPLD	Light Commercial - 5 Year Parts and Labor Coverage $7,000-$7,999.99 Parts and Labor Coverage for Products with a 3X3 60 Months	$375.00	$375.00	$375.00
1	FITREV	Installation CFC	Installation & Extraction (EFX w/ bad console) - FREE - $540 VALUE - Estimated installation cost includes: inside, first floor, double door access delivery, assembly, and placement according to floor plan, testing, and trash removal: Completed site survey REQUIRED for guaranteed price. FITREV WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS	$540.00	$0.00	$0.00
1	FITREV	Freight	Shipping and Handling - Waived	$0.00	$0.00	$0.00

SubTotal	$7,874.00
Sales Tax	$0.00
Total	**$7,874.00**

Payment Terms

- Orders $5000 or less must be PREPAID.
- Orders greater than $5000 require a 50% deposit with balance due at installation
- Orders accompanied by a Purchase Order will be processed on an expedited basis. All orders remain subject to our standard payment terms listed above.
- Flooring orders require a 50% deposit with the remaining balance due prior to shipping from the supplier.
- Custom colors, including logos and artwork, require a 50% deposit with the remaining balance due prior to shipping from the manufacturer.
- All Sales are Final

By signing this quote, you are agreeing to the purchase the items quoted and agree to the attached Payment Terms and our Terms and Conditions

Signature & Date: _____

Name/Title (print): _____

Requested installation date: _____

BILLING INFO:

Name: _____

Number: _____

E-mail: _____

FITREV | TERMS AND CONDITIONS

1. Sellers Terms to Govern

This document, whether designated as a quote, offer of sales acknowledgement, is an offer to sell made by FITREV (or "Seller"). Acceptance is expressly limited to the terms of the FITREV's contract, and in the event the Buyer's acceptance or other response hereto states terms additional to or different from those set forth herein, this document shall be deemed a notice of objection to such additional or different terms and rejection thereof.

2. Prices

Prices shown on quote are Seller's prices in effect on that date and are shown in U.S. dollars. Quotes shall expire in ninety (90) days unless otherwise noted thereon. Verbal price representations cannot supersede a written price quote. Seller reserves the right to correct any clerical or mathematical errors prior to Buyer acceptance. Shipments will be billed at prices stated onaccepted orders unless delays have been initiated or requested by Buyer which shall entitle Seller to any and all additional costs and expenses resulting from the delay.

3. Taxes and Duties

All taxes including federal, state and local are the responsibility of the Buyer. If the Buyer is exempt from such taxes, a Tax Exempt Certificate is to be provided to the Seller prior to shipment. The Tax Exempt Certificate is subject to Seller review and approval.

4. Terms of Payment

a) Unless the Seller's credit department has given the Buyer its prior written approval, the terms of payment are as they appear on the quote or sales order documents. Seller reserves the right to require full or partial payment in advance of any shipment, or other payment arrangement whenever, in its judgement, the financial condition of Buyer does not justify shipment of the goods on the terms specified. If payment on the goods to Seller is in arrears, Seller shall have the right and option to withhold warranty rights, as outlined in the FITREV written Limited Warranty pertaining to each product or service sold or provided hereunder (the "Limited Warranty"), or to withhold service and parts. Buyer understands they will be invoiced only for delivered products but they may receive multiple invoices if products are backordered from the manufacturer.

b) Only applicable if Buyer is leasing the equipment. The Buyer acknowledges that they must sign acceptance with a leasing company within seventy two (72) hours of receiving merchandise and FITREV is to be funded by the leasing company of delivered equipment within seventy two (72) hours. Accounts not funded within seventy two (72) hours of invoice date are subject to a 12% annual finance charge from invoice date. Seller reserves the right to place a lien on all equipment received until payment in full is made. Seller reserves the right to approve or deny any Lease arrangement by a third party. Buyer agrees to pay all costs of collections, specifically including but not limited to reasonable attorney's fees and all court costs.

5. Shipment

All products are shipped F.O.B. from origin, unless otherwise specified. The title of equipment passes to Buyer upon receipt of full payment. Buyer is responsible for recording any shortages, damages or loss on the Delivery Receipt at the time of delivery.

All concealed damage, or damage not apparent until equipment is unpacked and examined, must be reported to FITREV within seven (7) days from the delivery date. Failure to report any damages at time of delivery will affect Buyer's ability to fully recover damages and will result in Buyer assuming any costs incurred for replacing or repairing the damages.

6. Installation

Seller is responsible for installation of equipment, except as otherwise provided herein or requested by Buyer. Installation includes unpacking, assembling and an operational check of the equipment. Unless otherwise specifically provided in writing, Buyer has full responsibility for assuring the Installer places the equipment in its final use location. Shipping and installation charges cover trucking, assembly and placement of equipment in any predetermined location in your facility. Buyer will assume any and all additional costs or expenses associated with the delivery and installation of the equipment providing the delivery route is not available per the "Site Survey" document. Buyer will assume all costs and expenses incurred, as a result of change to the initial delivery route thus, requiring the use of additional manpower, and other special equipment. Installation does not include anchoring of product. Buyer is responsible for all anchoring. Once the delivery and installation date is confirmed, Buyer will assume all costs and expenses associated with transportation, storage, manpower, and waiting time for the equipment that is delivered to the requested location when delivery cannot be accepted for any reason. Whenever connectivity is required, it is the responsibility of the customer to ensure proper Wifi or Cable signal strength is adequate to connect cardio equipment.

FITREV | TERMS AND CONDITIONS

7. Delivery

Seller will make every effort to meet Buyer's requested delivery date based upon receipt of all necessary documents, information and payment from Buyer. However, Seller makes no guarantee of delivery by such date and shall have no liability or other obligations for failure to deliver on such date, regardless of cause, unless expressly stated otherwise. Seller shall have no liability or other obligation hereunder if its performance is delayed or prevented to any extent by any event such as, but not limited to, any act of God, strike or work stoppage, fire, flood, accident or other controls of the Government authorities, shortage of transportation, fuel, material and labor, or any other cause beyond the Seller's reasonable control.

8. Delivery & Installation Scheduling and Delays

FITREV will contact you to confirm a desired delivery window. If your delivery/installation date moves out further than thirty (30) days from the confirmed delivery date, you will be required to pay your full balance. FITREV will hold your order for thirty (30) days from the confirmed and requested install date with full payment and with no additional fees. If full payment is not received, storage fees will apply immediately. If further delays occur beyond thirty (30) days, a storage fee of $50/month per pallet will be charged to your account until installation takes place. Additional fees may apply for orders greater than a truckload.

When you have confirmed your delivery date, seven (7) days prior to delivery, your order will be staged and consolidated for delivery. Any change in a delivery date within seven (7) day period will incur rescheduling fees and require payment.

9. Cancellation or Alteration

Once an order is entered the order is non-cancellable and obligates the Buyer to pay Seller 100% of the sales order. Seller will make every reasonable effort to ship by the estimated date, but failure to do so shall not be cause for cancellation. Seller will try to accommodate reasonable alterations/changes to the original order, but seller does not guarantee changes will be made after order entry.

10. All Sales Are Final

11. Orders

Upon receipt of Buyers signed order, Seller will guarantee product pricing for a ninety (90) day period. Seller reserves the right to make any pricing changes after ninety (90) days due to manufacturer price increases or of any discontinued products, or any such changes to the specifications ordered. If any unforeseen surcharge fees and/or any market condition change during the ninety (90) day period, the seller will notify the Buyer in writing of any pricing changes that have occurred since receipt of order.

The Buyer has the right to accept or reject any changes in price as a result of unforeseen or market condition changes. If product ordered is custom, the order is non-cancellable once product is in production.

12. Amendment, Modification, or Substitution

This document shall contain the entire agreement between the parties. Any modifications thereof must be in writing and signed by Seller. No prior dealings of the parties or trade custom not embodied herein shall alter the interpretation or enforcement of this contract.

13. Disclosures

Operations and Usage of Equipment: FITREV is not responsible for the operation and usage of equipment.

Bolting Down Equipment: FITREV highly recommends following the manufacturer and industry guidelines for securing each piece of fitness equipment. Follow recommended techniques and use proper anchoring when bolting equipment to the floor. Bolting equipment to the floor should be performed by qualified professionals with experience in gym equipment assembly and anchoring. FITREV does not provide this service.

THANK YOU FOR YOUR ORDER

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

Estimate 56035761
Estimate Date 10/28/2026

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

Job Address
Waterset Central
7231 Paradiso Drive
Apollo Beach, FL 33572 USA

Description of work

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Utilizing Directional Bore/missile, install (1) new underground 3" PVC conduit from the meter socket (TECO meter #1000864538) to the Pool Equipment Panel (approx. 300ft). Install (4) 500 MCM conductors for a 3 phase system, make connections at the load side of the meter socket and line side of the panel. Install (1) new ground system. Test for proper operation.

Include permit and inspections fees.

(Directional boring requires underground utility locates, these locates are performed by a 3rd party and may take up to 2 weeks to be completed).

Total Proposal: $23,576.00.

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Start of Job: $11,788.00.
50% Upon Completion: $11,788.00.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____ Estimate#: _____

Print Name: _____

Signature: _____

Prepared by:

Leo Solorzano
Project/Service Manager.

Sub-Total	$23,576.00
Tax	$0.00
Total Due	$23,576.00
Deposit/Downpayment	$0.00

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

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (365) day warranty on contracted projects, and (30) days on service and repair work. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

1.) Any unforeseen code violation requiring additional service.
2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
3.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed and payment is expected within 30 days from the date of the invoice. Fixtures, devices and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.
This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Tab 8

Towing Authorization Agreement

This Towing Authorization Agreement (this "**Agreement**") is entered as of October 28, 2026, between the **Waterset Central Community Development District,** a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the "**District**") and **Target Recovery Towing Inc.** ("**Towing Operator**").

Background Information:

The District desires to authorize the Towing Operator to tow any vehicles or vessels that are parked on District Property (as defined herein) in violation of the District's *Policies for Parking and Towing for All Amenity Center Parking Areas and District Common Areas,* adopted February 11, 2026*,* an excerpt of which is attached hereto as **Exhibit A** ("**Parking and Towing Policy**"). The District is the owner of certain amenity and common areas that are located within the boundaries of the District as shown in the map prepared by the District attached to the Parking and Towing Policy (the "**District Property**"). This Agreement does not authorize towing on any other property within the District. The Towing Operator represents that it is regularly engaged in the business of towing vehicles or vessels, is authorized under Florida law and Hillsborough County regulations to tow vehicles or vessels, and that the Towing Operator abides by all applicable laws and regulations. Towing Operator has provided a proposal for services attached hereto as **Exhibit B** (the "**Towing Operator Proposal**").

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. **Authorization to Tow**.
    a. The District hereby authorizes the Towing Operator, only after complying with applicable laws and regulations, to remove any vehicles or vessels that are parked on District Property in violation of the District's Parking and Towing Policy.
    b. The Towing Operator is authorized to patrol the community (roam towing) for violations of the District's Parking and Towing Policy.
    c. Residents may contact the Towing Operator directly for any potential violations of the District's Parking and Towing Policy.
    d. The Towing Operator shall photograph or video the vehicle or vessel to sufficiently detail the violation for which the vehicle or vessel is being towed. The photographs or video shall be maintained by the Towing Operator for a minimum of six (6) months, or such longer period as may be required by law, and shall be produced upon request by the District or any law enforcement agency.
    e. Upon towing/removal of a vehicle, such vehicle shall be stored by the Towing Operator within a ten (10) -mile radius of the point of the removal, and Towing Operator shall provide for public access to such storage facility as set forth in section 715.07, *Florida Statutes*.

3. **Compliance with Laws and Regulations**. The Towing Operator shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder (including specifically sections 715.07 and 713.78, *Florida Statutes*, as they may be amended from time to time). Towing Operator will be responsible for any fines or penalties assessed against District as a result of any of the Towing Operator's operations authorized under this Agreement.

4. **Signage**. The Towing Operator shall provide and install the signage required by applicable laws and regulations.

5. **No Monetary Compensation between the Parties**. Both parties acknowledge and agree that the District has authorized the towing services by the Towing Operator without monetary obligation. No fee will be paid to the Towing Operator by the District for services as outlined in this Agreement, including, but not limited to, the costs associated with the placement of signage or with providing personal notice as required by section 715.07, *Florida Statutes*. The Towing Operator shall ensure that all fees to be charged for towing and storage shall not exceed the amounts established by Hillsborough County.

6. **Manner of Performance and Care of Property**. Any towing shall be done, furnished, and performed in a workmanlike manner with the best management practices in the industry. Towing Operator shall use all due care to protect the property of the District, its residents, and landowners from damage.

7. **Term**. The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1-year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

8. **Termination**. Either party may terminate this Agreement at any time, without cause, with fifteen (15) days' written notice to the other party.

9. **Insurance.** The Towing Operator shall carry commercial general liability insurance of no less than $1,000,000 and commercial automobile liability insurance of no less than $1,000,000. The Towing Operator shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District and its stall, consultants, and supervisors as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Towing Operator will maintain Worker's Compensation insurance as required by law.

10. **Care of Property; Indemnification**. The Towing Operator shall use all due care to protect the property of the District and its residents and landowners from damage. The District shall not be held responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. The Towing Operator, for and on behalf of itself, its agents, employees and assigns, and any person or entity claiming by, through or under them, shall indemnify and agree to defend and hold the District, its supervisors, agents and employees, harmless from any and all claims (including attorney's fees and costs) for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to, personal injury or death resulting in any way from or in any fashion arising from or connected with the execution of this Agreement, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to, including, but not limited to, the negligence, sole or concurrent, of the District, its agents or employees.

11. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party

for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

12. **Relationship Between the Parties**. It is understood that the Towing Operator is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Towing Operator and the District. The Towing Operator will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.

13. **Chapter 287 Requirements**. Towing Operator acknowledges that, notwithstanding any other law or regulation that applies to this Agreement, the following provisions of Florida law ("Public Contracting Laws") apply to this Agreement:
    a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
    b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
    c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
    d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
    e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

    Towing Operator acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Towing Operator certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Towing Operator shall immediately notify the District.

14. **Public Records**. As required under section 119.0701, *Florida Statutes*, Towing Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Towing Operator upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Towing Operator acknowledges that the designated public records custodian for the District is Stephanie DeLuna ("Public Records Custodian").

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING

TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 533-2950, SDELUNA@RIZZETTA.COM, AND 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

15. **Governing Law and Venue**. This Agreement is governed under the laws of the State of Florida with venue in Hillsborough County, Florida.

16. **Enforcement of Agreement**. In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

17. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

18. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

19. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Towing Operator as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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

21. **Notice**. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

A.	**If to the District:**	Waterset Central Community Development District 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attn: District Manager Tel: (813) 533-2950 Email: SDeLuna@Rizzetta.com
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to Contractor:**	Target Recovery Towing Inc. 3800 N. Florida Avenue

Tampa, Florida 33603
Attn: Thomas P. McNutt

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

22. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

23. **Severability.** Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.

24. **E-Verify.**
    a. The Towing Operator shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Towing Operator shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Towing Operator has knowingly violated section 448.09(1), *Florida Statutes*.

    b. If the Towing Operator anticipates entering into agreements with a subcontractor for the services provided under this Agreement, Towing Operator will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Towing Operator shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

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

    d. By entering into this Agreement, the Towing Operator represents that no public employer has terminated a contract with the Towing Operator under section 448.095(2)(c), *Florida*

Statutes, within the year immediately preceding the date of this Agreement.

25. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement will control over provisions in any exhibit.

Target Recovery Towing Inc.

Luis Aldea (Oct 29, 2026 15:58:05 EDT)

Name: _____

Title: _____

Waterset Central Community Development District

_____

Name: _____

Chair of the Board of Supervisors

Exhibit A: Parking and Towing Policy
Exhibit A: Towing Operator Proposal

Exhibit A
Parking and Towing Policy

PARKING POLICIES

1. No parking is permitted within the parking areas for any of the Amenity Centers between 11:00 p.m. and 4:00 a.m., including no overnight parking. The Amenity Center parking is intended for authorized users of the Amenity Centers, during use of the Amenity Centers. Parking within the parking areas of any of the Amenity Centers within Waterset Central at any other time or for any purpose other than use of the Amenity Centers and their facilities is prohibited.
2. No parking is permitted on landscaped areas within the CDD common areas.
3. No parking which blocks any entrance to a Waterset Central Amenity Facility or CDD common area is permitted.

AUTHORIZED TOWING AND IMPOUNDMENT OF VEHICLES PARKED IN VIOLATION OF THE DISTRICT'S PARKING POLICIES

1. The CDD may enter into an Agreement with a company providing towing and impoundment services (the "Tow Company"), to tow and impound vehicles parked within the CDD-owned areas of Waterset Central Community Development District, in violation of these Parking Policies.
2. The authorized Tow Company will post required signage, and comply with all other State and local laws and regulations governing the towing and impoundment of vehicles parked in violation of these Policies.
3. Upon towing and impoundment of a vehicle, the owner of the towed vehicle shall contact the Tow Company directly to coordinate return of the vehicle. The Waterset Central Community Development District is not responsible for damage occurring to a vehicle.


Google Maps


Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Sign in

Exhibit B
Towing Operator Proposal

TARGET RECOVERY TOWING INC.
3800 N. Florida Avenue Tampa, FL 33603
11054 US HWY 41 S Gibsonton, FL 33534
10419 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: 10/14/2016 Name of Location: Watercrest Central CDD
Address: 17237 Paradise Dr Apollo Beach FL 33572
Phone: 813.994.5773 Email: Sdelvaux@gmail.com Alt Phone: _____
Contact Name(s): Stephanie Delvaux

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 DILIGENCE

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

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

*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 hand cap 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: Thomas P McNutt Thomas P McNutt 10/14/2026
(Signature) (Printed name) (Date)

Target R/T Agent:_____
(Signature) (Printed name) (Date)

Waterset Central CDD - Form of Towing Authorization Agreement (00089691-4).DOCX

Final Audit Report 2026-10-29

Created:	2026-10-29
By:	Diana Kronick (dkronick@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyrdfDPFNPeuTUOA3JudwVDsdoJVFWi3i

"Waterset Central CDD - Form of Towing Authorization Agreement (00089691-4).DOCX" History

Document created by Diana Kronick (dkronick@rizzetta.com)
2026-10-29 - 11:15:49 AM GMT

Document emailed to Target Recovery (office@targetrt.com) for signature
2026-10-29 - 11:15:54 AM GMT

Email viewed by Target Recovery (office@targetrt.com)
2026-10-29 - 11:16:13 AM GMT

Signer Target Recovery (office@targetrt.com) entered name at signing as Luis Aldea
2026-10-29 - 7:58:03 PM GMT

Document e-signed by Luis Aldea (office@targetrt.com)
Signature Date: 2026-10-29 - 7:58:05 PM GMT - Time Source: server - Signature Appearance Selected: DRAW

Agreement completed.
2026-10-29 - 7:58:05 PM GMT

Adobe Acrobat Sign

Tab 9

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, October 14, 2026, at 10:02 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.**
Katria Parodi	**Clubhouse Manager**
Heidy Torres	**Clubhouse Manager**
Rafeal Rosario	**Representative, RedTree**
Matt Olson	**Representative, RedTree**
Madelayne Vega	**Representative, RedTree**
Bert Smith	**Representative, Sitex Aquatics**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Audience Comments**

No 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 of the rain impact to water levels and algae grown based on conditions and Sitex will continue to treat and monitor.

B. Landscape & Irrigation

i. Presentation of Community Asset Management Report

Mr. Toberg provided his report (under separate cover) to the Board and reviewed items #7 adjustment, needed based on wild bush infestation and requested that Redtree cut back of the plantings.

The Board requested mulch be done 3 times a year and to obtain proposals for the November CDD meeting.

ii. RedTree Irrigation Inspection Report

Redtree provided feedback on community. Mr. Olson provided tracking report on faults and how to under the reporting provided to the Board. The Board requested more feedback on line breaks and asked Redtree to be more detailed on zone.

iii. Contractor Response for Landscape & Irrigation Reports

The Board reviewed the reports.

iv. Redtree Landscape Proposals

On a motion by Mr. Thornton, seconded by Mr. McNutt, and with all in favor, the Board approved all proposals for RedTree with a not to exceed of $18,150,00, for the Waterset Central Community Development District.

v. Redtree Weekly Recap Report

The Board reviewed the weekly recap report.

C. District Counsel

Ms. Sandy introduced Hunter Hurley as additional support for the District. Ms. Sandy will also provide Ballenger letter to close the loop and this matter will be closed.

D. District Engineer

i. Presentation District Engineer Report

Mr. Whited reviewed his report with the Board. He also reviewed the proposal for a community/ownership map with the Board. The Board reviewed the example map and asked if irrigation is identified in the map and requested irrigation to be included. The Board tabled the proposal to review with Mr. Toborg on landscape.

DRAFT

E. Clubhouse Manager

i. Presentation of Management Report

Ms. Parodi presented the management report to the Board.

> On a motion by Mr. McNutt, seconded by Ms. Pitts, and with all in favor, the Board approved Ronnie's Run Request pending off-duty and insurance requirements are met ad directed by staff, for the Waterset Central Community Development District.

> On a motion by Mr. Thornton, seconded by Mr. Bentley, and with all in favor, the Board approved FitRev Elliptical with a 3-year warranty replacement for $8,000.00, for the Waterset Central Community Development District.

The Board requested proposals from DSCI for TV wiring.

> On a motion by Ms. Setta, seconded by Mr. McNutt, and with all in favor, the Board approved to allow a donation box to be placed in CDD amenity center, for the Waterset Central Community Development District.

F. District Manager

i. **Presentation of District Manager Report**

The next meeting will be on November 11, 2026, at 10:00 a.m.

> On a motion by Mr. McNutt, seconded by Mr. Thornton, and with all in favor, the Board approved to move the November 11, 2026, to November 10, 2026, at 10:00 a.m., for the Waterset Central Community Development District.

> On a motion by Mr. McNutt, seconded by Mr. Thornton, and with all in favor, the Board approved "No Trespassing" signs by Mike Signs Decorative $1,200 (2) signs on post and appointed Kelly Setta to coordinate and approve the project, for the Waterset Central Community Development District.

FOURTH ORDER OF BUSINESS **Business Items**

A. Discussion of Tennis Instructor Hours

The Board discussed the previous approved tennis instructor's hours, which are 3:00 p.m. to 5:00 p.m., Monday through Thursday.

Ms. Pitts left the meeting

B. Ratification of Accurate Electronics Proposal

> On a motion by Mr. McNutt, seconded by Mr. Thornton, and with fourl in favor, the Board ratified the Accurate Electronics proposal for $689.68 to replace damaged wave to exit at Club & Basketball Court, for the Waterset Central Community Development District.

DRAFT

C. Ratification of Fiscal Year 2026-2027 EGIS Insurance Proposal

> On a motion by Mr. Thornton, seconded by Mr. McNutt, and with four in favor, the Board ratified Fiscal Year 2026-2027 EGIS Insurance proposal, for the Waterset Central Community Development District.

Ms. Pitts joined the meeting

D. Consideration of Towing Agreements

> On a motion by Mr. Thornton, seconded by Mr. Bentley, with all in favor, the Board approved Target Recovery Towing pending formal agreement prepared by District Counsel, for the Waterset Central Community Development District.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes of Board of Supervisors' Meeting held on September 9, 2025

> On a motion by Mr. McNutt, seconded by Mr. Thornton, with all in favor, the Board approved the meeting minutes for the meeting held on September 9, 2026, for the Waterset Central Community Development District.

B. Consideration of Operations and Maintenance Expenditures for July 2026

> On a motion by Mr. McNutt, seconded by Mr. Thornton, with all in favor, the Board approved Operations and Maintenance Expenditures for August 2026 ($78,744.91), for the Waterset Central Community Development District.

C. Review of Financial Statement for August 2026

> On a motion by Ms. Setta, seconded by Mr. Thornton, 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**

No supervisor requests or audience comments.

DRAFT

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 1:01 p.m., for the Waterset Central Community Development District.

Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 10

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
September 2026
For Board Approval

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

The total items being presented: **$174,319.13**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	101433	144488	Maintenance & Repair 08/26	$ 184.50
Accurate Electronics, Inc.	101423	144792	Maintenance & Repair 09/26	$ 196.00
Accurate Electronics, Inc.	101444	145016	Maintenance & Repair 09/26	$ 5,936.83
Allied Universal Security Services	101414	18856722	Security Services08/14/26 to 08/20/26	$ 1,015.20
Allied Universal Security Services	101424	18885541	Security Services 08/21/26 to 08/27/26	$ 1,214.20
Allied Universal Security Services	101434	18921729	Security Services 08/28/26 to 09/03/26	$ 1,015.20
Allied Universal Security Services	101452	18964443	Security Services 09/11/26 to 09/17/26	$ 1,015.20
Brandon Industries, Inc.	101425	2022503-IN	Sign Repair 06/26	$ 490.00
Brletic Dvorak, Inc.	101426	2603	Engineering Services 08/26	$ 2,790.00
Castle Management, LLC	101445	INS-0826-322	Insurance Reimbursement 08/26	$ 556.39
City Wide Facility Solutions	101437	32019042325	Janitorial Services 08/26	$ 2,120.09
City Wide Facility Solutions	101415	32019042896	Janitorial Services 09/26	$ 2,120.09

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City Wide Facility Solutions	101415	52019012749	Janitorial Supplies 08/26	$ 880.08
Cooper Pools Inc.	101453	2199	Monthly Pool Maintenance 08/26	$ 818.46
Cooper Pools Inc.	101421	2026-1640	Pool Repair: Light Wedge 07/26	$ 29.22
Curtis Albert Thornton	101409	CT081226	BOS Meeting 08/12/2026	$ 200.00
Curtis Albert Thornton	101440	CT090926	Board of Supervisors Meeting 09/09/26	$ 200.00
DCSI, Inc.	101416	35680	Security Monitoring & Maintenance 08/26	$ 219.00
DCSI, Inc.	101416	35690	Security Monitoring & Maintenance 08/26	$ 247.00
DCSI, Inc.	101446	35797	Security Monitoring & Maintenance 09/26	$ 49.98
DCSI, Inc.	101454	35839	Security Monitoring & Maintenance 09/26	$ 213.00
DCSI, Inc.	101454	35851	Security Monitoring & Maintenance 09/26	$ 247.00
Finn Outdoor, LLC	101417	3046	Erosion Repair 08/26	$ 3,150.00
Finn Outdoor, LLC	101417	3047	Erosion Repair 08/26	$ 1,300.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Finn Outdoor, LLC	101417	3048	Erosion Repair 08/26	$ 800.00
Finn Outdoor, LLC	101417	3049	Erosion Repair 08/26	$ 450.00
Florida Department of Revenue	20260908-1	3980178233549-090426	Sales & Use Tax 07/26	$ 24.56
Florida Department of Revenue	202609-1	3980178233549-092926	Sales & Use Tax 08/26	$ 26.30
Frontier Communications of FL	20260911-1	81364902630417235-081726	Internet Services 08/26	$ 134.99
Frontier Communications of FL	20260909-2	81374106030611185-081426	Internet Services 08/26	$ 559.00
Hillsborough County BOCC	20260902-1	7687161865-081026	Water-Sewer Services 07/26	$ 5,512.01
Hillsborough County BOCC	20260928-1	7687161865-090326	Water-Sewer Services 08/26	$ 3,338.12
Kelly Setta	101410	KS081226	BOS Meeting 08/12/2026	$ 200.00
Kelly Setta	101441	KS090926	Board of Supervisors Meeting 09/09/26	$ 200.00
Kenna Pitts	101431	KP052926	Board of Supervisors Meeting 05/29/26	$ 200.00
Kenna Pitts	101431	KP070826	Board of Supervisors Meeting 07/08/26	$ 200.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kenna Pitts	101431	KP081226	Board of Supervisors Meeting 08/12/26	$ 200.00
Kenna Pitts	101442	KP090926	Board of Supervisors Meeting 09/09/26	$ 200.00
Kutak Rock, LLP	101418	3793940	Legal Services 07/26	$ 3,112.03
Nvirotect Pest Control Service, Inc.	101438	400324	Pest Control 06/26	$ 152.00
Nvirotect Pest Control Service, Inc.	101438	402781	Pest Control 07/26	$ 152.00
Nvirotect Pest Control Service, Inc.	101438	402801	Pest Control 06/26	$ 195.00
Nvirotect Pest Control Service, Inc.	101422	404142	Pest Control 08/26	$ 234.00
Nvirotect Pest Control Service, Inc.	101422	404488	Pest Control 08/26	$ 146.00
Nvirotect Pest Control Service, Inc.	101438	405683	Pest Control 08/26	$ 152.00
Nvirotect Pest Control Service, Inc.	101447	407891	Pest Control 09/26	$ 289.00
Pristine Promotional Marketing	101455	2044	Miscellaneous Expense 09/26	$ 339.55
RedTree Landscape Systems, LLC	101432	34784	Landscape Maintenance 07/26	$ 37,956.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	101432	35062	Landscape Maintenance 08/26	$ 37,956.00
RedTree Landscape Systems, LLC	101419	35547	Landscape Replacement 08/26	$ 1,650.00
RedTree Landscape Systems, LLC	101419	35548	Athletic Maintenance & Repair 08/26	$ 10,875.00
RedTree Landscape Systems, LLC	101428	35700	Irrigation Repair 08/26	$ 92.13
RedTree Landscape Systems, LLC	101428	35701	Irrigation Repair 08/26	$ 110.26
RedTree Landscape Systems, LLC	101428	35702	Irrigation Repair 08/26	$ 94.88
RedTree Landscape Systems, LLC	101428	35703	Irrigation Repair 09/26	$ 2,210.00
RedTree Landscape Systems, LLC	101428	35704	Irrigation Repair 09/26	$ 755.00
RedTree Landscape Systems, LLC	101428	35705	Irrigation Repair 09/26	$ 615.00
RedTree Landscape Systems, LLC	101428	35706	Irrigation Repair 09/26	$ 615.00
RedTree Landscape Systems, LLC	101428	35707	Irrigation Repair 09/26	$ 615.00
RedTree Landscape Systems, LLC	101428	35708	Irrigation Repair 09/26	$ 615.00

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	101428	35709	Irrigation Repair 09/26	$ 615.00
RedTree Landscape Systems, LLC	101428	35710	Irrigation Repair 09/26	$ 615.00
RedTree Landscape Systems, LLC	101428	35711	Irrigation Repair 09/26	$ 615.00
RedTree Landscape Systems, LLC	101448	35802	Irrigation Repair 08/26	$ 45.75
RedTree Landscape Systems, LLC	101448	35844	Irrigation Repair 08/26	$ 45.00
RedTree Landscape Systems, LLC	101448	35845	Irrigation Repair 08/26	$ 207.63
RedTree Landscape Systems, LLC	101448	35846	Irrigation Repair 08/26	$ 37.50
RedTree Landscape Systems, LLC	101448	35847	Irrigation Repair 08/26	$ 145.13
RedTree Landscape Systems, LLC	101448	35848	Irrigation Repair 08/26	$ 78.13
RedTree Landscape Systems, LLC	101448	35849	Irrigation Repair 08/26	$ 77.88
RedTree Landscape Systems, LLC	101456	35898	Landscape Replacement 09/26	$ 2,638.00
RedTree Landscape Systems, LLC	101448	35908	Irrigation Repair 08/26	$ 44.63

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	101456	35998	Irrigation Repair 09/26	$ 455.00
Republic Services	20260909-1	0696-001376094	Waste Disposal Services 09/26	$ 1,097.05
Rhino Epoxy Coatings,LLC	20260904-1	1213	Maintenance & Repair 07/26	$ 3,680.00
Rizzetta & Company, Inc.	101436	INV0000111294	Accounting Services 08/26	$ 6,304.49
Rizzetta & Company, Inc.	101451	INV0000112104	Accounting Services 09/26	$ 6,304.49
School Now	101435	INV-SN-1654	Website Compliance & Management 09/26	$ 395.91
Sitex Aquatics, LLC	101439	11334-b	Monthly Maintenance 08/26	$ 3,708.00
Sitex Aquatics, LLC	101429	11436-b	Fuel Surcharge 09/26	$ 3,708.00
TECO	20260924-1	221008697536-090226	Electric Services 08/26	$ 349.17
TECO	20260924-1	221008884712-090226	Electric Services 08/26	$ 986.86
TECO	20260924-1	221008930457-090226	Natural Gas Services 08/26	$ 162.33
TECO	20260924-1	321000017137-090326	Electric Charges 07/26	$ 2,568.08

Waterset Central Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	101420	26-03073H	Legal Advertising 08/26	$ 67.81
The Observer Group, Inc.	101449	26-03371H	Legal Advertising 09/26	$ 89.69
Thomas Paul McNutt	101412	TM081226	BOS Meeting 08/12/26	$ 200.00
Thomas Paul McNutt	101443	TM090926	Board of Supervisors Meeting 09/09/26	$ 200.00
Wells Fargo Vendor Financial Services, LLC	101430	450-0205736-000	Computer Support, Maintenance & Repair 08/26	$ 1,266.33
Wells Fargo Vendor Financial Services, LLC	101450	5040163582	Computer Support, Maintenance & Repair 09/26	$ 428.00
Total				**$ 174,319.13**

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
8/27/2026	144488

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: 8/23/2026 AT 11:34AM VIA EMAIL BY ALLISON GREEN @ 954-792-6000 (WO-28243) ALLISON REPORTS: The wave to exit scanner at the main gate at the Waterset Central Clubhouse is not working. Could you please send someone to take a look? PROBLEM FOUND: 08.27.26 AT 12:21PM Both wave to exit scanners located at the clubhouse main pedestrian gate and the basketball pedestrian gate are not working at this time. ACTION TAKEN: The technician, Paul arrived on site at the Clubhouse main pedestrian gate and basketball pedestrian gate to evaluate the wave to exit scanners. Paul opened the wave to exit at the pool main gate to inspect the existing cables. After attempting a device reset and cable retermination, Paul confirmed that the unit was hot and completely unresponsive with no signs of activity upon powering on. A quote will be sent for the recommended parts. At this time system is not working. Paul then went to the basketball pedestrian gate to inspect the wave to exit scanner. Paul tested the scanner and the device did not trigger. Paul opened the wave to exit, powered down the device and found that the sensor was extremely hot. Paul powered the device back on and retested, but the unit was unresponsive. A quote will be sent for the recommended part. At this time the system is not working. Paul left both wave to exit scanners powered off to prevent any further damage. The customer was updated before leaving. A return to site is needed upon approval of the recommended quote.		
		Total	

Thank you for your business.

Phone #
727-533-0295

Payments/Credits

Balance Due

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
8/27/2026	144488

Bill To	Ship To
WATERSET CENTRAL CDD C/O RIZZETTA & CO PO BOX 32414 CHARLOTTE, NC 28232	WATERSET CENTRAL CDD - CLUBHOUSE 7281 PARADISO DR APOLLO BEACH, FL 33572

P.O. No.	Terms
ALLISON GREEN	Net 30

Quantity	Description	Rate	Amount
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
Payments/Credits	$0.00
Balance Due	$184.50

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 #
9/1/2026	144792

Bill To

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

Ship To

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

P.O. No.	Terms
JERRY WHITED	Net 30

Quantity	Description	Rate	Amount
	** QUARTERLY MAINTENANCE CONTRACT 101822-WSC-CLUB WITH MONTHLY BILLING **		
	QUARTERLY MAINTENANCE FOR CARD ACCESS SYSTEM ON (6) BUILDING DOORS, (5) PEDESTRIAN GATES FOR POOL, TENNIS COURT, BASKETBALL COURT AND PICKLEBALL COURT, (2) BUILDING DOORS WITH TIME SCHEDULE LOCK ONLY.		
1	BILLING MONTHLY MAINTENANCE FOR SEPTEMBER 2026 (1) DSX 1048 PANEL (1) DSX 1042 WITH 1042 EXPANSION BOARD (11) CARD READERS (5) MAG LOCKS (3) GL GATE LOCKS (3) HES STRIKES (5) EXIT BUTTONS (3) PIR MOTION SENSORS	196.00	196.00
	(CONTRACT TERM 1 YEAR TO RENEW FOR SUCCESSIVE ONE YEAR TERMS UNLESS CANCELED IN WRITING 30 DAYS PRIOR TO TERM END.)	0.00	0.00
	Exempt Sales	0.00%	0.00

Total	$196.00
Payments/Credits	$0.00
Balance Due	$196.00

Thank you for your business.

Phone #
727-533-0295

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
9/11/2026	145016

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
THOMAS MCNUTT	Due on receipt

Quantity	Description	Rate	Amount
	EQUIPMENT & FABRICATION DEPOSIT - CONTRACT 081926-WCC RE: Install DSX Access Controls to the front and back doors at the main clubhouse.		
0	DSX 100 NV-2 DOOR ACCESS CONTROLLER	1,829.70	0.00
0	HID MULTI-CLASS SE TERMINAL SMART CARD READER HU-9PTPK387	294.25	0.00
0	M62 MAGLOCK WITH 1200LBS PULLING FORCE	567.10	0.00
0	22/6 OAS STR MR WIRING	502.90	0.00
0	18/4 UNS STR DMR WIRING	608.11	0.00
0	WAIVE TO EXIT STAINLESS STEEL CM-22146	103.44	0.00
0	PIR XMS SENORS FOR MAGLOCKS OE-RXD	107.00	0.00
0	SHIPPING	75.00	0.00
0	LABOR / MISC. HARDWARE / CONDUIT	4,700.00	0.00
1	CUSTOMER DEPOSIT ON CONTRACT - EQUIPMENT & FABRICATION DEPOSIT	5,936.83	5,936.83
	PLEASE SEE CONTRACT FOR ALL WARRANTY AND DISCOUNT INFORMATION		
	Exempt Sales	0.00%	0.00

Total	$5,936.83
Payments/Credits	$0.00
Balance Due	$5,936.83

Thank you for your business.

Phone #
727-533-0295

ALLIED UNIVERSAL℠
There for you.

Invoice Date
08/20/2026

Invoice Number
18856722

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: **08/14/2026 - 08/20/2026**

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 **08/20/2026**

Invoice Number **18856722**

Invoice NO. **18856722** **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
08/15/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
08/16/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
08/17/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
08/18/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
08/19/26	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
08/14/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
08/15/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
08/16/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
08/17/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
08/18/26	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
08/27/2026

Invoice Number
18885541

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: **08/21/2026 - 08/27/2026**

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) - August, 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**

Please send Remittance Info to: remittance@aus.com

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

ALLIED UNIVERSAL℠
There for you.

Invoice Date
08/27/2026

Invoice Number
18885541

Invoice NO. **18885541** **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
08/22/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
08/23/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
08/24/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
08/25/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
08/26/26	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
08/21/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
08/22/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
08/23/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
08/24/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
08/25/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
HELIAUS Mobile (IMEI=354216240041800) - August, 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
09/03/2026

Invoice Number
18921729

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: **08/28/2026 - 09/03/2026**

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 **09/03/2026**

Invoice Number **18921729**

Invoice NO. **18921729** **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
08/29/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
08/30/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
08/31/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
09/01/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
09/02/26	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
08/28/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
08/29/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
08/30/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
08/31/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
09/01/26	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
09/17/2026

Invoice Number
18964443

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: **09/11/2026 - 09/17/2026**

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
09/17/2026

Invoice Number
18964443

Invoice NO. **18964443** **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
09/12/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
09/13/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
09/14/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
09/15/26	Security Professional	Ian McLellan	0:00	1:30		1.50	Hourly-Regular	
09/16/26	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
09/11/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
09/12/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
09/13/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
09/14/26	Security Professional	Ian McLellan	17:30	0:00		6.50	Hourly-Regular	
09/15/26	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**

BRANDON INDUSTRIES *Quality Streetscape Solutions™*

Invoice

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

Please Remit Payment To:

Brandon Industries, Inc.
PO Box 2230
McKinney, TX 75070

Invoice Number: 2022503-IN
Invoice Date: 6/10/2026
Order Number : 1036122
Order Date: 5/27/2026
Salesperson: Tristin Kosco
Customer Number: 20-FLCASTLE

Bill To:
Waterset Central CDD
3434 Colwell Avenue
Ste 200
TAMPA, FL 33614

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

Confirm To:

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

Quantity			Item Number	Description	Unit Price	Amount
Ordered	Shipped	B/O				
1.00	1.00		SPF3X15 BK	FLUTED Aluminum Pole 6005-T6 3"OD x 15' 0" Black	240.00	240.00
			/INSTALL FL	Installation Labor Florida		100.00

THANK YOU!

Net Invoice:	340.00
Less Discount:	0.00
Freight:	150.00
Sales Tax:	0.00
Invoice Total:	490.00

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	2603
DATE	08/31/2026
TERMS	Net 30
DUE DATE	09/30/2026

PROJECT NAME
Waterset Central CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[August 04 - August 31]	15:30	180.00	2,790.00

BALANCE DUE **$2,790.00**

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
Aug-26

	HOURS	RATE		PERSON	TOTAL
CDD Activities					
Board Meeting Prep, Attendance, Follow up		$210	S. Brletic		$0.00
Engineer's Reports/Invoicing	6.00	$180	J. Whited		$1,080.00
Wayfarer & Limelight Stormwater RFP and Inquiry,	3.00	$180	J. Whited		$540.00
Stormater Repairs Coordination with DM &	0.00	$120	K. Wagner		$0.00
Landscaper, Coordination with Finn Outdoor.					
Street Signage; Coordination with County, Reporting.	1.50	$180	J. Whited		$270.00
	0.00	$120	K. Wagner		$0.00
Poolside Pergola Warranty Coordination.	0.50	$180	J. Whited		$90.00
	0.00	$120	K. Wagner		$0.00
Conservation Cutbacks; Plans Review, Reporting.	4.00	$180	J. Whited		$720.00
	0.00	$120	K. Wagner		$0.00
Landscape Map Research and	0.50	$180	J. Whited		$90.00
Communication.	0.00	$120	K. Wagner		$0.00
INVOICE TOTAL	15.50				**$2,790.00**

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

Document No:INS-0826-322
Document Date:08/31/2026

Association: Waterset Central Community Development District Facilities Manag

Total Due: $556.39

Date	Description	Amount
08/31/2026	Insurance Reimbursement Gomez, Victoria FRNTDS	$122.40
08/31/2026	Insurance Reimbursement Torres, Heidy ASTPM	$103.28
08/31/2026	Insurance Reimbursement Vucelj, Aladin GRKEEP	$206.55
08/31/2026	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	$124.16

Report Totals

Billing:	$556.39
Total Sales Tax:	$0.00
Balance Due:	**$556.39**

INVOICE

Total Due: **$2,120.09**

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

Invoice Number:	32019042325
Our Order No.	31019101331
Invoice Date:	8/1/2026
Due Date:	8/31/2026

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

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

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

PO #	Customer ID	FSM	Payment Terms	Service Dates
	01019000216	Seymour Wright	Net 30 days	08/01/26 to 08/31/26

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

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

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

INVOICE

Total Due: **$2,120.09**

City Wide Facility Solutions
Ally Facility Solutions, Inc.
8950 9th St N Unit 103
St. Petersburg, FL 33702

Invoice Number: 32019042896
Our Order No. 31019101331
Invoice Date: 9/1/2026
Due Date: 10/1/2026

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

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

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

PO #	Customer ID	FSM	Payment Terms	Service Dates
	01019000216	Seymour Wright	Net 30 days	09/01/26 to 09/30/26

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

PAY YOUR BILL ONLINE!
CLICK THE LINK BELOW
https://www.e-billexpress.com/ebpp/gocitywide/
Due to the increase in the Florida Minimum wage,
your October invoice may reflect a small rate increase.

Subtotal: **2120.09**
Sales Tax: 0.00

Total Due: **$2,120.09**

INVOICE

Total Due: **$880.08**

City Wide Facility Solutions
Ally Facility Solutions, Inc.
8950 9th St N Unit 103
St. Petersburg, FL 33702

Invoice Number: 52019012749
Our Order No. 51019011600
Invoice Date: 8/27/2026
Due Date: 9/26/2026

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
FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE		4	216.27	865.08
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: **880.08**
Sales Tax: 0.00

Total Due: **$880.08**

Cooper Pools Inc

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

Invoice #: 2199
Invoice Date: 8/1/2026
Due Date: 8/8/2026

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
Monthly Commercial Pool Maintenance	Monthly Commercial Pool Maintenance Service End Date 08/09/2026	1.00	$818.46	$818.46

Subtotal: $818.46
Tax: $0.00
Total: $818.46
Amount Due: $818.46

INVOICE

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

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

Cooper Pools
844-766-5256

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

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

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

Invoice details
Invoice no.: 2026-1640
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/01/2026	**25549-610-000 LIGHT WEDGE**	25549-610-000 LIGHT WEDGE	1	$29.22	$29.22

Ways to pay

VISA MC DISCOVER AMEX BANK PayPal venmo affirm

Total **$29.22**

Overdue 07/31/2026

View and pay

Waterset Central CDD

Meeting Date: August 12, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Keanna Pitts	
Kelly Setta	X
Curtis Thorton	X
Thomas McNutt	X
Brandon Bentley*	

x Keanna Attended

- Direct Request

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00 am
Meeting End Time:	1:00 pm
Total Meeting Time:	3 HR

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	$0.725
Mileage to Charge	$0.00

DM Signature: _____

Waterset Central CDD

Meeting Date: September 9, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Kenna Pitts	X
Kelly Setta	X
Curtis Thorton	X
Thomas McNutt	X
Brandon Bentley*	

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10am
Meeting End Time:	1:16pm
Total Meeting Time:	1-16

Time Over 3:16 (3) Hours:	3:16 min

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	$0.725
Mileage to Charge	$0.00

DM Signature: _____

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35680	08/23/2026	$219.00	09/07/2026	Net 15	

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

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring $199 Month no contract (30 OHE/month)	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	10	2.00	20.00

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	219.00
TAX (0.075)	0.00
TOTAL	219.00
BALANCE DUE	**$219.00**

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35690	08/25/2026	$247.00	09/09/2026	Net 15	

SALES REP
NB

ACCT#/LOT/BLK
Clubhouse CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring $199 Month (no contract) ** This includes 30 OHE (operator handled events) per month, $2 an event after that.	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	24	2.00	48.00

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	247.00
TAX (0.075)	0.00
TOTAL	247.00
BALANCE DUE	**$247.00**

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35797	09/11/2026	$49.98	09/26/2026	Net 15	

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

SALES REP
DC

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

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

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

Ways to pay

View and pay

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35839	09/23/2026	$213.00	10/08/2026	Net 15	

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

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring $199 Month no contract (30 OHE/month)	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	7	2.00	14.00

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	213.00
TAX (0.075)	0.00
TOTAL	213.00
BALANCE DUE	**$213.00**

Ways to pay

View and pay

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35851	09/25/2026	$247.00	10/10/2026	Net 15	

SALES REP
NB

ACCT#/LOT/BLK
Clubhouse CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring $199 Month (no contract) ** This includes 30 OHE (operator handled events) per month, $2 an event after that.	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	24	2.00	48.00

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	247.00
TAX (0.075)	0.00
TOTAL	247.00
BALANCE DUE	**$247.00**

Ways to pay

View and pay

INVOICE

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

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

Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Invoice details

Invoice no.: 3046
Terms: Due on receipt
Invoice date: 08/28/2026
Due date: 08/28/2026

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

Total **$3,150.00**

Note to customer

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

INVOICE

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

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

Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Invoice details

Invoice no.: 3047
Terms: Due on receipt
Invoice date: 08/28/2026
Due date: 08/28/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Erosion Restoration**	5414 Limelight -- Restore eroded area behind home with compacted fill, geotextile erosion control, and St Augustine sod.	1	$1,300.00	$1,300.00

Total **$1,300.00**

Note to customer

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

INVOICE

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

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

Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Invoice details

Invoice no.: 3048
Terms: Due on receipt
Invoice date: 08/28/2026
Due date: 08/28/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Erosion Restoration**	7629 Paradiso -- Restore eroded grounds from pool discharge and sod to match surroundings	1	$800.00	$800.00

Total **$800.00**

Note to customer

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

INVOICE

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

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

Bill to
Waterset Central CDD

Ship to
Waterset Central CDD

Invoice details

Invoice no.: 3049
Terms: Due on receipt
Invoice date: 08/28/2026
Due date: 08/28/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Erosion Restoration**	5340 Silver Sun -- Restore eroded grounds from pool discharge and sod to match surroundings	1	$450.00	$450.00

Total **$450.00**

Note to customer

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

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 July 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 ☐☐☐☐☐24.56☐

Due: 08/20/26
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)	325	60
2. Exempt Sales (Include these in Gross Sales, Line 1)		
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)	325	60
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	24	42
5. Less Lawful Deductions		
6. Less DOR Credit Memo		
7. Net Tax Due	24	42
8. ~~Less Collection Allowance or~~ **Plus** Penalty and Interest	0	14
9. **Amount Due With Return** (Enter this amount on front)	24	56

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	09/04/2026	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 4.88

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.

Sales and Use Tax Return

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

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

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Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Reporting Period

August 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: ☐☐☐☐☐26.30☐

Due: 09/20/26
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**.

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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)	349	73
2. Exempt Sales (Include these in Gross Sales, Line 1)		
3. Taxable Sales/Purchases (Include Internet/Out-of-State → Purchases)	349	73
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	26	23
5. Less Lawful Deductions		
6. Less DOR Credit Memo		
7. Net Tax Due	26	23
8. ~~Less Collection Allowance or~~ **Plus** Penalty and Interest	0	07
9. **Amount Due With Return** (Enter this amount on front)	26	30

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	09/29/2026	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 5.25

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

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

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

Signature of Taxpayer Date Telephone #

Signature of Preparer Telephone #

Discretionary Sales Surtax Information

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

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

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

Billing Date:
Aug 17, 2026

Billing Period:
Aug 17 - Sep 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
$134.99
Auto Pay is scheduled
Sep 10

Bill history

Previous balance	$129.99
Payment received by Aug 17, thank you	-$129.99

Service summary

	Previous month	Current month
Internet	$129.99	↑$134.99
Total services	**$129.99**	**$134.99**
Total balance		**$134.99**

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 08182026 NNNNNN 01 999764

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.

9500098136490263041723000000000000134995

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

Billing Date:
Aug 17, 2026

Billing Period:
Aug 17 - Sep 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

08.17-09.16	Business Fiber Internet 1 Gig	$104.99
	Valued Customer Fiber 2 Gig Upgrade	$0.00
	1 Usable Static IP Address	$30.00
Internet Total		**$134.99**

Total current month charges **$134.99**



If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $134.99 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 this bill, your Static IP product has increased by $5.00 per month, per line. Questions? Please contact customer service.

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

Billing Date:
Aug 14, 2026

Billing Period:
Aug 14 - Sep 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
Sep 08

Bill history

Previous balance	$559.00
Payment received by Aug 14, thank you	-$559.00

Service summary

	Previous month	Current month
Bundle	$475.51	$475.51
Taxes and Fees	$83.49	$83.49
Total services	**$559.00**	**$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 08162026 NNNNNN 01 999862

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:
Aug 14, 2026

Billing Period:
Aug 14 - Sep 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

08.14-09.13	FiberOptic Internet 300 Dynamic IP w/ OneVoice Business FiberOptic 300/300M Dynamic IP OneVoice Access Line	$225.97
	Valued Customer Fiber 1 Gig Upgrade	$0.00
(2)	OneVoice Nationwide OneVoice Access Line	$149.98
(3)	Federal Primary Carrier Multi Line Charge	$44.97
	Carrier Cost Recovery Surcharge	$13.99
(3)	Multi-Line Federal Subscriber Line Charge	$27.60
(3)	Access Recovery Charge Multi-Line Business	$9.00
	Frontier Roadwork Recovery Surcharge	$4.00
Bundle Total		**$475.51**

Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	$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.

Future delivery of Frontier print directories may be reduced or eliminated in certain areas. You may access a digital version at www.therealyellowpages.com/ or https://frontierwhitepages.dirxion.com/. To receive a printed copy of your local directory, where available, at no charge call 1-844-339-6334. You can opt out of a printed directory by visiting www.yellowpagesoptout.com.

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

Billing Date:
Aug 14, 2026

Billing Period:
Aug 14 - Sep 13, 2026

LOCAL MEASURED SVC-FREE

8137410604	# of calls	Minutes	Charge
Dial Day	0	240	$0.00
Dial Evening	66	0	$0.00
Dial Night	0	1	$0.00
Dial Day	0	7	$0.00
Dial Evening	7	0	$0.00
Dial Night	0	0	$0.00
Dial Day	0	2	$0.00
Dial Evening	1	0	$0.00
Dial Night	0	0	$0.00
Allowance			$0.00
Billed			$0.00
Total			**$0.00**

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Summary of Account Charges

Previous Balance	$5,728.67
Net Payments - Thank You	$-5,728.67
Bill Corrections	$-18.27
Total Account Charges	**$5,530.28**
AMOUNT DUE	**$5,512.01**

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

7,022 8

DUE DATE	08/31/2026
AMOUNT DUE	$5,512.01
AMOUNT PAID	

00768716186580000551201 7

Hillsborough County Florida

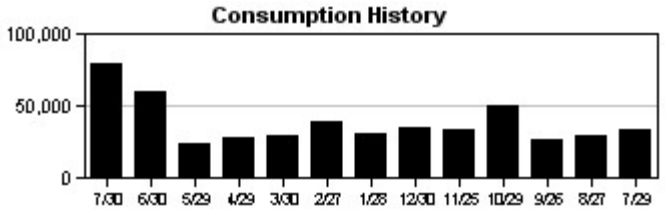
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 6116 SEA AIR DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	06/30/2026	21823	07/30/2026	22618	79500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$40.49
Total Service Address Charges	**$40.49**



Hillsborough County Florida

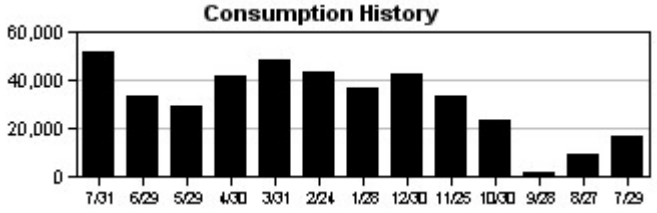
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 5701 MADRIGAL WAY

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	06/29/2026	1095064	07/31/2026	1147094	52030 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$157.13
Water Base Charge	$33.95
Water Usage Charge	$166.66
Sewer Base Charge	$82.31
Sewer Usage Charge	$367.85
Total Service Address Charges	**$814.44**



Hillsborough County Florida

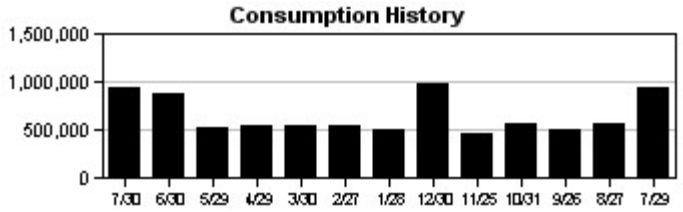
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	06/30/2026	321056	07/30/2026	330353	929700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$539.38
Total Service Address Charges	**$539.38**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

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	06/29/2026	390597	07/29/2026	398487	789000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$548.27
Total Service Address Charges	**$548.27**

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

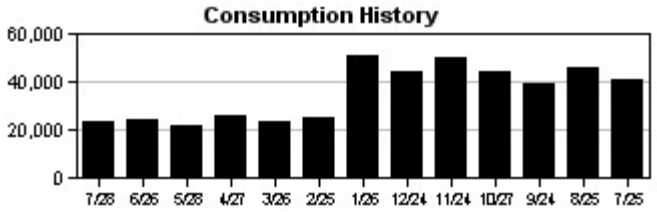
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 7533 PARADISO DR-RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	06/26/2026	17067	07/28/2026	17297	23000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$11.33
Total Service Address Charges	**$11.33**



Hillsborough County Florida

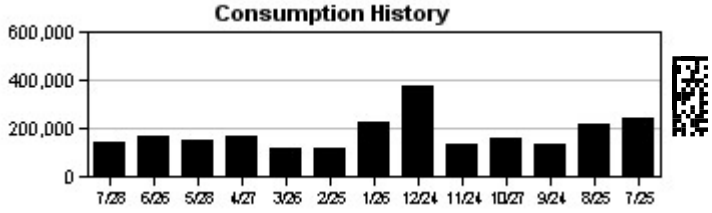
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 7301 PARADISO DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	06/26/2026	108602	07/28/2026	109990	138800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$31.42
Total Service Address Charges	**$31.42**



Hillsborough County Florida

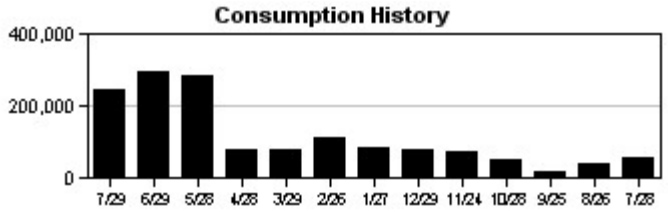
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 7281 PARADISO AVE

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	06/29/2026	66463	07/29/2026	68823	236000 GAL	ACTUAL	WATER
54230101	06/29/2026	31154	07/29/2026	31229	7500 GAL	ACTUAL	WATER
60998080	06/29/2026	298188	07/29/2026	301929	374100 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$735.37
Water Base Charge	$86.37
Water Usage Charge	$1,134.64
Sewer Base Charge	$142.68
Sewer Usage Charge	$53.03
Reclaimed Water Charge	$78.49
Total Service Address Charges	**$2,237.12**



Hillsborough County Florida

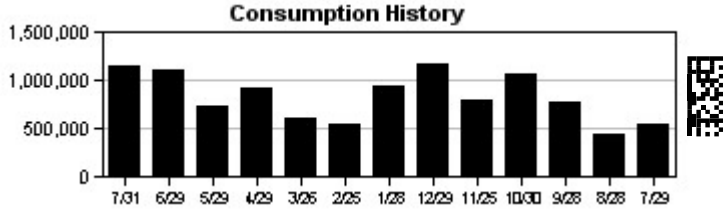
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 7030 RESERVOIR CT-RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	06/29/2026	17108996	07/31/2026	18264445	1155449 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$729.84
Total Service Address Charges	**$729.84**



Hillsborough County Florida

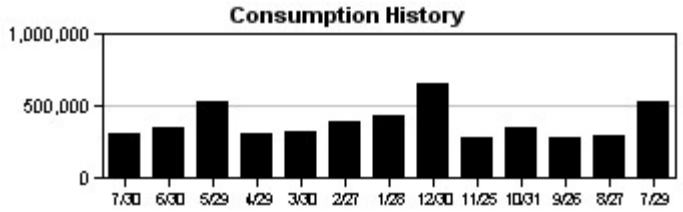
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	06/30/2026	230101	07/30/2026	233116	301500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$73.21
Total Service Address Charges	**$73.21**



Hillsborough County Florida

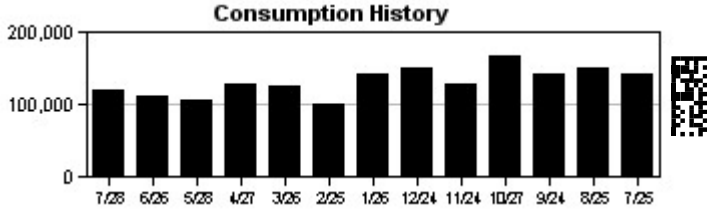
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 7054 RESERVOIR CT-RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	06/26/2026	74250	07/28/2026	75431	118100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$33.51
Total Service Address Charges	**$33.51**



Hillsborough County Florida

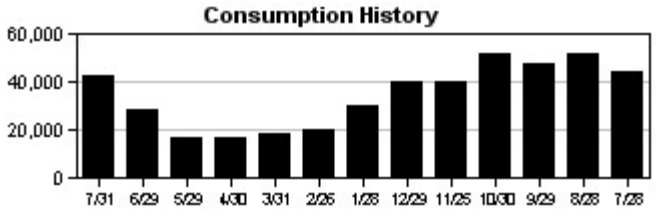
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	06/29/2026	782130	07/31/2026	824792	42662 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$16.50
Total Service Address Charges	**$16.50**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	06/30/2026	7974	07/30/2026	8096	12200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$8.64
Total Service Address Charges	**$8.64**



Hillsborough County Florida

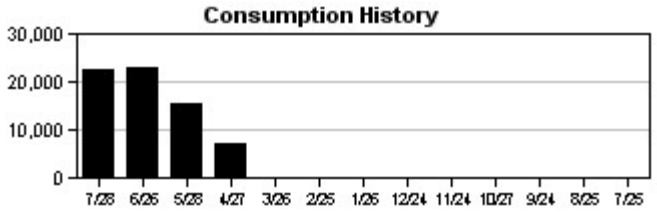
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 5521 SILVER SUN DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	06/26/2026	9506	07/28/2026	9733	22700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$11.53
Total Service Address Charges	**$11.53**



Hillsborough County Florida

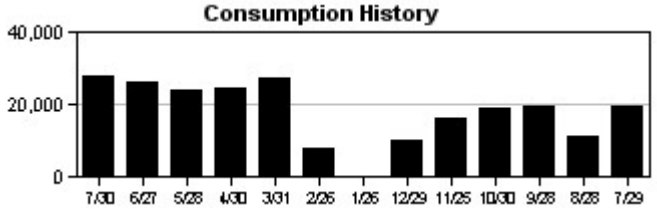
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	06/27/2026	352558	07/30/2026	380420	27862 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$13.13
Total Service Address Charges	**$13.13**



Hillsborough County Florida

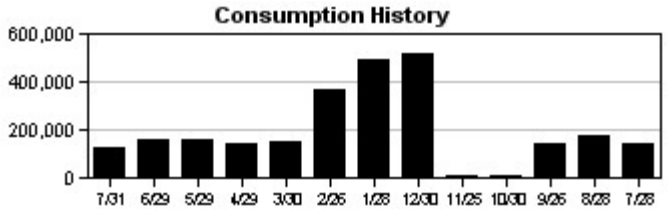
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

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	06/29/2026	3751717	07/31/2026	3877515	125798 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$96.18
Total Service Address Charges	**$96.18**



Hillsborough County Florida

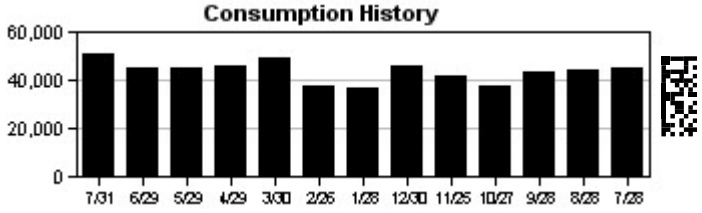
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

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	06/29/2026	704584	07/31/2026	755740	51156 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$18.32
Total Service Address Charges	**$18.32**



Hillsborough County Florida

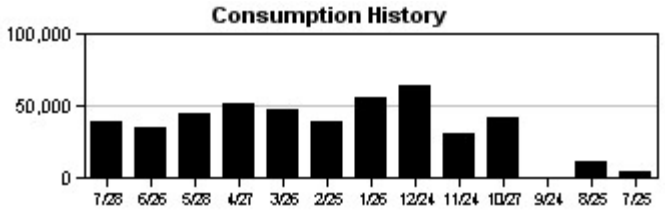
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 7306 GOLDEN SKY CT

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	06/26/2026	21064	07/28/2026	21449	38500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$19.07
Total Service Address Charges	**$19.07**



Hillsborough County Florida

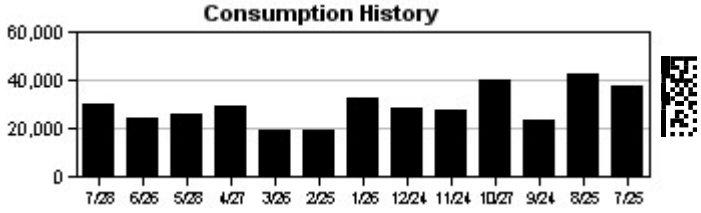
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 7020 SAGUARO WAY-RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	06/26/2026	19792	07/28/2026	20090	29800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$12.91
Total Service Address Charges	**$12.91**



Hillsborough County Florida

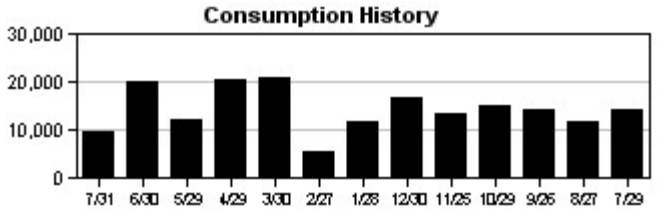
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 6112 SEA AIR DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	06/30/2026	8904	07/31/2026	9000	9600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$8.17
Total Service Address Charges	**$8.17**



Hillsborough County Florida

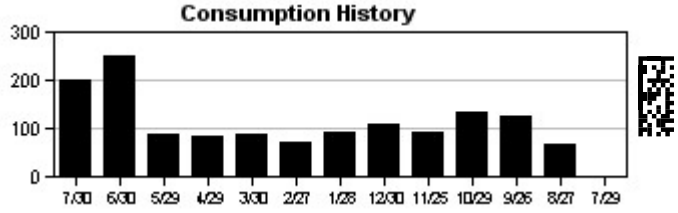
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	06/30/2026	7303	07/30/2026	7502	199 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

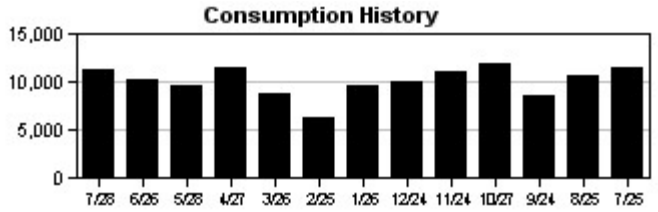
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

Service Address: 7310 BETEL PALM CT I

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	06/26/2026	9258	07/28/2026	9371	11300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$34.13
Water Base Charge	$16.98
Water Usage Charge	$22.60
Total Service Address Charges	**$80.25**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	08/10/2026	08/31/2026

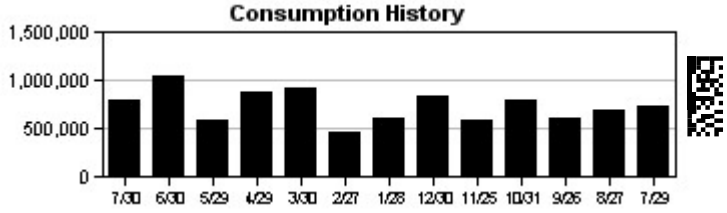
Service Address: 6060 MILESTONE DR

M-Page 12 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	06/30/2026	385921	07/30/2026	393750	782900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$180.09
Total Service Address Charges	**$180.09**



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Hillsborough County Florida

Summary of Account Charges

Previous Balance	$5,512.01
Net Payments - Thank You	$-5,512.01
Total Account Charges	**$3,338.12**
AMOUNT DUE	**$3,338.12**

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

7,688 8

DUE DATE	09/24/2026
AMOUNT DUE	$3,338.12
AMOUNT PAID	

00768716186580000333812 6

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

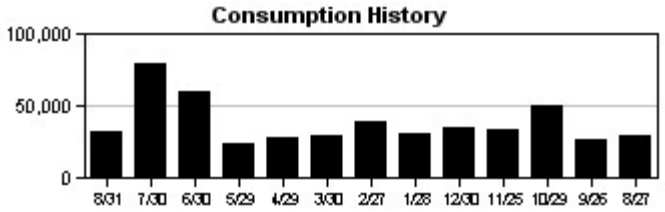
Service Address: 6116 SEA AIR DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813247	07/30/2026	22618	08/31/2026	22931	31300 GAL	ESTIMATED	RECLAIM

Service Address Charges

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

An estimated read was used to calculate your bill



Hillsborough County Florida

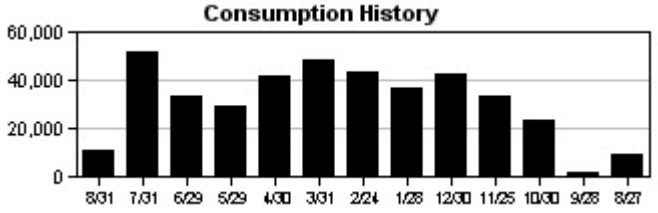
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 5701 MADRIGAL WAY

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701160772	07/31/2026	1147094	08/31/2026	1157597	10503 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$31.72
Water Base Charge	$33.95
Water Usage Charge	$11.76
Sewer Base Charge	$82.31
Sewer Usage Charge	$74.26
Total Service Address Charges	**$240.54**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

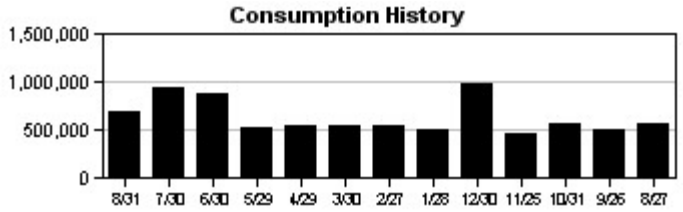
Service Address: 7008 WATERLINE CT - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154021	07/30/2026	330353	08/31/2026	337231	687800 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$331.35
Total Service Address Charges	**$331.35**

An estimated read was used to calculate your bill



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

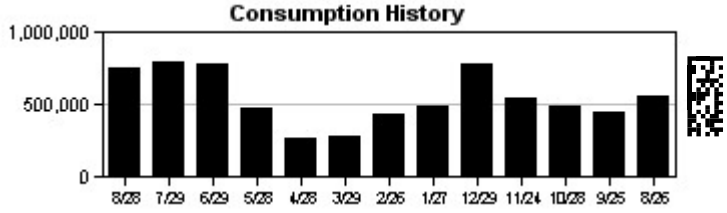
Service Address: 5910 COVINGTON GARDEN DR

M-Page 3 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074215	07/29/2026	398487	08/28/2026	405928	744100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$509.66
Total Service Address Charges	**$509.66**



Hillsborough County Florida

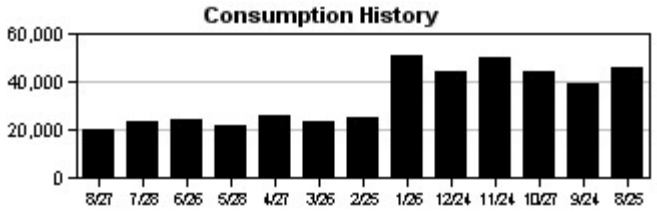
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 7533 PARADISO DR-RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813246	07/28/2026	17297	08/27/2026	17498	20100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$10.43
Total Service Address Charges	**$10.43**



Hillsborough County Florida

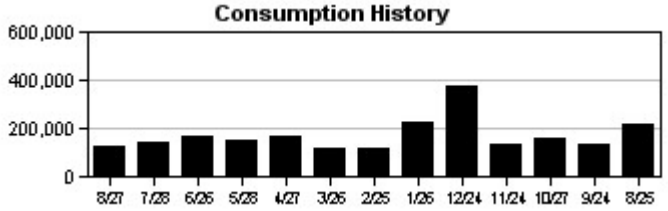
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 7301 PARADISO DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61074213	07/28/2026	109990	08/27/2026	111263	127300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$29.35
Total Service Address Charges	**$29.35**



Hillsborough County Florida

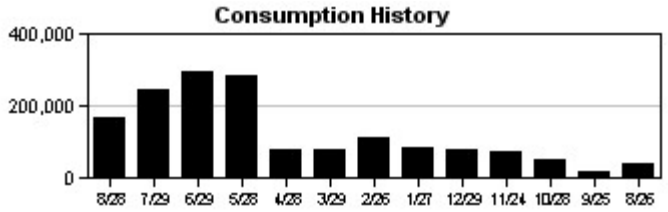
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 7281 PARADISO AVE

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
37156910	07/29/2026	68823	08/28/2026	70416	159300 GAL	ACTUAL	WATER
54230101	07/29/2026	31229	08/28/2026	31316	8700 GAL	ACTUAL	WATER
60998080	07/29/2026	301929	08/28/2026	304853	292400 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$507.36
Water Base Charge	$86.37
Water Usage Charge	$608.93
Sewer Base Charge	$142.68
Sewer Usage Charge	$61.51
Reclaimed Water Charge	$59.07
Total Service Address Charges	**$1,472.46**



Hillsborough County Florida

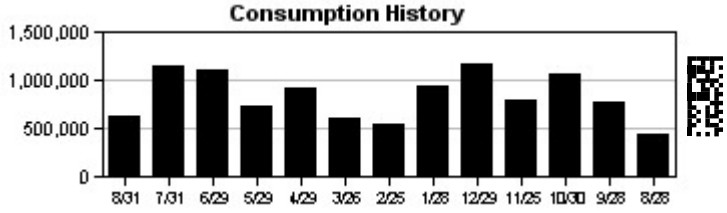
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 7030 RESERVOIR CT-RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703731884	07/31/2026	18264445	08/31/2026	18882213	617768 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$267.43
Total Service Address Charges	**$267.43**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

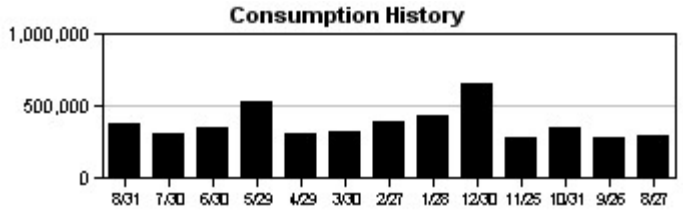
Service Address: 5490 WAYFARER AVE - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61154022	07/30/2026	233116	08/31/2026	236922	380600 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$97.73
Total Service Address Charges	**$97.73**

An estimated read was used to calculate your bill



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

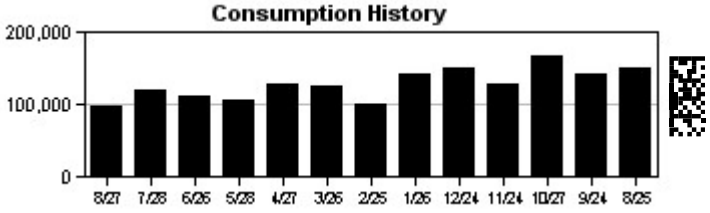
Service Address: 7054 RESERVOIR CT-RECLAIM

M-Page 6 of 12

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813248	07/28/2026	75431	08/27/2026	76409	97800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$27.22
Total Service Address Charges	**$27.22**



Hillsborough County Florida

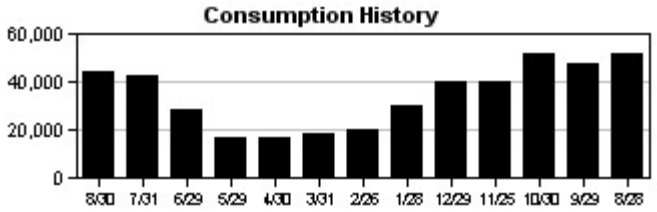
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 5459 WAYFAER AVE - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540726	07/31/2026	824792	08/30/2026	869198	44406 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$17.04
Total Service Address Charges	**$17.04**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

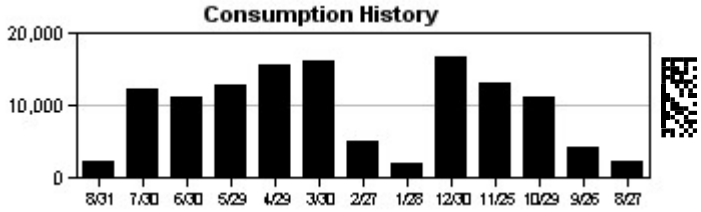
Service Address: 5630 WAYFARER AVE - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54979020	07/30/2026	8096	08/31/2026	8118	2200 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$6.84
Total Service Address Charges	**$6.84**

An estimated read was used to calculate your bill



Hillsborough County Florida

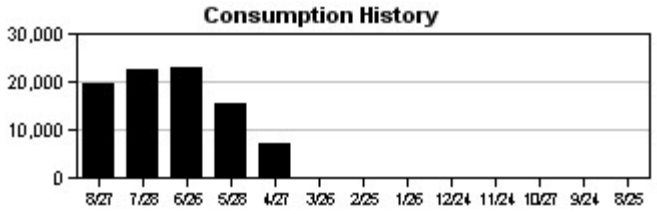
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 5521 SILVER SUN DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54523989	07/28/2026	9733	08/27/2026	9927	19400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$10.50
Total Service Address Charges	**$10.50**



Hillsborough County Florida

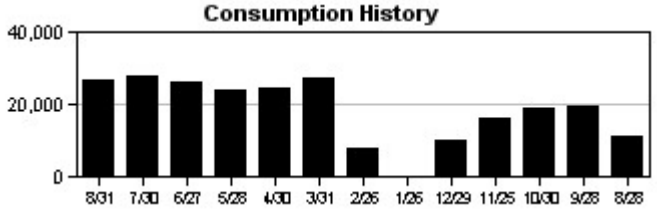
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 5424 WAYFARER AVE - COMM RCLM MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703755234	07/30/2026	380420	08/31/2026	407195	26775 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$12.79
Total Service Address Charges	**$12.79**



Hillsborough County Florida

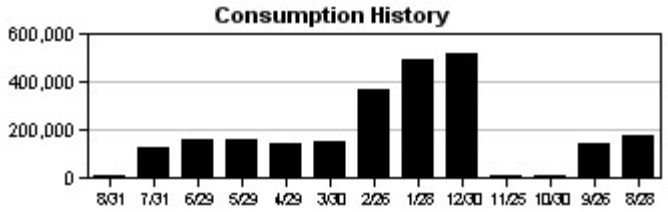
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

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	07/31/2026	387751	08/31/2026	397844	10093 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$8.26
Total Service Address Charges	**$8.26**



Hillsborough County Florida

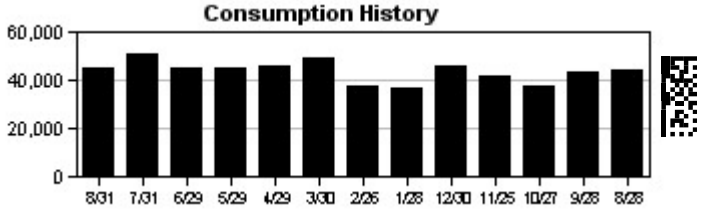
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

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	07/31/2026	755740	08/31/2026	800546	44806 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$16.35
Total Service Address Charges	**$16.35**



Hillsborough County Florida

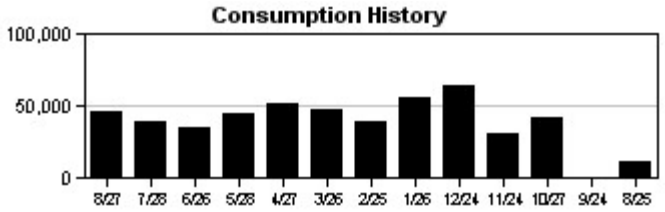
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 7306 GOLDEN SKY CT

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54492026	07/28/2026	21449	08/27/2026	21907	45800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$25.35
Total Service Address Charges	**$25.35**



Hillsborough County Florida

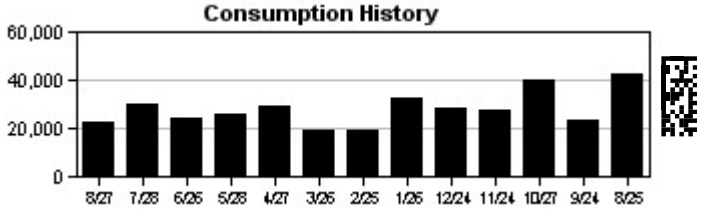
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 7020 SAGUARO WAY-RECLAIM

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813250	07/28/2026	20090	08/27/2026	20319	22900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$10.77
Total Service Address Charges	**$10.77**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

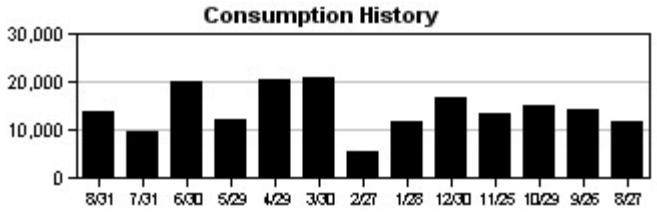
Service Address: 6112 SEA AIR DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54620056	07/31/2026	9000	08/31/2026	9137	13700 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$8.91
Total Service Address Charges	**$8.91**

An estimated read was used to calculate your bill



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

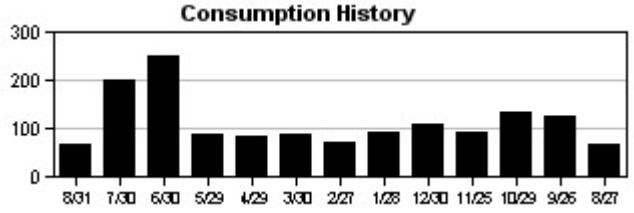
Service Address: 7000 MAINLAND AVE - COMM RCLM IRRIG

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54813245	07/30/2026	7502	08/31/2026	7567	65 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$6.45
Total Service Address Charges	**$6.45**

An estimated read was used to calculate your bill



Hillsborough County Florida

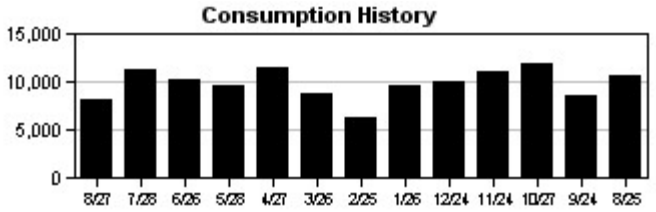
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 7310 BETEL PALM CT I

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54791915	07/28/2026	9371	08/27/2026	9452	8100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$24.46
Water Base Charge	$16.98
Water Usage Charge	$12.72
Total Service Address Charges	**$60.70**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET CENTRAL CDD	7687161865	09/03/2026	09/24/2026

Service Address: 6060 MILESTONE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61080629	07/30/2026	393750	08/31/2026	400785	703500 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$155.48
Total Service Address Charges	**$155.48**

An estimated read was used to calculate your bill



Waterset Central CDD

Meeting Date: May 29, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
~~Deneen Klenke*~~ Kenna Pitts	
Kelly Setta	X
Curtis Thorton	X
Thomas McNutt	X
Brandon Bentley*	

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

T

X Keanna Attended

EXTENDED MEETING TIMECARD

Meeting Start Time:	10am
Meeting End Time:	11:59
Total Meeting Time:	2 hr.

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

Waterset Central CDD

Meeting Date: July 08, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Keanna Pitts	
Kelly Setta	X
Curtis Thorton	X
Thomas McNutt	X
Brandon Bentley*	

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

x Keanna Attended

EXTENDED MEETING TIMECARD

Meeting Start Time:	10 am
Meeting End Time:	1:32 pm
Total Meeting Time:	3:38

Time Over _____ (3) Hours:	

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	$0.725
Mileage to Charge	$0.00

DM Signature: _____

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

August 24, 2026

Waterset Central CDD
Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3793940
68623-1

Re: General Counsel

For Professional Legal Services Rendered

07/08/26	S. Sandy	4.10	1,414.50	Prepare for and attend board meeting; conduct follow up regarding same
07/08/26	D. Wilbourn	1.10	220.00	Prepare seasonal lighting agreement; prepare notice of termination of pool maintenance agreement; prepare pool maintenance agreement
07/09/26	S. Sandy	1.10	379.50	Conduct meeting follow up; confer regarding landscape services agreement; prepare holiday lighting agreement, pool maintenance agreement, notice of termination to Cooper Pools, and Florida State Fence addendum
07/21/26	S. Sandy	0.20	69.00	Follow up with Toborg and DeLuna; review affidavits of publication
07/24/26	S. Sandy	2.90	1,000.50	Prepare deficiency letter to Redtree; review documentation and confer with Toborg related to same
TOTAL HOURS		9.40		

TOTAL FOR SERVICES RENDERED		$3,083.50
DISBURSEMENTS		
Freight and Postage	28.53	
TOTAL DISBURSEMENTS		28.53
TOTAL CURRENT AMOUNT DUE		$3,112.03

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- Waterline Station
Waterline Ct. and Madrigal Way
Apollo Beach, FL 33572
Date: 4/29/26

Account Number:	**17555**
Invoice Number:	400324
Previous Balance:	$499.00
Commercial General Pests	**$152.00**
Sales Tax:	$0.00
Service Amount:	**$152.00**
Check /Cash:	
Technician(s):	ER

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%~~ WSG
- ☐ Biozyme
- ☐ CM Insect Monitors
- ☐ Dekko Silver Fish Paks 20%
- ☐ D-Fense Dust .05%
- ☐ Gentrol Liquid 9%
- ☑ Inspection
- ☐ Maxforce Quantum .03%
- ☐ Niban FG 5%
- ☐ Nyguard IGR 10%
- ☐ Onslaught 6.4%
- ☑ Perimeter Sweep
- ☐ Taurus .06%
- ☐ Talstar Xtra .25%
- ☐ Transport GHP .11%
- ☑ Transport Mikron .11%
- ☐ Vector Bio 5
- ☐ Wasp Freeze .1%
- ☐ Web Out 10.5%
- ☐ _____

Rodent Control
- ☑ Mice
- ☐ Rats
- ☐ _____

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

nVIROTECT
PEST CONTROL SERVICES
16210 North Florida Avenue
Lutz, FL 33549
Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

Waterset Central CDD- Waterline Station
Waterline Ct. and Madrigal Way
Apollo Beach, FL 33572

Date: 7/29/26

Account Number:	**17555**
Invoice Number:	402781
Previous Balance:	$499.00
Commercial General Pests	**$152.00**
Sales Tax:	$0.00
Service Amount:	**$152.00**
Check /Cash:	
Technician(s):	IB

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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

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16210 North Florida Avenue
Lutz, FL 33549
Wildlife Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

Waterset Central CDD- Waterline Station
Waterline Ct. and Madrigal Way
Apollo Beach, FL 33572
Date: 6/30/26

Account Number:	**17555**
Invoice Number:	402801
Previous Balance:	$456.00
Commercial Wildlife Inspection	**$195.00**
Sales Tax:	$0.00
Service Amount:	**$195.00**

Check /Cash: _____

Technician(s): NT

Call for a FREE Pest Control Quote!

Call for a FREE Lawn Care Quote!

Treatment Area
- ☐ Attic
- ☐ Garage
- ☐ Office Space
- ☑ Perimeter
- ☐ Roof

Structure
- ☐ Bank
- ☐ Industrial
- ☐ Medical
- ☑ Professional
- ☐ Residence
- ☐ Retail

Type of Service
- ☐ Anti Microbial Treatment
- ☐ Bat Eviction
- ☐ Bird Netting
- ☐ Bird Spiking
- ☐ Exclusionary Service
- ☐ Fertility Control
- ☐ Foundation Wrap
- ☐ Ground Trapping
- ☐ Rodent Management
- ☐ Snake Deterrent
- ☐ Sonar System
- ☐ Squirrel Eviction
- ☐ Stinging Insect Elimination
- ☐ Trap Check
- ☐ Wildlife Trapping
- ☐ _____

Targeted Pest
- ☐ Armadillos
- ☐ Bats
- ☐ Bees
- ☐ Birds
- ☐ Ducks
- ☐ Hornets
- ☐ Mice
- ☐ Opossums
- ☐ Paper Wasps
- ☐ Raccoons
- ☐ Rats
- ☑ Rodents
- ☐ Snakes
- ☐ Squirrels
- ☐ Yellow Jackets
- ☐ _____

Treatment / Materials
- ☐ Avitrol
- ☐ CM Rodent GB
- ☐ CM Rat Snap Traps
- ☐ Cobra Vent
- ☐ Contrac Blox Bait .005%
- ☐ Concrete
- ☐ Contrapest
- ☐ CyperTC 25.4%
- ☐ DB-45
- ☐ DSV
- ☐ Final Blox Bait .005%
- ☐ Iguana Rid
- ☑ Inspection
- ☐ Pur Black Expansion Foam
- ☐ Rodent Bait Stations
- ☐ Serpent Guard
- ☐ Sheet Metal
- ☐ T-Rex Mouse Snap Traps
- ☐ T-Rex Rat Snap Traps
- ☐ Victor Mouse Glue Boards
- ☐ Wire Mesh
- ☐ Wasp Freeze .1%
- ☐ Xcluder Cloth
- ☐ _____
- ☐ _____

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: 8-24-26

Account Number:	**12545**
Invoice Number:	404142
Previous Balance:	$0.00
Commercial General Pests	**$234.00**
Sales Tax:	$0.00
Service Amount:	**$234.00**

Check /Cash: _____

Technician(s): EN

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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
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- ☐ Residence
- ☐ Retail

Frequency
- ☐ Annual Service
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- ☐ 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%
- ☑ Turday

Rodent Control
- ☑ Mice
- ☑ Rats
- ☐ _____

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

NVIROTECT
PEST CONTROL SERVICES
16210 North Florida Avenue
Lutz, FL 33549
Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

Waterset Central CDD
7281 Paradiso Dr.
Apollo Beach, FL 33572

Date: 8-24-26

Account Number:	**12545**
Invoice Number:	404488
Previous Balance:	$0.00
Commercial General Pests	**$146.00**
Sales Tax:	$0.00
Service Amount:	**$146.00**

Check /Cash: _____

Technician(s): EN

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

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

General Pest		Treatment	
☐ Acrobat Ants	☐ Pantry pests	☐ Advion Ant Bait Station .1%	☐ Niban FG 5%
☐ Argentine Ants	☐ Paper Wasps	☐ Advion Ant Gel Bait .05%	☐ Nyguard IGR 10%
☐ Bed Bugs	☐ Pharaoh Ants	☐ Advion Roach Bait Stn .5%	☐ Onslaught 6.4%
☐ Carpenter Ants	☑ Preventative	☐ Advion Roach Gel Bait .6%	☑ Perimeter Sweep
☑ Crazy Ants	☐ Roaches	☐ Alpine Aerosol .25%	☐ Taurus .06%
☐ Drain Flies	☐ Silverfish	☐ Biozyme	☑ Talstar Xtra .25%
☐ Fire Ants	☐ Spiders	☐ CM Insect Monitors	☐ Transport GHP .11%
☐ Fleas	☐ Ticks	☐ Dekko Silver Fish Paks 20%	☐ Transport Mikron .11%
☐ German Roaches	☐ White Foot Ants	☐ D-Fense Dust .05%	☐ Vector Bio 5
☐ Ghost Ants	☐ _____	☐ Gentrol Liquid 9%	☐ Wasp Freeze .1%
☐ Mosquitos		☑ Inspection	☐ Web Out 10.5%
☐ Mud Daubers		☐ Maxforce Quantum .03%	☐ _____

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

NVIROTECT
PEST CONTROL SERVICES
16210 North Florida Avenue
Lutz, FL 33549
Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

Waterset Central CDD- Waterline Station
Waterline Ct. and Madrigal Way
Apollo Beach, FL 33572

Date: 8/24/20

Account Number:	**17555**
Invoice Number:	405683
Previous Balance:	$499.00
Commercial General Pests	**$152.00**
Sales Tax:	$0.00
Service Amount:	**$152.00**
Check /Cash:	
Technician(s):	ER

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%
- ☑ Turo

Rodent Control
- ☑ Mice
- ☑ Rats
- ☐ _____

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

NVIROTECT
PEST CONTROL SERVICES
16210 North Florida Avenue
Lutz, FL 33549
Termite Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

Waterset Central CDD
7281 Paradiso Dr.
Apollo Beach, FL 33572
Date: 9/18/26

Account Number:	**12545**
Invoice Number:	407891
Previous Balance:	$380.00
Commercial Drywood Termite Treatment	**$289.00**
Sales Tax:	$0.00
Service Amount:	**$289.00**
Check /Cash:	
Technician(s):	JUAN M.

Call for a FREE Pest Control Quote!

Call for a FREE Lawn Care Quote!

Treatment Area
- ☐ Attic
- ☐ Garage
- ☑ Interior
- ☐ Office Space
- ☐ Perimeter
- ☐ Restroom

Structure
- ☐ Bank
- ☐ Industrial
- ☐ Medical
- ☐ Professional
- ☑ Residence
- ☐ Retail

Frequency
- ☐ Annual
- ☐ Bi-Annual
- ☐ Every Other Month
- ☐ Monthly
- ☑ Quarterly

Type of Service
- ☐ Baiting Monitoring
- ☐ Baiting System Install
- ☑ Drywood Spot Treatment
- ☐ Liquid Subterranean Treatment
- ☐ Pre Construction Treatment
- ☐ Termite Renewal
- ☐ WDO Inspection

Type of Termites/Pests
- ☐ Carpenter Bees
- ☑ Drywood Termites
- ☐ Eastern SubterraneanTermites
- ☐ Formosan Subterranean Termites
- ☐ Wood Decaying Fungi
- ☐ Wood Destroying Beetles

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

Pristine Promotional Marketing
16410 Chapman Crossing
Drive
Lithia, FL 33547

Invoice

Due Date	Date	Invoice #
9/21/2026	9/21/2026	2044

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	**$339.55**

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
2428PPM	Due on receipt		

Item	Description	Qty	Rate	Amount
LPY34	3/4" POLYESTER CUSTOM PRINTED LANYARD	200	1.50	300.00T
Shipping Fee	Shipping	1	39.55	39.55T
	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	$339.55
Payments/Credits	$0.00
Balance Due	$339.55

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.: 34784
Terms: Net 60
Invoice date: 07/01/2026
Due date: 08/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Maintenance Services			
2.		**Grounds Maintenance Services**	Mowing & Detail Services	1	$28,166.67	$28,166.67
3.		**Horticulture**	Fertilization Program	1	$3,500.00	$3,500.00
4.		**Horticulture**	Pest Control Program	1	$458.33	$458.33
5.		**Irrigation**	Monthly Irrigation Maintenance	1	$5,831.00	$5,831.00

Total **$37,956.00**

Overdue 08/30/2026

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.: 35062
Terms: Net 60
Invoice date: 08/01/2026
Due date: 09/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Maintenance Services			
2.		**Grounds Maintenance Services**	Mowing & Detail Services	1	$28,166.67	$28,166.67
3.		**Horticulture**	Fertilization Program	1	$3,500.00	$3,500.00
4.		**Horticulture**	Pest Control Program	1	$458.33	$458.33
5.		**Irrigation**	Monthly Irrigation Maintenance	1	$5,831.00	$5,831.00

Total **$37,956.00**

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.: 35547
Terms: Net 60
Invoice date: 08/28/2026
Due date: 10/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Construction**	RESERVOIR PARK MAPLE REMOVAL FROM APPROVED PROPOSAL: SCOPE OF WORK: Remove dead/dying Red Maple from the parking space along Reservoir Park. Install 1 Sweet Gum 3" cal to include construction of 8"-10" earthen saucer with Gator Bag.	1	$1,650.00	$1,650.00

Total **$1,650.00**

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.: 35548
Terms: Net 60
Invoice date: 08/28/2026
Due date: 10/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Construction**	SAND REPLENISHMENT FOR VOLLEYBALL COURT AND POOL AREA FROM APPROVED PROPOSAL: SCOPE OF WORK: Replenish sand at the volleyball court and pool area with 60 yards of clean sand. This will provide a 3" layer of sand to the entire area.	1	$10,875.00	$10,875.00

Total **$10,875.00**

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.: 35700
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 8.14.26 5B1-5495 COVINGTON GARDEN DRIVE: Replaced two broken spray heads on zone 6, repaired a drip line on zone 33.	1	$0.00	$0.00
2.		**Sales**	drip coupling	11	$0.75	$8.25
3.		**Sales**	drip pipe	8	$0.75	$6.00
4.		**Sales**	nozzle	1	$2.88	$2.88
5.		**Sales**	labor-technician	1	$75.00	$75.00

Total **$92.13**

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.: 35701
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 8.17.26 5B2 - 5495 COVINGTON GARDEN DRIVE: Repairs made to zones 2,6 & 11.	1	$0.00	$0.00
2.		**Sales**	6" spray haed	2	$23.00	$46.00
3.		**Sales**	drip coupling	2	$0.75	$1.50
4.		**Sales**	drip pipe	1	$0.75	$0.75
5.		**Sales**	nozzle	2	$2.88	$5.76
6.		**Sales**	labor-technician	0.75	$75.00	$56.25

Total **$110.26**

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.: 35702
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 8.18.26 5A1B - 6002 COVINGTON GARDEN DRIVE: Repairs made to zones 4,50 & 55.	1	$0.00	$0.00
2.		**Sales**	6" spray head	1	$23.00	$23.00
3.		**Sales**	drip coupling	6	$0.75	$4.50
4.		**Sales**	drip pipe	11	$0.75	$8.25
5.		**Sales**	nozzle	1	$2.88	$2.88
6.		**Sales**	labor-technician	0.75	$75.00	$56.25

Total **$94.88**

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.: 35703
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	CELLULAR COMMUNICATIONS - RESERVOIR COURT CONTROLLER: SCOPE OF WORK: The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online Centralus Account, which can be transferred to the CDD at any time. MATERIALS: Hunter Cellular Communication Module. Activation & Programming. Miscellaneous Parts. Labor.	1	$2,210.00	$2,210.00

Total **$2,210.00**

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.: 35704
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	FACEPACK REPLACEMENT RESERVOIR COURT CONTROLLER: FROM APPROVED PROPOSAL: SCOPE OF WORK: The existing controller is a Hunter ACC2 with a recently installed communication module. During the installation of the communication module, a faulty facepack was identified. The facepack is malfunctioning and will need to be replaced for the controller to operate properly. MATERIALS: Hunter ACC2 Facepack. Miscellaneous Parts. Labor.	1	$755.00	$755.00

Total **$755.00**

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.: 35705
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	CELLULAR COMMUNICATIONS - AMENITY CENTER CONTROLLER: OPTION-A SCOPE OF WORK: The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online “Centralus Account,” which can be transferred to the CDD at any time. On page 3, you will find additional information on Centralus. MATERIALS: • Activation & Programming • Miscellaneous Parts • Labor	1	$615.00	$615.00

Total **$615.00**

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.: 35706
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	CELLULAR COMMUNICATIONS - 5A-1A CONTROLLER FROM APPROVED PROPOSAL: OPTION A: Scope of Work: The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online “Centralus Account,” which can be transferred to the CDD at any time. On page 3, you will find additional information on Centralus. Materials • Activation & Programming • Miscellaneous Parts • Labor	1	$615.00	$615.00

Total **$615.00**

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.: 35707
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	CELLULAR COMMUNICATIONS 5B 2 CONTROLLER FROM APPROVED PROPOSAL: OPTION A Scope of Work: The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online “Centralus Account,” which can be transferred to the CDD at any time. On page 3, you will find additional information on Centralus. Materials • Activation & Programming • Miscellaneous Parts • Labor	1	$615.00	$615.00

Total **$615.00**

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.: 35708
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	CELLULAR COMMUNICATIONS 5A 1B CONTROLLER FROM APPROVED PROPOSAL: OPTION A: Scope of Work The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online “Centralus Account,” which can be transferred to the CDD at any time. On page 3, you will find additional information on Centralus. Materials • Activation & Programming • Miscellaneous Parts • Labor	1	$615.00	$615.00

Total **$615.00**

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.: 35709
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	CELLULAR COMMUNICATIONS PHASE 4 CONTROLLER FROM APPROVED PROPOSAL: OPTION A Scope of Work The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online “Centralus Account,” which can be transferred to the CDD at any time. On page 3, you will find additional information on Centralus. Materials • Activation & Programming • Miscellaneous Parts • Labor	1	$615.00	$615.00

Total **$615.00**

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.: 35710
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	CELLULAR COMMUNICATIONS 5A 2A CONTROLLER FROM APPROVED PROPOSAL: OPTION A Scope of Work The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online “Centralus Account,” which can be transferred to the CDD at any time. On page 3, you will find additional information on Centralus. Materials • Activation & Programming • Miscellaneous Parts • Labor	1	$615.00	$615.00

Total **$615.00**

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.: 35711
Terms: Net 60
Invoice date: 09/04/2026
Due date: 11/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	CELLULAR COMMUNICATIONS 5B 1 CONTROLLER FROM APPROVED PROPOSAL: OPTION A Scope of Work The current controller is a Hunter ACC2 with a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online “Centralus Account,” which can be transferred to the CDD at any time. On page 3, you will find additional information on Centralus. Materials • Activation & Programming • Miscellaneous Parts • Labor	1	$615.00	$615.00

Total **$615.00**

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.: 35802
Terms: Net 60
Invoice date: 08/31/2026
Due date: 10/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 7.20.26 CONTROLLER 5B1 Repairs on zone 37.	1	$0.00	$0.00
2.		**Sales**	drip coupling	8	$0.75	$6.00
3.		**Sales**	drip pipe	3	$0.75	$2.25
4.		**Sales**	labor-technician	0.5	$75.00	$37.50

Total **$45.75**

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.: 35844
Terms: Net 60
Invoice date: 08/31/2026
Due date: 10/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill Upon Completion 8.11.26 7321 Paradise Dr Amenities 3 Zone 14 Drip break Zone 18 Drip break Zone 21 Drip break			
2.		**Irrigation Bill Upon Completion**	drip coupling	6	$0.75	$4.50
3.		**Irrigation Bill Upon Completion**	drip tube/pipe	4	$0.75	$3.00
4.		**Irrigation Bill Upon Completion**	Technician Labor Hour	0.5	$75.00	$37.50

Total **$45.00**

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.: 35845
Terms: Net 60
Invoice date: 08/31/2026
Due date: 10/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill Upon Completion 8.13.26 2030 Reservoir Court Controller 5A-2A Zone 2,14-25, 35,54			
2.		**Irrigation Bill Upon Completion**	6" spray head	1	$23.00	$23.00
3.		**Irrigation Bill Upon Completion**	drip coupling	18	$0.75	$13.50
4.		**Irrigation Bill Upon Completion**	drip tube/pipe	11	$0.75	$8.25
5.		**Irrigation Bill Upon Completion**	nozzle	1	$2.88	$2.88
6.		**Irrigation Bill Upon Completion**	bubbler	1	$5.00	$5.00
7.		**Irrigation Bill Upon Completion**	bubbler 90 degrees sp	1	$5.00	$5.00
8.		**Irrigation Bill Upon Completion**	Technician Labor Hour	2	$75.00	$150.00

Total **$207.63**

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.: 35846
Terms: Net 60
Invoice date: 08/31/2026
Due date: 10/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill upon Completion 8.20.26 5523 Sliver Sun Dr Node - BT Zone 4 Work Order for broken head; No breaks were found			
2.		**Irrigation Bill Upon Completion**	Technician Labor Hour	0.5	$75.00	$37.50

Total **$37.50**

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.: 35847
Terms: Net 60
Invoice date: 08/31/2026
Due date: 10/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill Upon Completion 8.10.26 6390 Gold Coast ave Apollo Beach Controller 11 Phase 4 Inspection repaired complete 4 drip breaks zone 3 6" pop up zone 16 2 drip break zone 39			
2.		**Irrigation Bill Upon Completion**	6" spray head	1	$23.00	$23.00
3.		**Irrigation Bill Upon Completion**	drip coupling	7	$0.75	$5.25
4.		**Irrigation Bill Upon Completion**	drip tube/pipe	2	$0.75	$1.50
5.		**Irrigation Bill Upon Completion**	nozzle	1	$2.88	$2.88
6.		**Irrigation Bill Upon Completion**	technician Labor Hour	1.5	$75.00	$112.50

Total **$145.13**

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.: 35848
Terms: Net 60
Invoice date: 08/31/2026
Due date: 10/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill Upon Completion 8.6.26 SB-2 Zone 12 replaced 1 broken pop up and new nozzle			
2.		**Irrigation Bill Upon Completion**	nozzle	1	$2.88	$2.88
3.		**Irrigation Bill Upon Completion**	PRS Spray head 6"	1	$37.75	$37.75
4.		**Irrigation Bill Upon Completion**	Technician Labor Hour	0.5	$75.00	$37.50

Total **$78.13**

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.: 35849
Terms: Net 60
Invoice date: 08/31/2026
Due date: 10/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill Upon Completion 8.6.26 Timer 5A-1B Zone 55 Replaced broken pop up and new nozzle			
2.		**Irrigation Bill Upon Completion**	Nozzle	1	$2.88	$2.88
3.		**Irrigation Bill Upon Completion**	PRS 6" Spray Head	1	$37.50	$37.50
4.		**Irrigation Bill Upon Completion**	Technician Labor Hour	0.5	$75.00	$37.50

Total **$77.88**

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.: 35898
Terms: Net 60
Invoice date: 09/14/2026
Due date: 11/13/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Construction**	SHORELINE REPAIRS - SOD AND FILL DIRT INSTALLATION FROM APPROVED PROPOSAL: SCOPE OF WORK: This project includes the installation of Bahia sod and fill dirt at the locations referenced below, including all labor, materials, hauling, and dumping fees. LOCATIONS: 5334 Silver Sun Drive - 80 square feet 5342 Silver Sun Drive - 50 square feet 5350 Silver Sun Drive - 60 square feet 5447 Silver Sun Drive - 16 square feet 5533 Silver Sun Drive - 30 square feet 5539 Silver Sun Drive - 50 square feet 5551 Silver Sun Drive - 40 square feet 7410 Paradiso Drive - 120 square feet 7414 Paradiso Drive - 100 square feet 7421 Paradiso Drive - 25 square feet 7425 Paradiso Dive - 20 square feet 7513 Paradiso Drive - 80 square feet 7621 Paradiso Drive -25 square feet 7425 Paradiso Drive - 80 square feet 7621 Paradiso Drive - 100 square feet 5617 Wayfarer Avenue - 50 square feet 5619 Wayfarer Avenue - 120 square feet 5444 Wayfarer Avenue - 20 square feet 7305 Golden Sky Court - 120 square feet	1	$2,638.00	$2,638.00

7002 Mainland Avenue - 40 square feet
5416 Limelight Drive - 50 square feet

Total	**$2,638.00**

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.: 35908
Terms: Net 60
Invoice date: 08/31/2026
Due date: 10/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill Upon Completion 9.8.26 7302 Sliver Run Dr Controller 5A-1A in Zone 9			
2.		**Irrigation Bill Upon Completion**	6" Spray Head	1	$23.00	$23.00
3.		**Irrigation Bill Upon Completion**	Nozzle	1	$2.88	$2.88
4.		**Irrigation Bill Upon Completion**	Technician Labor Hour	0.25	$75.00	$18.75

Total **$44.63**

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.: 35998
Terms: Net 60
Invoice date: 09/23/2026
Due date: 11/22/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation Bill Upon Completion 9/16/26 6390 Gold Coast Ave Controller - Phase 4 Reprogrammed Decoder in Zone 5 5821 Waterset Blvd Controller - 5B-1 Performed a Decoder Inventory Update and tested in ALL Zones 2030 Réservoir Court Controller - 5A-2A All Zones Inspected			
2.		**Irrigation Bill Upon Completion**	DBRY	16	$5.00	$80.00
3.		**Irrigation Bill Upon Completion**	Technician Labor Hour	5	$75.00	$375.00

Total **$455.00**

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	0696-001376094
Invoice Date	August 17, 2026
Previous Balance	$1,329.04
Payments/Adjustments	-$1,329.04
Current Invoice Charges	**$1,097.05**

Total Amount Due	Payment Due Date
$1,097.05	**September 06, 2026**

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/06	5555555	-$1,329.04

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				
Pickup Service 09/01-09/30			$713.86	$713.86
Administrative Fee				$5.95
Total Fuel/Environmental Recovery Fee				$377.24
CURRENT INVOICE CHARGES				**$1,097.05**

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



REPUBLIC SERVICES

5210 W Linebaugh Ave
Tampa FL 33624-503434

Address Service Requested

Thank You For Choosing Paperless

Total Enclosed

Total Amount Due	**$1,097.05**
Payment Due Date	**September 06, 2026**
Account Number	**3-0696-0036370**
Invoice Number	**0696-001376094**

☐ 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

30696003637000000013760940001097050001097052

INVOICE

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

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

RHINO EPOXY COATINGS , LLC
Stronger I Better I Faster

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

Invoice details
Invoice no.: 1213
Terms: Net 30
Invoice date: 07/21/2026
Due date: 08/20/2026

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

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

****10 YEAR COMMERCIAL WARRANTY

Coverage Includes:

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

Exclusions:

This warranty does not cover the following:
1. Damage caused by misuse, negligence, or improper maintenance.
    - Dropped heavy objects, dragging furniture, or exposure to harsh chemicals.
2. Damage due to substrate issues.
    - Concrete shifting, cracking, or moisture vapor transmission.

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

Total **$3,680.00**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo

View and pay

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/2/2026	INV0000111294

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

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

Subtotal	$6,304.49
Total	$6,304.49

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/2/2026	INV0000112104

Bill To:

Waterset Central CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

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

Subtotal	$6,304.49
Total	$6,304.49

INVOICE

Waterset Central CDD
2700 S. Falkenburg Rd., Suite 2745
Riverview FL 33578
United States

Invoice #	INV-SN-1654
Invoice Date:	9/1/2026
Due Date:	10/1/2026
PO#:	

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		$241.41
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$154.50

	Subtotal:	$395.91
Subscription start: 10/10/2026	Tax Total:	
Subscription end: 10/9/2027	Total:	$395.91
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$395.91**

Click Here to pay with Credit Card

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322

Bill to
Waterset Central CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details
Invoice no.: 11334-b
Terms: Net 30
Invoice date: 08/01/2026
Due date: 08/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance-29 Waterways	1	$3,600.00	$3,600.00
2.		**Additional Services**	Temporary Fuel Surcharge	1	$108.00	$108.00

Total **$3,708.00**

Ways to pay

BANK

View and pay

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219-0917

office@sitexaquatics.com
+1 (813) 564-2322

Bill to
Waterset Central CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details
Invoice no.: 11436-b
Terms: Net 30
Invoice date: 09/01/2026
Due date: 10/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance-29 Waterways	1	$3,600.00	$3,600.00
2.		**Additional Services**	Temporary Fuel Surcharge	1	$108.00	$108.00

Total **$3,708.00**

Ways to pay

BANK

View and pay

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: September 02, 2026

Amount Due:	**$349.17**

Due Date: September 23, 2026
Account #: 221008697536

DO NOT PAY. Your account will be drafted on September 23, 2026

Account Summary

Current Service Period: July 30, 2026 - August 27, 2026

Previous Amount Due	$349.17
Payment(s) Received Since Last Statement	-$349.17
Current Month's Charges	**$349.17**
Amount Due by September 23, 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.



DON'T TOUCH DOWNED POWER LINES OR POLES.

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

TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

00000377-0000829-Page 5 of 12

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221008697536
Due Date: September 23, 2026

Amount Due:	**$349.17**
Payment Amount: $_____	

661261059392

Your account will be drafted on September 23, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Account #: 221008697536
Statement Date: September 02, 2026
Charges Due: September 23, 2026

Service Period: Jul 30, 2026 - Aug 27, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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
Florida Gross Receipt Tax		$0.26
State Tax		$24.45
Lighting Charges		**$349.17**

Total Current Month's Charges $349.17

00000377-0000929-Page 6 of 12

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Ways To Pay Your Bill

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Tampa, FL 33631-3318
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All Other Correspondences:
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P.O. Box 111
Tampa, FL 33601-0111

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866-689-6469

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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:
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Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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TampaElectric.com

WATERSET CENTRAL CDD
5701 MADRIGAL WAY, AMENITY
APOLLO BEACH, FL 33572

Statement Date: September 02, 2026

Amount Due:	**$986.86**

Due Date: September 23, 2026
Account #: 221008884712

DO NOT PAY. Your account will be drafted on September 23, 2026

Account Summary

Current Service Period: July 30, 2026 - August 27, 2026

Previous Amount Due	$936.84
Payment(s) Received Since Last Statement	-$936.84
Current Month's Charges	**$986.86**
Amount Due by September 23, 2026	**$986.86**

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

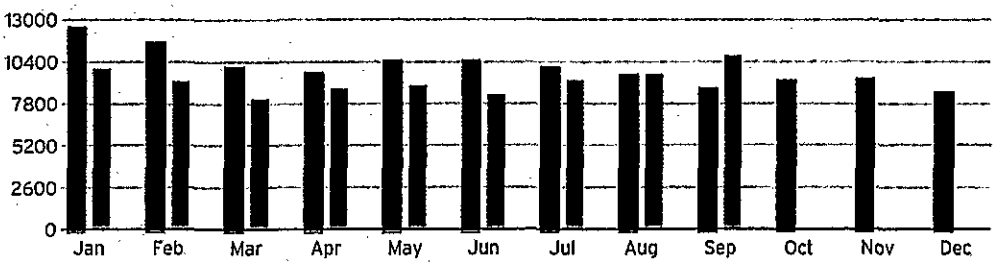
Your Energy Insight

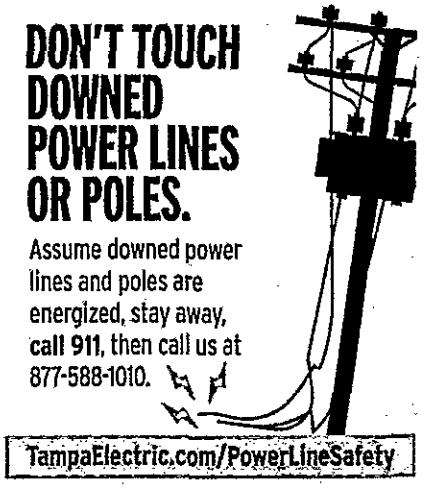
Your average daily kWh used was **24.17% higher** than the same period last year.

Your peak billing demand was **18.75% higher** than the same period last year.

Scan here to view your account online.

Monthly Usage *(kWh)*





Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

00000377-0000827-Page 1 of 12

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221008884712
Due Date: September 23, 2026

Amount Due:	**$986.86**
Payment Amount: $_____	

661261059393

Your account will be drafted on September 23, 2026

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00000377 FTECO109022623543710 00000 01 00000000 377 006
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CHARLOTTE, NC 28232-2414

Mail payment to:
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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: September 02, 2026
Charges Due: September 23, 2026

00000377-0000827-Page 2 of 12

Meter Read

Service Period: Jul 30, 2026 - Aug 27, 2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000812338	08/27/2026	92,126	81,255	10,871 kWh	1	29 Days
1000812338	08/27/2026	19.25	0	19.25 kW	1	29 Days

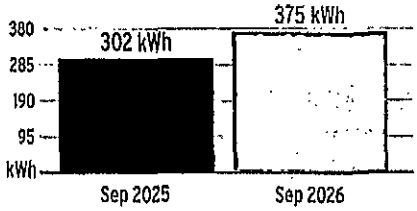
Charge Details

Electric Charges

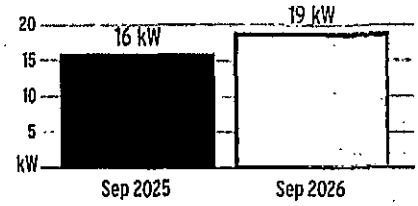
Daily Basic Service Charge	*29 days @ $1.12000*	$32.48
Billing Demand Charge	*19 kW @ $19.06000/kW*	$362.14
Energy Charge	*10,871 kWh @ $0.00815/kWh*	$88.60
Fuel Charge	*10,871 kWh @ $0.03516/kWh*	$382.22
Capacity Charge	*19 kW @ $0.72000/kW*	$13.68
Storm Protection Charge	*19 kW @ $2.02000/kW*	$38.38
Energy Conservation Charge	*19 kW @ $0.79000/kW*	$15.01
Environmental Cost Recovery	*10,871 kWh @ $0.00072/kWh*	$7.83
Clean Energy Transition Mechanism	*19 kW @ $1.15000/kW*	$21.85
Florida Gross Receipt Tax		$24.67
Electric Service Cost		**$986.86**

Total Current Month's Charges **$986.86**

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

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TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

WATERSET CENTRAL CDD
5701 MADRIGAL WAY
APOLLO BEACH, FL 33572

Statement Date: September 02, 2026

Amount Due:	**$162.33**

Due Date: September 23, 2026
Account #: 221008930457

DO NOT PAY. Your account will be drafted on September 23, 2026

Account Summary

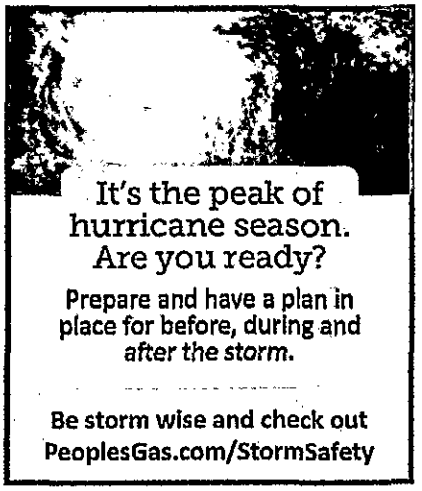
Current Service Period: August 01, 2026 - August 31, 2026

Previous Amount Due	$162.33
Payment(s) Received Since Last Statement	-$162.33
Current Month's Charges	**$162.33**
Amount Due by September 23, 2026	**$162.33**

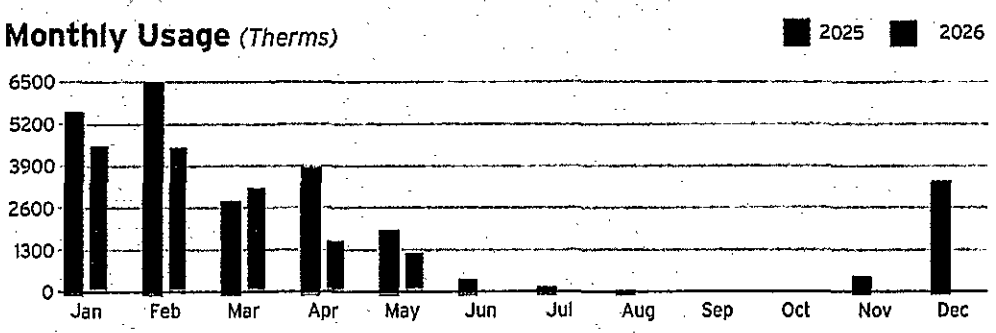
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00000377-0000831-Page 9 of 12

Scan here to view your account online.



Monthly Usage *(Therms)*



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TECO PEOPLES GAS
AN EMERA COMPANY

Account #: 221008930457
Due Date: September 23, 2026

Amount Due:	**$162.33**
Payment Amount: $_____	

661261059394

Your account will be drafted on September 23, 2026

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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: September 02, 2026
Charges Due: September 23, 2026

Meter Read

Service Period: Aug 01, 2026 - Aug 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	08/31/2026	41,778	41,778	0 CCF	1.040	1.1168	0.0 Therms	31 Days

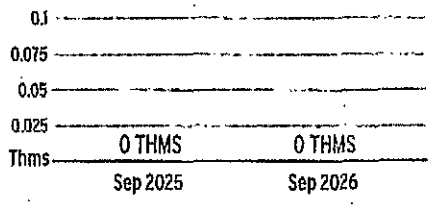
Charge Details

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



00000377-0000831-Page 10 of 12

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352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:
PeoplesGas.com
Phone:
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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

Statement Date: September 03, 2026

Amount Due:	$2,568.08

Due Date: September 18, 2026
Account #: 321000017137

DO NOT PAY. Your account will be drafted on September 18, 2026

Account Summary

Previous Amount Due	$2,883.71
Payment(s) Received Since Last Statement	-$2,883.71
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$2,568.08**
Amount Due by September 18, 2026	**$2,568.08**

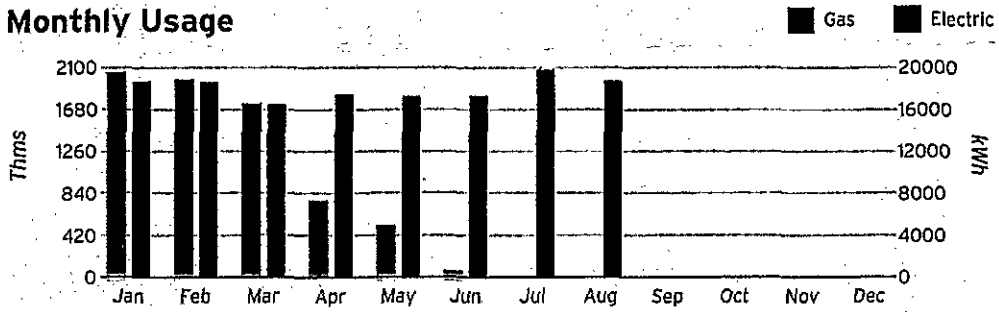
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

7281 PARADISO DR, APOLLO BEACH, FL 33572-1637	10,605 KWH
6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611	156 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

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To ensure prompt credit, please return stub portion of this bill with your payment.

TECO
AN EMERA COMPANY

Account #: 321000017137
Due Date: September 18, 2026

Amount Due:	$2,568.08

Payment Amount: $_____

700875003661

Your account will be drafted on September 18, 2026

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P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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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.

D0000002-0000011-Page 3 of 18

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	07/31/2026	47,351		47,351		0 CCF		1.039		1.1168		0.0 Therms	29 Days	$87.08

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	07/31/2026	48		48		0 CCF		1.039		1.0000		0.0 Therms	29 Days	$67.73

Service Address: 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611 **Sub-Account Number:** 211018655814

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000534960	07/29/2026	8,431		8,275		156 kWh	1	30 Days	$45.81

▲ 2.6%

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	07/29/2026	529		522		7 kWh	1	30 Days	$23.09

= 0.0%

Continued on next page →

00000002-0000011-Page 4 of 18

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863-299-0800 (Polk County)
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Natural Gas Outages:
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Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909
Natural Gas Energy Conversation Rebates:
877-832-6747

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Summary of Charges by Service Address

Account Number: 321000017137

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 7008 WATERLINE CT, IRR, APOLLO BEACH, FL 33572 **Sub-Account Number:** 211021571990

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621293	07/29/2026	867		850		17 kWh	1	30 Days	$24.62

= 0.0%

Service Address: 5490 WAYFARER AVE, APOLLO BEACH, FL 33572-2793 **Sub-Account Number:** 211023029229

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835917	07/29/2026	744		730		14 kWh	1	30 Days	$24.16

▲ 7.7%

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637 **Sub-Account Number:** 221003491596

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000864538	07/29/2026	65,565		54,960		10,605 kWh	1	30 Days	$2,197.73
1000864538	07/29/2026	22.58		0		22.58 kW	1	30 Days	
1000864536	07/29/2026	27,979		20,038		7,941 kWh	1	30 Days	
1000864536	07/29/2026	22.79		0		22.79 kW	1	30 Days	

▼ 3.9%

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	07/29/2026	795		783		12 kWh	1	30 Days	$23.85

= 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	07/29/2026	1,066		1,051		15 kWh	1	30 Days	$24.31

= 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	07/29/2026	943		929		14 kWh	1	30 Days	$24.16

▼ 6.7%

Continued on next page →

00000002-0000012-Page 5 of 18

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	07/29/2026	1,711		1,688		23 kWh	1	30 Days	$25.54

▼ 11.5%

Total Current Month's Charges $2,568.08

TECO
AN EMERA COMPANY

Sub-Account #: 221003734730
Statement Date: 08/31/2026

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: Pool Heaters
Service Period: 07/03/2026 - 07/31/2026 **Rate Schedule:** General Service 1 (GS1)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX04032	07/31/2026	47,351	47,351	0 CCF	1.039	1.1168	0.0 Therms	29 Days

00000002-0000013-Page 7 of 18

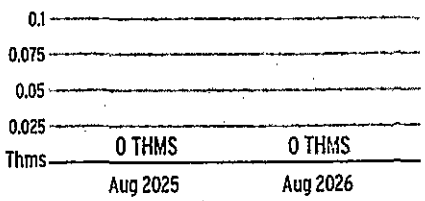
Charge Details

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**

Avg THMS Used Per Day



Billing information continues on next page →

TECO
AN EMERA COMPANY

Sub-Account #: 221004023737
Statement Date: 08/31/2026

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: Water Heaters
Service Period: 07/03/2026 - 07/31/2026 **Rate Schedule:** Small General Service (SGS)

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
SHI14676	07/31/2026	48	48	0 CCF	1.039	1.0000	0.0 Therms	29 Days

Charge Details

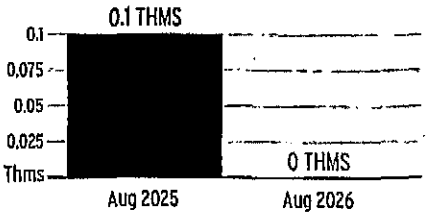
Natural Gas Charges

Customer Charge	$63.00
Natural Gas Service Cost	**$63.00**
State Tax	$4.73
Total Natural Gas Cost, Local Fees and Taxes	**$67.73**

Current Month's Natural Gas Charges **$67.73**

Billing information continues on next page →

Avg THMS Used Per Day



TECO
AN EMERA COMPANY

Sub-Account #: 211018655814
Statement Date: 08/31/2026

Service Address: 6044 MILESTONE DR, SIGN, APOLLO BEACH, FL 33572-2611

Meter Read

Service Period: 06/30/2026 - 07/29/2026 **Rate Schedule:** General Service - Non Demand

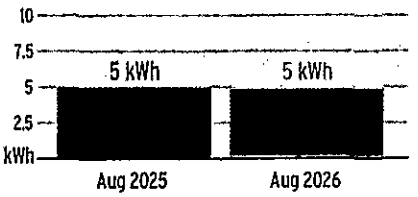
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534960	07/29/2026	8,431		8,275		156 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*156 kWh @ $0.09202/kWh*	$14.36
Fuel Charge	*156 kWh @ $0.03516/kWh*	$5.48
Storm Protection Charge	*156 kWh @ $0.00568/kWh*	$0.89
Clean Energy Transition Mechanism	*156 kWh @ $0.00418/kWh*	$0.65
Florida Gross Receipt Tax		$1.06
Electric Service Cost		**$42.24**
State Tax		$3.57
Total Electric Cost, Local Fees and Taxes		**$45.81**

Avg kWh Used Per Day



Current Month's Electric Charges **$45.81**

Billing information continues on next page →

00000002-0000014-Page 9 of 18

TECO
AN EMERA COMPANY

Sub-Account #: 211019514606
Statement Date: 08/31/2026

Service Address: 6350 CAMINO DR, IRRG, APOLLO BEACH, FL 33572-3438

Meter Read

Service Period: 06/30/2026 - 07/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533624	07/29/2026	529		522		7 kWh	1	30 Days

Charge Details

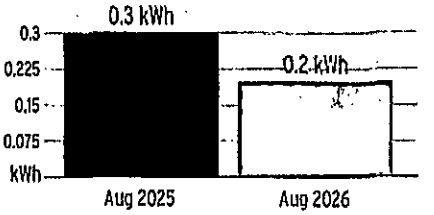
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*7 kWh @ $0.09202/kWh*	$0.64
Fuel Charge	*7 kWh @ $0.03516/kWh*	$0.25
Storm Protection Charge	*7 kWh @ $0.00568/kWh*	$0.04
Clean Energy Transition Mechanism	*7 kWh @ $0.00418/kWh*	$0.03
Florida Gross Receipt Tax		$0.53
Electric Service Cost		**$21.29**
State Tax		$1.80
Total Electric Cost, Local Fees and Taxes		**$23.09**

Current Month's Electric Charges **$23.09**

Billing information continues on next page →

Avg kWh Used Per Day



00000002-0000014-Page 10 of 16

TECO
AN EMERA COMPANY

Sub-Account #: 211021571990
Statement Date: 08/31/2026

Service Address: 7008 WATERLINE CT, IRR, APOLLO BEACH, FL 33572

Meter Read

Service Period: 06/30/2026 - 07/29/2026 **Rate Schedule:** General Service - Non Demand

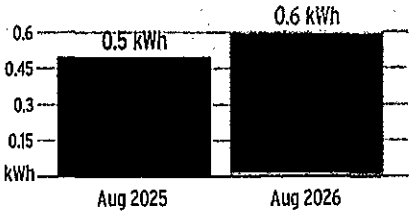
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621293	07/29/2026	867		850		17 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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
Florida Gross Receipt Tax		$0.57
Electric Service Cost		**$22.70**
State Tax		$1.92
Total Electric Cost, Local Fees and Taxes		**$24.62**

Avg kWh Used Per Day



Current Month's Electric Charges **$24.62**

Billing information continues on next page →

00000002-0000015-Page 11 of 18

TECO
AN EMERA COMPANY

Sub-Account #: 211023029229
Statement Date: 08/31/2026

Service Address: 5490 WAYFARER AVE, APOLLO BEACH, FL 33572-2793

Meter Read

Meter Location: IRRIGATION

Service Period: 06/30/2026 - 07/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835917	07/29/2026	744		730		14 kWh	1	30 Days

Charge Details

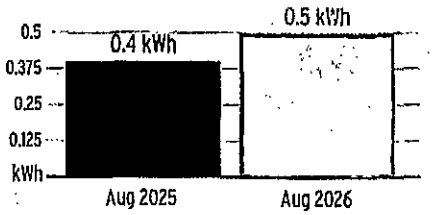
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*14 kWh @ $0.09202/kWh*	$1.29
Fuel Charge	*14 kWh @ $0.03516/kWh*	$0.49
Storm Protection Charge	*14 kWh @ $0.00568/kWh*	$0.08
Clean Energy Transition Mechanism	*14 kWh @ $0.00418/kWh*	$0.06
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.28**
State Tax		$1.88
Total Electric Cost, Local Fees and Taxes		**$24.16**

Current Month's Electric Charges **$24.16**

Billing Information continues on next page →

Avg kWh Used Per Day



00000002-0000015-Page 12 of 16

TECO
AN EMERA COMPANY

Sub-Account #: 221003491596
Statement Date: 08/31/2026

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Meter Location: POOL
Service Period: 06/30/2026 - 07/29/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864538	07/29/2026	65,565		54,960		10,605 kWh	1	30 Days
1000864538	07/29/2026	22.58		0		22.58 kW	1	30 Days

000000002-0000916-Page 13 of 18

Charge Details

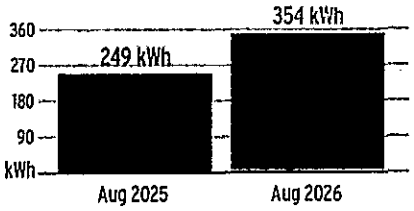
Electric Charges

Daily Basic Service Charge	*30 days @ $1.12000*	$33.60
Billing Demand Charge	*23 kW @ $19.06000/kW*	$438.38
Energy Charge	*10,605 kWh @ $0.00815/kWh*	$86.43
Fuel Charge	*10,605 kWh @ $0.03516/kWh*	$372.87
Capacity Charge	*23 kW @ $0.72000/kW*	$16.56
Storm Protection Charge	*23 kW @ $2.02000/kW*	$46.46
Energy Conservation Charge	*23 kW @ $0.79000/kW*	$18.17
Environmental Cost Recovery	*10,605 kWh @ $0.00072/kWh*	$7.64
Clean Energy Transition Mechanism	*23 kW @ $1.15000/kW*	$26.45
Florida Gross Receipt Tax		$26.83
Electric Service Cost		**$1,073.39**
State Tax		$90.70
Total Electric Cost, Local Fees and Taxes		**$1,164.09**

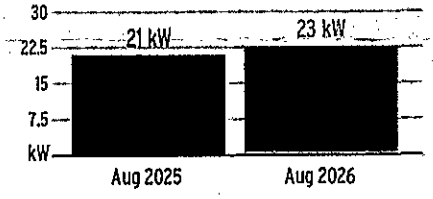
Current Month's Electric Charges **$1,164.09**

Billing information continues on next page →

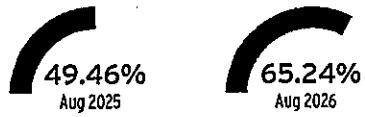
Avg kWh Used Per Day



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: 08/31/2026

Service Address: 7281 PARADISO DR, APOLLO BEACH, FL 33572-1637

Meter Read

Service Period: 06/30/2026 - 07/29/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864536	07/29/2026	27,979		20,038		7,941 kWh	1	30 Days
1000864536	07/29/2026	22.79		0		22.79 kW	1	30 Days

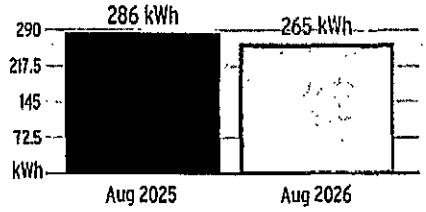
00000002-0000015-Page 14 of 18

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $1.12000*	$33.60
Billing Demand Charge	*23 kW @ $19.06000/kW*	$438.38
Energy Charge	*7,941 kWh @ $0.00815/kWh*	$64.72
Fuel Charge	*7,941 kWh @ $0.03516/kWh*	$279.21
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	*7,941 kWh @ $0.00072/kWh*	$5.72
Clean Energy Transition Mechanism	*23 kW @ $1.15000/kW*	$26.45
Florida Gross Receipt Tax		$23.83
Electric Service Cost		**$953.10**
State Tax		$80.54
Total Electric Cost, Local Fees and Taxes		**$1,033.64**

Avg kWh Used Per Day



Current Month's Electric Charges **$1,033.64**

Billing information continues on next page →

TECO
AN EMERA COMPANY

Sub-Account #: 221006521464
Statement Date: 08/31/2026

Service Address: 7302 PARADISO DR, APOLLO BEACH, FL 33572-1640

Meter Read

Service Period: 06/30/2026 - 07/29/2026 **Rate Schedule:** General Service - Non Demand

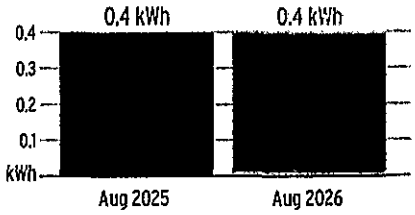
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451792	07/29/2026	795		783		12 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*12 kWh @ $0.09202/kWh*	$1.10
Fuel Charge	*12 kWh @ $0.03516/kWh*	$0.42
Storm Protection Charge	*12 kWh @ $0.00568/kWh*	$0.07
Clean Energy Transition Mechanism	*12 kWh @ $0.00418/kWh*	$0.05
Florida Gross Receipt Tax		$0.55
Electric Service Cost		**$21.99**
State Tax		*$1.86*
Total Electric Cost, Local Fees and Taxes		**$23.85**

Avg kWh Used Per Day



Current Month's Electric Charges **$23.85**

Billing information continues on next page →

00000002-0000017-Page 15 of 18

TECO
AN EMERA COMPANY

Sub-Account #: 221006546453
Statement Date: 08/31/2026

Service Address: 6002 COVINGTON GARDEN DR S, APOLLO BEACH, FL 33572

Meter Read

Service Period: 06/30/2026 - 07/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559561	07/29/2026	1,066		1,051		15 kWh	1	30 Days

Charge Details

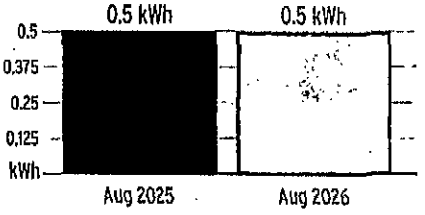
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*15 kWh @ $0.09202/kWh*	$1.38
Fuel Charge	*15 kWh @ $0.03516/kWh*	$0.53
Storm Protection Charge	*15 kWh @ $0.00568/kWh*	$0.09
Clean Energy Transition Mechanism	*15 kWh @ $0.00418/kWh*	$0.06
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.42**
State Tax		$1.89
Total Electric Cost, Local Fees and Taxes		**$24.31**

Current Month's Electric Charges **$24.31**

Billing information continues on next page →

Avg kWh Used Per Day



0000002-000017-Page 15 of 18

TECO
AN EMERA COMPANY

Sub-Account #: 221007184437
Statement Date: 08/31/2026

Service Address: 6390 GOLDCOAST AVE, APOLLO BEACH, FL 33572-3440

Meter Read

Service Period: *06/30/2026 - 07/29/2026* ***Rate Schedule:*** *General Service - Non Demand*

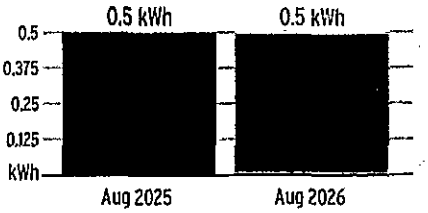
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000534959	07/29/2026	943		929		14 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*14 kWh @ $0.09202/kWh*	$1.29
Fuel Charge	*14 kWh @ $0.03516/kWh*	$0.49
Storm Protection Charge	*14 kWh @ $0.00568/kWh*	$0.08
Clean Energy Transition Mechanism	*14 kWh @ $0.00418/kWh*	$0.06
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.28**
State Tax		$1.88
Total Electric Cost, Local Fees and Taxes		**$24.16**

Avg kWh Used Per Day



Current Month's Electric Charges **$24.16**

Billing information continues on next page →

00000002-0000018-Page 17 of 18

TECO
AN EMERA COMPANY

Sub-Account #: 221007764808
Statement Date: 08/31/2026

Service Address: 7054 RESERVIOR CT, APOLLO BEACH, FL 33572-1646

Meter Read

Meter Location: IRRIGATION
Service Period: 06/30/2026 - 07/29/2026 **Rate Schedule:** General Service - Non Demand

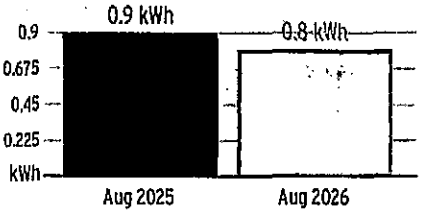
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475292	07/29/2026	1,711		1,688		23 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*23 kWh @ $0.09202/kWh*	$2.12
Fuel Charge	*23 kWh @ $0.03516/kWh*	$0.81
Storm Protection Charge	*23 kWh @ $0.00568/kWh*	$0.13
Clean Energy Transition Mechanism	*23 kWh @ $0.00418/kWh*	$0.10
Florida Gross Receipt Tax		$0.59
Electric Service Cost		**$23.55**
State Tax		$1.99
Total Electric Cost, Local Fees and Taxes		**$25.54**

Avg kWh Used Per Day



Current Month's Electric Charges	$25.54
Total Current Month's Charges	$2,568.08

000000002-0000018-Page 16 of 16

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-03073H **Date 08/28/2026**

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 # 26-03073H **Notice of Special Meeting** **RE:** Waterset Central Board of Supervisors Meeting on 9/9/26 at 10:00 AM **Published:** 8/28/2026	$67.81

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$67.81**

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 SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Waterset Central Community Development District (the "District") will hold a Special Meeting (the "Meeting") of its Board of Supervisors (the "Board") on September 9, 2026, at 10:00 a.m. at The Waterset Club located at 7231 Paradiso Dr, Apollo Beach, Florida 33572.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna, District Manager
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
August 28, 2026 26-03073H

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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Serial Number
26-03073H

Business Observer

AUG 31 2026

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin 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 Special Meeting

in the matter of Waterset Central Board of Supervisors Meeting on 9/9/26 at 10:00 AM

in the Court, was published in said newspaper by print in the

issues of 8/28/2026

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.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

28th day of August, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Waterset Central Community Development District (the "District") will hold a Special Meeting (the "Meeting") of its Board of Supervisors (the "Board") on September 9, 2026, at 10:00 a.m. at The Waterset Club located at 7231 Paradiso Dr, Apollo Beach, Florida 33572.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna, District Manager
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
August 28, 2026 26-03073H

Waterset Central - Rizzetta
3434 Colwell Avenue Suite 200
Tampa, FL 33614

FILE COPY

Serial Number
26-03073H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

AUG 31 2026

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin 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 Special Meeting

in the matter of Waterset Central Board of Supervisors Meeting on 9/9/26 at 10:00 AM

in the Court, was published in said newspaper by print in the

issues of 8/28/2026

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.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

28th day of August, 2026 A.D.

by Holly Botkin who is personally known to me

Notary Public, State of Florida
(SEAL)

Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Waterset Central Community Development District (the "District") will hold a Special Meeting (the "Meeting") of its Board of Supervisors (the "Board") on September 9, 2026, at 10:00 a.m. at The Waterset Club located at 7231 Paradiso Dr, Apollo Beach, Florida 33572.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna, District Manager
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
August 28, 2026 26-03073H

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-03371H **Date 09/18/2026**

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 # 26-03371H **Notice of FY 2026 2027 Meeting Schedule** **RE:** Waterset Central CDD Board of Supervisors Meetings at 10:00 AM **Published:** 9/18/2026	$89.69

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$89.69**

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
26-03371H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

SEP 2 1 2026

STATE OF FLORIDA

Before the undersigned authority personally appeared Pamela Nelson 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 FY 2026 2027 Meeting Schedule

in the matter of Waterset Central CDD Board of Supervisors Meetings at 10:00 AM

in the Court, was published in said newspaper by print in the

issues of 9/18/2026

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.

Pamela Nelson

Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of September, 2026 A.D.

by Pamela Nelson who is personally known to me.

Notary Public, State of Florida
(SEAL)

Kelly Martin
Comm.: HH 324586
Expires: October 31, 2026
Notary Public - State of Florida

Waterset Central Community Development District
Notice of FY 2026/2027 Meeting Schedule of Board of Supervisors

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027, regular meetings of the Board of Supervisors of the Waterset Central Community Development District are scheduled to be held at 10:00 a.m. The Waterset Club, 7281 Paradiso Dr. Apollo Beach, FL 33572, as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa FL 33614 or (813) 533-2950, seven days prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 533-2950 or mhuber@rizzetta.com at least two (2) calendar days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.

Stephanie DeLuna, District Manager
September 18, 2026

26-03371H

Business Observer

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Stephanie DeLuna, District Manager
September 18, 2026 26-03371H

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

Customer Care

Hours of Operation
M-F, 7am - 6pm CT

Telephone
877-222-5617

Payments
Konica Minolta Premier
Finance
PO Box 105743
Atlanta, GA 30348-5743

Email
customerservice@financialservicing.net

Online Services
https://onlinemyaccounts.com

Invoice Summary

Contract Number	450-0205736-000
Customer Number	1056129877
Invoice Number	5039917073
Due Date	09/29/2026
Invoice Date	08/25/2026
Total Due	$1,266.33

Important Messages

This invoice represents current charges only and does not include previously invoiced and unpaid charges.

Your contract/s are on email billing. Please contact Customer Care at the number listed on this invoice to update or add additional email addresses.

Make the Switch to recurring ACH Payments — It's Fast, Secure, Effortless, and FREE! Why risk possible delays with mailing a check? Electronic payments save you time, reduce errors, and offer peace of mind with secure processing. Plus, you'll help reduce environmental waste and streamline your financial management. **You can head to the online section of your invoice above to get everything set up. Join the smarter way to pay — go electronic today.**

Contract Number	Asset Description	Model/Serial Number	Asset Location
450-0205736-000 **Coverage Period** 08/29/2026-09/28/2026	Konica Minolta Copier	C301I ADXM013019852	7281 Paradiso Dr Apollo Beach, FL 33572-1637

Item Description	Amount	Tax	Item Total	Due Date	Subtotal
Payment Amount	428.00		428.00	08/29/2026	
Interim Rent/Transitional Billing 07/09/2026 - 07/29/2026	285.33		285.33	08/29/2026	
Documentation Fee	125.00		125.00	08/29/2026	$838.33
Payment Amount	428.00		428.00	09/29/2026	$428.00
			450-0205736-000 Total Charges:		$1,266.33
			Invoice Total:		$1,266.33

Detach and return the bottom remittance portion with your payment. Include invoice number on check.

Customer Care
PO Box 659713
San Antonio, TX 78265-9713

Contract Number	450-0205736-000	Due Date	09/29/2026
Invoice Number	5039917073	Invoice Date	08/25/2026
		Total Due	$1,266.33

Amount Enclosed $

Please make check payable to:

Konica Minolta Premier Finance
PO Box 105743
Atlanta, GA 30348-5743

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

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

Customer Care

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M-F, 7am - 6pm CT

Telephone
877-222-5617

Payments
Konica Minolta Premier
Finance
PO Box 105743
Atlanta, GA 30348-5743

Email
customerservice@financialservicing.net

Online Services
https://onlinemyaccounts.com

Invoice Summary

Contract Number	450-0205736-000
Customer Number	1056129877
Invoice Number	5040163582
Due Date	10/29/2026
Invoice Date	09/12/2026
Total Due	$428.00

Important Messages

This invoice represents current charges only and does not include previously invoiced and unpaid charges.

Your contract/s are on email billing. Please contact Customer Care at the number listed on this invoice to update or add additional email addresses.

Make the Switch to recurring ACH Payments — It's Fast, Secure, Effortless, and FREE! Why risk possible delays with mailing a check? Electronic payments save you time, reduce errors, and offer peace of mind with secure processing. Plus, you'll help reduce environmental waste and streamline your financial management. **You can head to the online section of your invoice above to get everything set up. Join the smarter way to pay — go electronic today.**

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				Invoice Total:	$428.00

Detach and return the bottom remittance portion with your payment. Include invoice number on check.

Customer Care
PO Box 659713
San Antonio, TX 78265-9713

Contract Number	450-0205736-000	Due Date	10/29/2026
Invoice Number	5040163582	Invoice Date	09/12/2026
		Total Due	$428.00

Amount Enclosed $

Please make check payable to:

Konica Minolta Premier Finance
PO Box 105743
Atlanta, GA 30348-5743

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

0000005040163582450300000000428002026102900000000428006