



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting October 28 , 2025

District Office:
2700 S. Falkenburg Rd. Ste 2745
Riverview, Florida 33578
813.533.2950

www.watersetnorthcdd.org

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Landings, 7012 Sail View Lane, Apollo Beach, FL 33572

Board of Supervisors	TJ Pyche	Chairman
	Patricia Cianci-Deckard	Vice Chairman
	Cathleen DeLucia	Assistant Secretary
	Mike Tobin	Assistant Secretary
	Paul Anderson	Assistant Secretary
District Manager	Rachel Welborn	Rizzetta & Company, Inc.
District Counsel	Dan Langley	Fishback Dominic Law, PA
District Engineer	Stephen Brletic	BDI Engineering

All cellular phones must be placed on mute 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, 1-800-955-8771 (TTY) or 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 NORTH COMMUNITY DEVELOPMENT DISTRICT

Riverview, Florida · (813) 533-2950

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

www.WatersetNorthCDD.org

Board of Supervisors
Wataset North Community
Development District

October 28, 2025

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wataset North Community Development District will be held on **Tuesday, October 28, 2025, at 6:00 p.m.** at the Landings, located at 7012 Sail View Ln, Apollo Beach, FL 33572.

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer..... Tab 1
 - C. Landscape & Irrigation
 - i. Presentation of Landscape Inspection Report..... Tab 2
 - ii. Landscape Contractor Update
 - iii. Landscape Contractor Responses
 - iv. Irrigation Report Tab 3
 - D. Aquatics Lake Management
 - i. Presentation of Waterway Inspection Report Tab 4
 - E. Clubhouse Manager
 - i. Presentation of Property Management Report Tab 5
 - F. District Manager
 - i. Presentation of Quarterly Website Audit Tab 6
4. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2026 – 01;
Redesigning an Assistant Secretary Tab 7
 - B. Consideration of Sunrise Proposal..... Tab 8
 - C. Consideration of Ballenger Proposal..... Tab 9
 - D. Ratification of Ballenger Proposals Tab 10
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on September 23, 2025 Tab 11
 - B. Ratification of Operation and Maintenance
Expenditures from August 2025 Tab 12
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Sincerely,

Rachel Welborn

District Manager

Tab 1

WATERSET NORTH CDD

ENGINEER'S REPORT FOR OCTOBER 28th, 2025 BOARD MEETING

Ongoing Projects Report and Updates:

Sump E2 Stormwater Maintenance:

The project has been completed. The skimmer has been replaced. The crew was able to clear the sediment in the pipes that were blocking the pipes from having a free flow into the pond from the curb inlet. Pictures are attached.

Hourglass Park Pergola's Repair:

The pergolas at the South side of Hourglass Park have been built. We have found a source for the stonework at the base columns of the pergolas and the vendor has provided a proposal to complete the stonework as well as to order some extra boxes of the stone to keep on hand as we use this stone in several areas around the community at monuments, building sides, etc. Please see attached completed pictures of the pergolas and proposal for the stonework for all 3 pergola locations.

Park Strand Drive Erosion Repair:

The shoreline restoration at this location has been completed. Please see attached pictures.

Covington Stone Ditch Inlets:

We have sent out a request for proposals for the landscape berm inlet improvements. Please see attached request for proposals document with pictures of the site. We have given the vendors a deadline for submission to make your final agenda for the BOS meeting in November.



Environmental Resource Permits 18888 - Rev .031, .033. Stormwater Inspection:

Finn Outdoor completed the control structure repairs as approved at the last meeting. The permit recertifications have all been submitted to SWFWMD. Please see attached pictures.

Sump E2 Repairs







Hourglass Park South Pergola Replacements



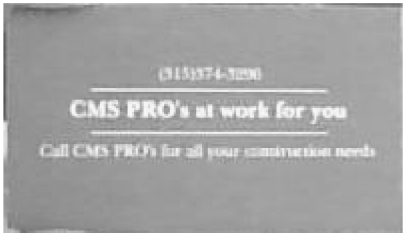




ESTIMATE

construction management
services inc.
5233 MOON SHELL DR
Apollo Beach, FL 33572

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



Bill to
Waterset North CDD

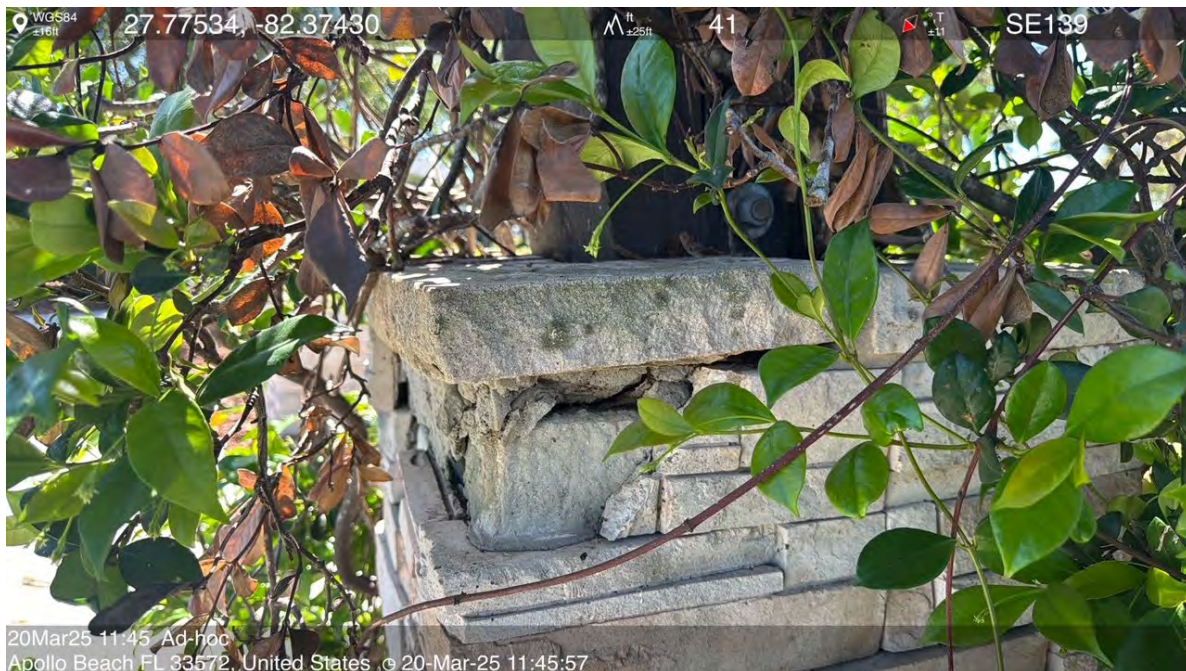
Estimate details

Estimate no.: 1127
Estimate date: 10/23/2025
Expiration date: 11/13/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		carpentry - labor and materials	Hourglass Park Waterset pergolas Estimate is for replacing any missing stone with the original ledgerstone, same color. Prep column for new stone (grind down old mortar, and add new scratch coat with sealer. Install new ledgerstone and mortar. Install one new limestone cap on one column. We were able to find the stone and it is and will be i am being told be available for some time to come.	1	\$2,300.00	\$2,300.00
2.		Material	We can order extra boxes of stone for you to have on hand if you need it for any other repairs down the road. Box of flats \$226.00 = 11 sqft box of corners \$216.00 = 8 sqft Southwest Blend	1	\$0.00	\$0.00
Total						\$2,300.00
Expiry date						11/13/2025

Accepted date Accepted by





Park Strand Erosion Repairs





Technical Memorandum

Date: Oct 20, 2025

To: Prospective Contractors

Project Name: Rip Rap at Grated DBI

From: Kirk Wagner – kwagner@bdiengineers.com

Location: Waterset North – Covington Stone

Subject: Scope of Work

Scope of Work for project:

1. Install Rip Rap at grated ditch bottom inlets 12, 12A and 12B
 - a. Remove excess sediment and debris that has built up and around structures and swales
 - b. Following the detail on the next page install rip rap around the structures
 - c. Complete any necessary repairs to damaged turf and landscaped areas from the accessing the two structures.

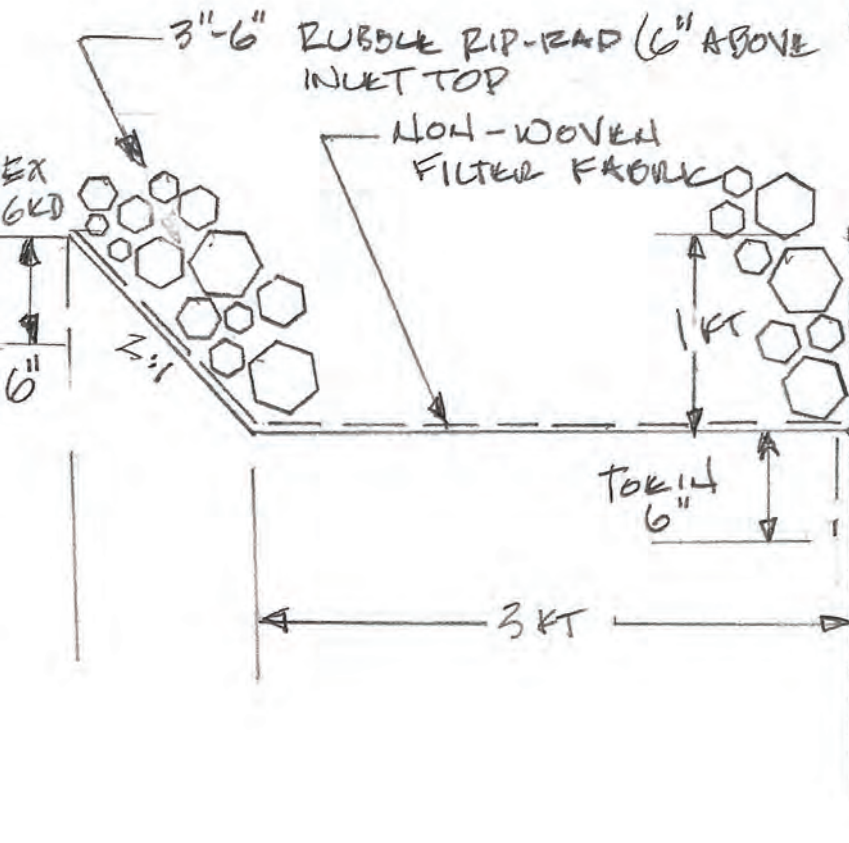
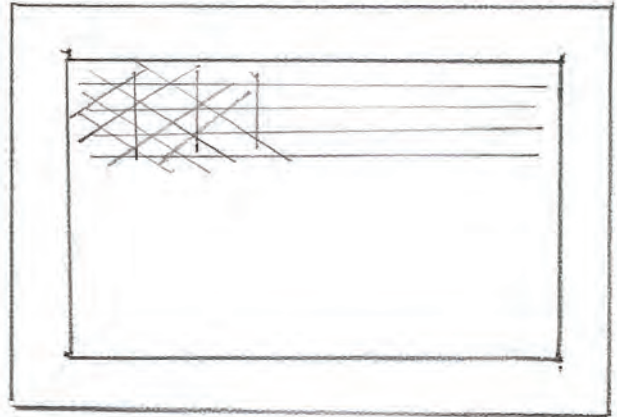
Please email your proposal to Kirk Wagner at kwagner@bdiengineers.com
by Nov 7, 2025, at 5pm

Waterset North CDD information for your proposal:

Waterset North CDD
c/o Rizzetta & Company, Inc – Attn: District Manager
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

EXCAVATE AROUND
PERIMETER OF INLET

REMOVE EXIST
VEGETATION AS
NEEDED.



7013 Covington Stone Ave Apollo Beach FL 33572

☼ 321°NW (T) ☉ 27°46'55"N, 82°22'47"W ±36ft ▲ 23ft



6647 Current Dr Apollo Beach FL 33572

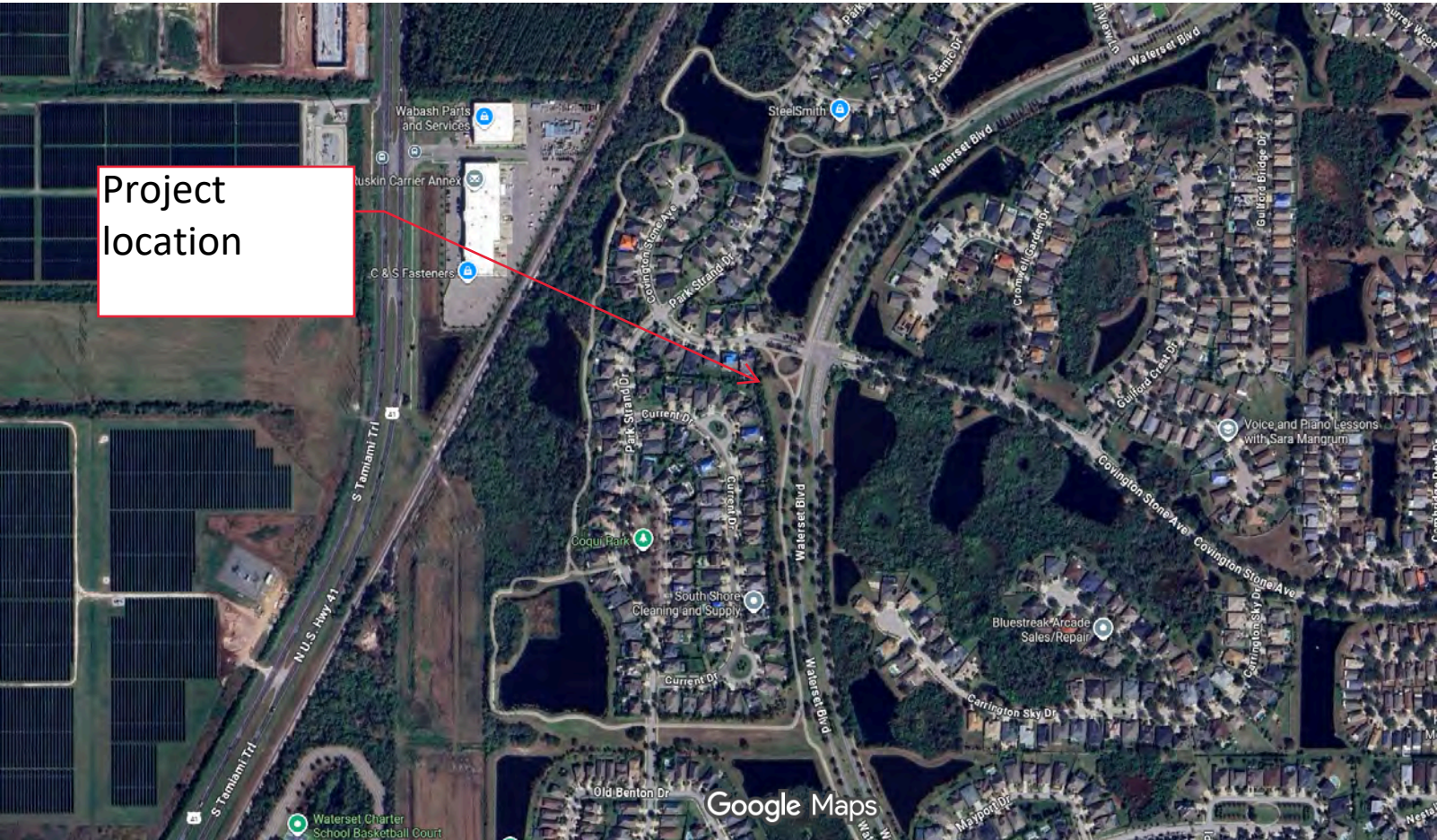
☼ 296°NW (T) ☉ 27°46'53"N, 82°22'46"W ±9ft ▲ 17ft



6643 Current Dr Apollo Beach FL 33572

☼ 246°SW (T) ☉ 27°46'51"N, 82°22'46"W ±13ft ▲ 25ft





Control Structure Repairs





Tab 2

WATERSET NORTH

LANDSCAPE INSPECTION REPORT



October 20, 2025
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Upcoming Events, Waterset Blvd. North, The Landing

General Updates, Recent & Upcoming Maintenance Events

- During the month of November, all St. Augustine turf shall receive an application of **2000# (40 – 50 lb. bags)** of 16-0-8 fertilizer with a pre-emergent herbicide. Additionally, all Zoysia turf shall receive an application of **9250# (185 – 50 lb. bags)** of 16-0-8 fertilizer with a pre-emergent herbicide. Also, all Bermuda turf shall receive an application of **1150 lbs. (23 – 50 lb. bags)** of 16-0-8 fertilizer with a pre-emergent herbicide, and finally, all Palms shall receive an application of **2900 lbs. (58 – 50 lb. bags)** of 8-0-12+4Mg fertilizer. Per contract, I request Sunrise 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.**
- Although improved in some areas, I feel much of the property this month had not been well-detailed. There are many beds where Torpedograss continues to thrive and even have taken over. Some areas, it appears had not been touched in weeks. Also, turf in many areas is nothing but dirt.

The following are action items for Sunrise and/or Ballenger 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. There is no improvement to the turf condition throughout much of the community including Waterset Blvd. (WSBlvd.) from Big Bend Road (BBR) southward. **In fact, the southern tip of the second median appears bone dry!** (Pic 1)



2. Trees need lifting on the west ROW of WSBlvd. south of Publix adjacent to the apartment building.
3. The Washington Palms on Sailview need to be trimmed.
4. We cannot forget to include the Areca Palm buffer behind the Landing storage when mulching.
5. Also, the wetland north of the storage unit is still being allowed to encroach into CDD-maintained turf. (Pic 5>)
6. These missing Mammy Crotons were to be an Install and Invoice from the previous report. It was stated Sunrise is working on that. So far, they've only been removed. By what date will they be replaced? (Pic 6>)



The Landing

7. The turf between the Landing and the pool is extremely soggy and now there are mower tracks. Is this being irrigated too much? We've had little, if any, appreciable rainfall. (Pic 7)



8. Sunrise is reportedly trimming dead branches from those Oaks that experienced dieback in the spring. However, they are reporting more are continuing to fail. These are contractual up to 15' height and under 4" caliper. (Pic 8)



9. There is still a blunt cut Pine limb that needs to be properly cut back to the trunk on a Pine in the bed between the west Landing driveway and the first house on Sailview. (Pic 9)

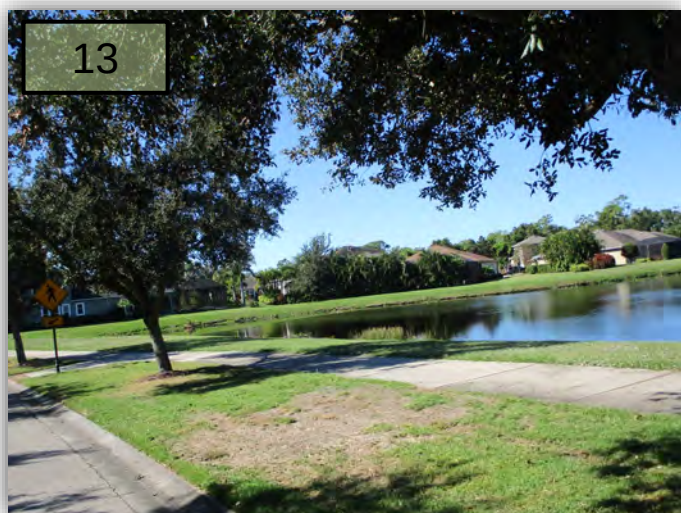


10. Approved proposals were sent to the previous account manager on August 27th to remove the dead Washington Palm adjacent to the Landing gym, to remove dead trees at the Landing totlot as well as to remove a dead Red Maple at the NW corner of Pond 2 across from the Landing. When will this work be completed?



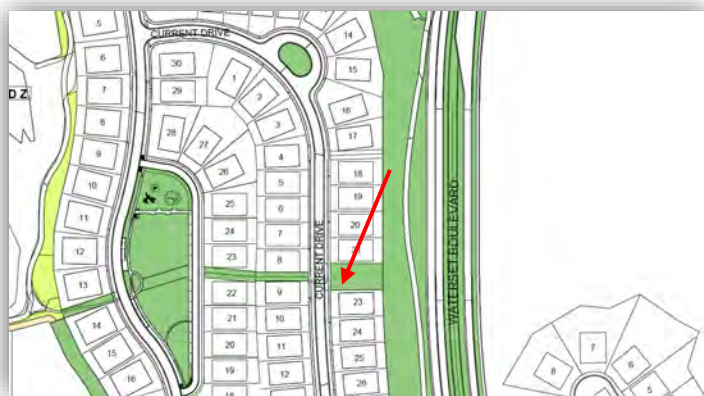
Scenic, Covington Stone, Park Strand, Coqui Park

11. Turf appears to be dry on the east ROW of Scenic. Is irrigation 100% here?
12. Eradicate weeds from the NW pond bank plantings of Pond 2 across from the Landing.
13. There are still completely dead spots of turf on the west ROW of Park Strand near Oval Park. What is the diagnosis and remediation here? (Pic 13)



14. Hand pull and eradicate the Torpedograss on the Covington Stone cul-de-sac. There is also a lot of Nutsedge in both the turf and the mulch bed.
15. Treat Nutsedge in the Current north cul-de-sac.

16. Crews still have not removed the scraggly ornamental grasses on the SW corner of Current Park. ROW turf is also not in great shape. (see below & Pic 16>)



17. Several times I have mentioned the chronic turf situation that occurs regularly on Current south cul-de-sac. This month spots of turf are yellowing and next month will probably be brown. Did Sunrise apply any preventative fungicides here? Eradicate Virginia Creeper from at least one of the Palm trunks. (Pic 17)



18. Turf remains off-color, worn, brown and diseased in Coqui Park. What has Sunrise done in an attempt to remedy this situation? (Pic 18>)
19. Where weeds have been sprayed in the pebble beds in Coqui Park, crews need to return and hand pull these out. It looks terrible. (Pic 19>)



Phase 1 & 2 Buffers, Coqui Park, Maker's Way, Waterset Blvd. Turf

20. Crews are still not doing a good job in line trimming between the trees and the fence on the south side of Phase 1. (see below)



21. Diagnose and treat why turf is developing bares pots in the north end of Flowerpot Park. There are also a lot of clumps of weeds.

22. Weeds and tree rings are not being maintained at the paved walk-thru in Flowerpot Park. The south ROW is very weedy.

23. Where there is turf on the Maker's Way cul-de-sac, it is not in great shape. This has been reported for several months. (Pic 23)



24. Eradicate spurge in the east ROW of Flowerpot Park.

25. Turf remains non-existent in many areas on the WSBld. median from Covington Stone Avenue to Milestone. Has Sunrise prepared a remediation plan for the turf improvement /replacement throughout the community? (Pics 25a – g>)



26. The dead Pine on the Phase 1 buffer to the east is still in place. I requested a proposal last month for its removal.

27. The PEDESTRAIN CROSSING sign near the Phase 1 & 2 buffer is still covered by an Oak tree along Park Strand.



Waterset Blvd., Milestone West



28. Hand pull and eradicate a large Bitter Melon Vine taking over a Sand Cordgrass on the north ROW of Milestone under the power lines.

29. There are also completely bare spots of turf between the ornamental grasses and the curb on the north side of Milestone under the powerlines. Diagnose and treat accordingly.



Knowledge, Maiden Sea

30. All Summer Sunset Jasmine is all but gone in the Knowledge triangular island at the roundabout. Sunrise was supposed to have replaced this under warranty. (Pic 30)



34. Turf on both sides of Milestone from Knowledge to beyond Maiden Sea is looking yellowish in areas and bare in other areas. There are also weeds of all varieties throughout. Is this being treated?

35. Turf continues to die in areas along Maiden Sea approaching the mail kiosk. Is this being treated? (Pic 35)



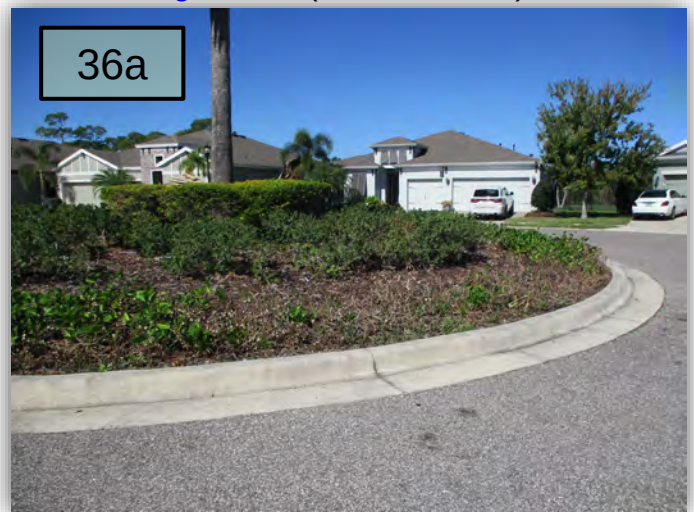
31. The Dw. Firebush on the Knowledge roundabout needs to be lowered, and the fallen dead fronds need to be removed and disposed of.

32. Please keep in mind common area mowing is still on a weekly basis through October. Many area appeared to be abnormally high for a week's growth and little to no rain.

33. Crews need to make sure this small pond behind a couple homes on Maiden Sea cul-de-sac is line trimmed every time it is mowed. Currently, every other week. Once per month beginning November 1st. (see below)

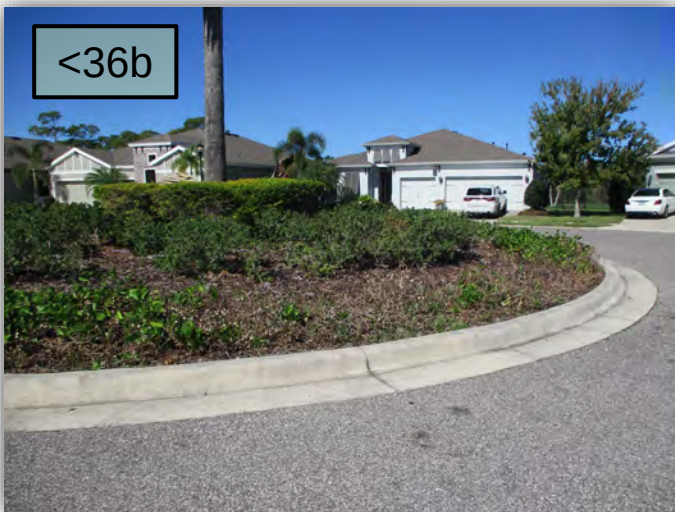


36. Sunrise has claimed the Railroad Vine on the Maiden Sea cul-de-sac is dying due to cars parking next to the cul-de-sac and pedestrians are trampling through the plants. However, I am not convinced of this as I do not see broken plants so much as brown, dead plant material. Has Ballenger checked the irrigation for damage here? (Pics 36a & b>)



Crest Points, Brevada at WSBlvd.

- 37. Make sure ornamental grasses underneath the powerlines on both sides of Milestone are not encroaching onto the sidewalks.
- 38. ROW turf on Triton between Milestone and the mail kiosk is also on a downward spiral. Is Sunrise on top of this?
- 39. Ornamental grass beds on either side of the mail kiosk on Salt Creek are loaded with large weeds. Turf is also in very bad shape.
- 40. Fakahatchee Grasses on Crest Point 1 are now all brown. If these do not recover, Sunrise will need to replace them as I report these as soon as I see on plant turning. There are also bare areas of turf on the east side. (Pic 40)



- 41. Dead-head the Birds-of-Paradise on Crest Point 2.
- 42. Remove dead, sprayed grass and weeds at the edges of the mulch beds.
- 43. Turf is very brown on the west end of Crest Point Park, both in the ROW as well as the interior. Is this fungus or no water?
- 44. Properly remove a damaged limb from an Oak on the south side of Crest Point Park. These trees need to be lifted. (Pic 44)



- 45. The bare areas of turf on the south side of Brevada at WSBlvd. have expanded into large areas of dirt. Again, what is Sunrise planning to do to remediate this? Spots on the WSBlvd. median are resembling this. (Pic 45)



Brevada, Shadowlake, Paseo Al Mar

46. Clean up the Brevada/Havensport Ebb Tide planted pond bank at the east end of Pond 32. There are large weeds in the ornamental grasses, water shoots on the Crape Myrtles and browning grasses. (Pic 46)



47. Treat weeds in the turf on the north side of Ebb Tide west of Salt Creek.
48. Remove Broom Sedges and other weeds from the sideyard landscape buffer on the north side of Paradiso west side of Shadowlake.
49. The Dwarf Firebush in the sideyard landscape buffer on the north side of Paradiso east of Brevada need to be lowered.
50. **Selectively prune** the Gold Mound on the north side of the home on the SE corner of Shadowlake (east leg) and Paradiso. Do not shear and do not cut too low. This is a perfectly sized hedge, and it is healthy!
51. Treat Florida Snow in the Shadowlake ROW turf as well as behind the sidewalk.
52. Lower the Dwarf Firebush adjacent to the house at the SW corner of Shadowlake.
53. Singular, scrawny plants remain in the standalone beds behind the sidewalk on the west side of the west leg of Shadowlake.

54. Remove tall volunteer weeds removed from the beds on the west side of the west sidewalk on WSBlvd. between Paradiso and Paseo Al Mar (PAM).

55. Remove tall weeds from the Muhlygrasses at the southern end of the WSBlvd. median north of PAM.

56. Tall Spanish Needle remains in the Variegated Confederate Jasmine beds on the PAM medians between WSBlvd. and Milestone.

57. In the next to last bed of Variegated Confederate Jasmine on PAM before the powerlines westbound, the entire middle of the bed is dead (also turf). What happened here? **Is the irrigation working properly?** Someone will need to replace this bed at their expense. (Pic 57)



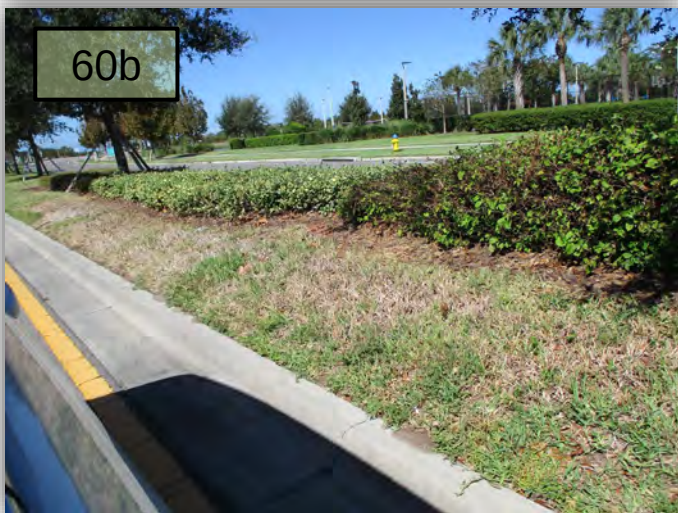
58. On the north side of PAM in the ROW south of the children's Daycare, the turf in the ROW is straw. What is occurring here?

59. The turf on the PAM median between the day school and Milestone appears to be bone dry! **What is the status of the irrigation here?** There are also mock Fakahatchee Grasses in the bed sof Muhlygrasses. These need to be eradicated. (Pic 59>)



Paseo Al Mar & Roundabout Medians

60. Crossing over WSBldv. eastbound on PAM, the first bed of Variegated Confederate Jasmine on the median is loaded with weeds and the turf continues to fail. What is occurring here? Is irrigation down? (Pics 60a & b)



61. Continuing east on PAM past Paradiso, turf continues to be bone dry! What is the irrigation status here? (Pic 61)



62. I've mentioned this twice – the islands leading to and continuing past the PAM/Covington Garden Dr. (CGD) roundabout are the CDD's to maintain. The ones east of the roundabout are being neglected. (Pic 62)



63. Nearly the entire north ROW of PAM between CGD and Paradiso is straw-colored. What is the status of the irrigation here? (Pics 63a – c>)

64. Remove broken branches from the 6th tree east of Paradiso on the north side of PAM.



Covington Garden Dr., Paseo Al Mar, Voyagers, Lantern Park

65. Last month it was reported that it appeared a vehicle or machine plowed over a small section of Copperleaf Plants on the NW corner of the CGD/PAM intersection west of the monument. Why are these plants still

lying over on the ground? Was there any damage to the irrigation. From the appearance of the surrounding areas, I would assume so! (Pic 65)



66. The east ROW of Paradiso between PAM and Voyagers is extremely weedy and dry looking.

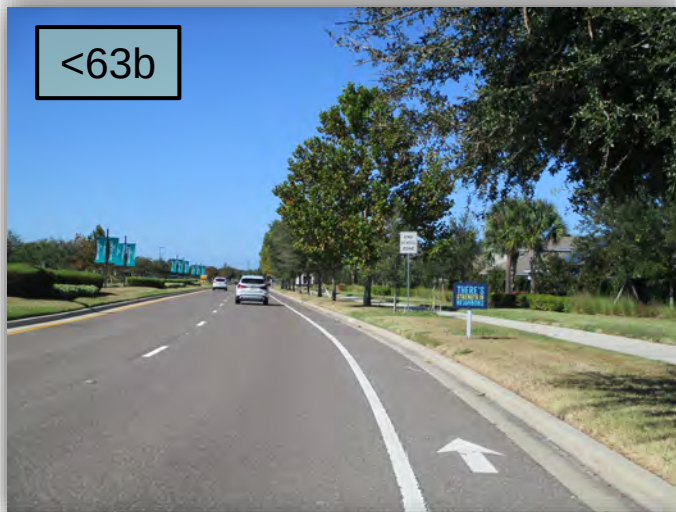
67. Hand pull weeds from the beds in Voyagers Park and trim Jasmine.

68. Crews are still not doing a good job in trimming around tree braces throughout the community including those surrounding Heirloom.

69. Dead grassy weeds are still being left behind in beds, specifically at the corner bed in Lantern Park at Springline and Hermes. There are also still a lot of weeds in the interior beds of Lantern Park as there are in the north ROW turf.

70. Hand pull and eradicate Bitter Melon Vines from the Muhlygrasses near the NW corner of Lantern Park.

71. There is no change to the interior lawns of Lantern Park – still very bare and even muddy in places. Also, the corner beds at the intersection of the interior sidewalk and west sidewalk are weed covered. (Pics 71a & b>)



Lantern Park, Lakeside Amenity, Meeting House, Paradiso

72. Remove dead growth from the butterfly garden plants and **remove the dead Standard Hawthorn in the butterfly garden.**

73. Monitor browning turf inside Lantern View Park and treat accordingly.

74. Hand pull weeds from the Coontie Palms on the west side of Lantern View Park and do not allow them to encroach onto the sidewalk.

75. Remove dead growth from the Variegated Ginger under the Oaks adjacent to the totlot at the Lakeside Amenity. Pick up and dispose of palm fronds that have fallen.

76. We are still lacking a new Confederate Jasmine in the front decorative pot at the



front gate of the Lakeside Amenity. This has been several months to a year!

77. Many of the palms in the Lakeside Amenity need to be trimmed plus there are boots lying everywhere. There is also still a lot of dead growth remaining in several beds. (Pic 77)



78. Remove dead Cariss Hollies at the intersection of trails on the SE corner of the Rock-n-Roll Bowl.

79. Clean up the landscape bed between the Lakeside Amenity parking lot and black fencing.

80. Hand pull and eradicate weeds in the NE corner pond bank planting of Pond 34 at Parkshore and Shore Vista.

81. The single scraggly ornamental grasses behind the bench at Meeting House 90° turn are still in place.

82. The south ROW of Paradiso near the intersection of Meeting House is bone dry. What is the status of the irrigation here? (Pic 82>)

83. As mentioned in several previous reports, turf on both sides of Covington Garden Dr., including but not limited to between Lantern Park and PAM, is very bare. (Pic 83>)



Covington Garden Dr., Paseo Al Mar Intersection, Wave's End Park

84. Trim the Bougainvillea at the monument on the NW corner of CGD and PAM. **Is irrigation working in this area as the Copperleaf Plants on the north side of the monument are weeping.**

85. The Silver Buttonwood surrounding the Colmar Place mail kiosk needs to be lowered as do all other landscape beds out in the open lawn. Fakahatchee Grasses are also browning out in the lawn. Turf in front of the mail kiosk is quite brown. (Pics 85a & b>)

86. **The turf in the access tract on the SE corner of Colmar Park is also very dry.**

87. The ornamental grass beds on the west side of CGD between Lantern Park and Parkshore are loaded with vining weeds. (Pic 87>)



88. Sunrise has allowed the turf in Wave's End Park to worsen for many months without introducing a turf improvement program? This is one of many areas I feel should be replaced at their expense. (Pics 88a & b>)

Parkshore/Covington Garden Dr. Roundabout, Wave's End Park

89. Hand pull and eradicate the Torpedograss in the Variegated Confederate Jasmine beds surrounding the Parkshore/CGD roundabout.

90. The east ROW of CGD north of Parkshore is also very dry. What is the irrigation frequency and duration here?

91. The landscape bed on the east side of the first home on the south side of Tideline, west side of CGD needs to be detailed. Shrubs are also overgrown. (see below)



92. Remove single-stalked Xanadus in Tideline/Trinket pocket park.

93. The mulch bed at Tideline/Futura pocket park is filling in with weeds. (Pic 93)



94. Hand pull and eradicate weeds in the ornamental grasses at Tideline/Windport pocket park. **Turf remains in rough shape on the NE corner of this park.**

95. Sunrise to diagnose and treat accordingly the bare spots forming on the south side of the Nestall cul-de-sac. (Pic 95)



96. Turf is also failing on the north side of Milestone east of Nestall. What is occurring here? Is irrigation working properly? Are there insects or fungal outbreaks? (Pic 96>)



Covington Garden Drive, Large Lake, Greenery Tract

97. The Bougainvillea is overgrown and covering the wave wall at Milestone and CGD.

98. Completely remove this dead Palm at the corner of Milestone and CGD. Fill in tree stump hole as necessary and re-mulch. (Pic 98)

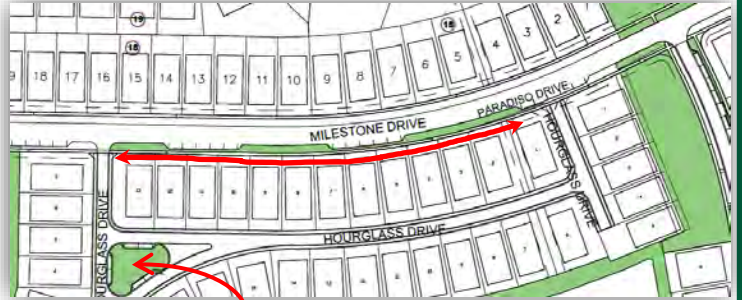


99. Treat Florida Snow in ALL turf on the west side of CGD. There are also completely bare spots in the turf here, specifically across from the Lake St. Clair entrance on the east side of CGD.

100. There are still several Sabal Palms on the west side of CGD which have trunks full of Virginia Creeper vine. I have seen this vine smother out and kill palms before. These need to be removed and eradicated.



101. The Greenery Tract hedge is still extremely weedy! (see below)



102. Treat turf weeds in the Hourglass "porkchop" park.

103. Sunrise needs to be more consistent and improve on the line trimming of the retaining wall surrounding the large lake. This is on the north side west of Hourglass Park. (Pic 103)



104. Treat the two quarter circles of turf on the south end of Hourglass Park for turf weeds.

105. I began reporting the failing turf on the south side of the north half of Hourglass Park more than a year ago. It was eventually reported there was an irrigation issue here. Now, the area has no turf and is completely filled in with weeds. I feel Ballenger should share in the replacement of this turf. (Pics 105a & b>>>)



Hourglass Park

106. Beds in the middle of Hourglass Park near the trellises are to be maintained well. They are overgrown, filled with dead plants and weeds. We still have an issue with the plants surrounding the fountain where it was flooding. I think we should re-visit this entire planting surrounding the fountain. (Pics 106a – c>)



Hourglass, Mayport

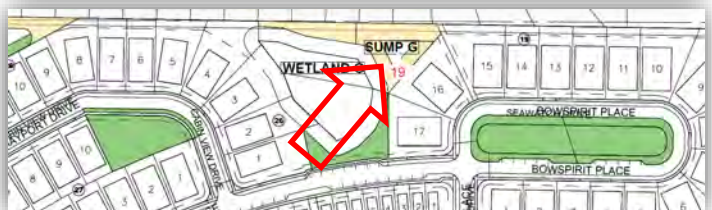
107.I have photographed this many times before and still there is no change or improvement to the condition of this turf on the west leg of Hourglass south of Milestone. The CDD maintains the ROW turf between the sidewalk and road as well as several feet of turf behind the sidewalk up to the sideyard of the residence. Why does this CDD-maintained turf look so rough? (Pic 107 & >)



109.Please check irrigation in the Mayport Park ROW turf as a car is parking here. (Pic 109)



108.Sunrise needs to mow Pond 19 (Sump G) NW of Bowspirit Park ASAP. This pond has been neglected for some time. Currently it should be mowed every other week. It has been much longer than that. Access is between Lots 15 and 16. (Pics 108a & b & >)



Mayport, Waterset Blvd.

110. The ornamental grasses on the west side of Mayport, north of Milestone are full of mock grassy weeds that need to be eradicated. Turf has never been improved in this corner park on either side of Mayport. (Pics 110a & b>)



111. Turf on the SE corner of Milestone and WS Blvd. is also extremely weedy.

112. Turf on the WS Blvd. median between Brevada and Paradiso is rapidly failing. Also, most beds are surrounded by several inches of brown, dead Zoysia. **Bed edging with RoundUp is prohibited.** (Pic 112)



113. On the east side of WS Blvd. north of Parkshore, there are many beds with a lot of dead wood and completely dead plants that need to be removed. Brazilian Peppers are hanging over the sidewalk into the ROW.

Proposals

I did not receive any proposals with the response to last month's report.

1. Still awaiting the proposal for this! However, in the September report, I mistakenly called this palm a Royal, when it is actually a Bismarck Palm. Sunrise to provide a proposal to completely remove a dead Royal Palm at the Bexley main entrance at Big Bend Road (BBR) including stump grinding. The proposal shall include two options: One for the complete removal and replacement with a Royal Palm of the same overall height and height of grey wood. This option must include the construction of an 8" – 10" earthen saucer surrounding the rootball and a working flood bubbler attached through the top of a 30 Gal. Gator Bag. The second option would be for the complete removal including stump grinding and fill dirt to fill in the hole and mulch (or turf) to cover the existing hole and capping off of any existing flood bubbler. (Pic 1)



2. There are still two dead (or almost dead) trees in the Covington Park buffer across from and north of the Montessori school. Sunrise to provide a proposal to flush cut these trees. (Pics 2a & b>)

3. Sunrise to provide a proposal to flush cut a dead Pine Tree along the east end of the buffer along the south side of Phase 1. There are exit holes for the pine bark borer. (Pics 3a & b)



Proposals

4. Sunrise to provide a proposal to flush cut up to two dead Bald Cypress on the NW corner of the Old Benton buffer. (Pic 4)



5. Sunrise to provide a proposal to flush cut a dead Bald Cypress on the south side of Milestone, east of Park Strand. (Pic 5)



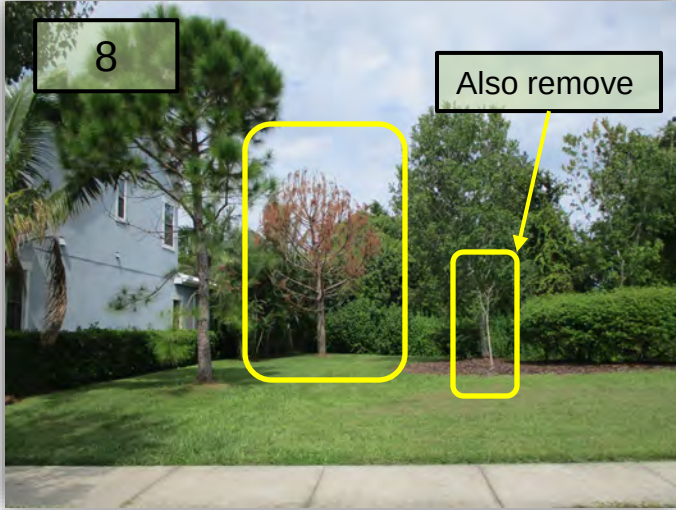
6. Sunrise to provide a proposal to replace three (3) 15 Gal., Simpson's Stoppers behind the third house on Maiden Sea off Milestone. These plants shall be placed naturally and not in a line to present a more informal buffer. Ballanger to verify the presence of enough irrigation drip lines to supply adequate irrigation or propose to add more. (Pic 6>)

7. Sunrise to provide a proposal to completely remove this dead Pine tree on Paradiso west of Ebb Tide (including stump grinding). Proposal to include the installation of a 45 Gal., Multi-Trunk Crape Myrtle 'Natchez', *Lagerstroemia indica* 'Natchez'. Include the construction of an 8" -10" earthen water saucer surrounding the root ball as well as a 30 Gal., Gator Bag with a working flood bubbler attached through the top opening. (Pic 7)



Proposals

8. Sunrise to provide a proposal to completely remove this Slash Pine adjacent to the northern-most home at the SW corner of Shadowlake. This is the fourth Slash Pine we've lost in this general area, and I will choose another type tree for its replacement. (Pic 8)



START OF NEW PROPOSALS FOR THE OCTOBER REPORT

9. Sunrise to provide a proposal to completely remove the dead Bismarck Palm on the Knowledge roundabout (including rootball). This palm's bud has been leaning for a few months and from September 12th to October 20th, the crown collapsed. I suspect Giant Palm Weevils and ask Sunrise to inspect for them when the palm is removed.
10. Sunrise to provide a proposal to completely remove the failing Magnolia in front of the Wave's End Park mail kiosk, including stump grinding. Proposal must include the capping off of any irrigation flood bubbler, raking smooth the tree ring (bringing in fill dirt as necessary) and installing new Zoysia turf. (Pic 10>)



Tab 3



Enhancing landscape with water-conscious techniques

10/18/25

Waterset North October Irrigation Maintenance Report

Routine maintenance was completed throughout the month.

No alarms to report.

In addition to routine maintenance, the following issues were addressed:

- **Mainline break again along Waterset Blvd near the Landing.**
- **Several spray head breaks were proposed to be repaired.**

Repairs attached to inspection report have been completed.

If you have any questions, comments or concerns, please feel free to contact us at your earliest convenience.

Tab 4A



MONTHLY REPORT

OCTOBER, 2025



WATERSET NORTH CDD

MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS



Prepared for: Ruben Durand

Prepared By: Devon Craig

SUMMARY:

We are fingers crossed cooler air is coming our way. The water temp will slowly start decreasing, raising dissolved oxygen levels to a somewhat normal level. The biggest thing with the slowdown in rainfall we can keep prevent treatments in ponds long enough to see the benefit and bloom reduction. Prevent treatments in ponds will be applied heavily this month and hopefully we will get long term aesthetics and control with these applications.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



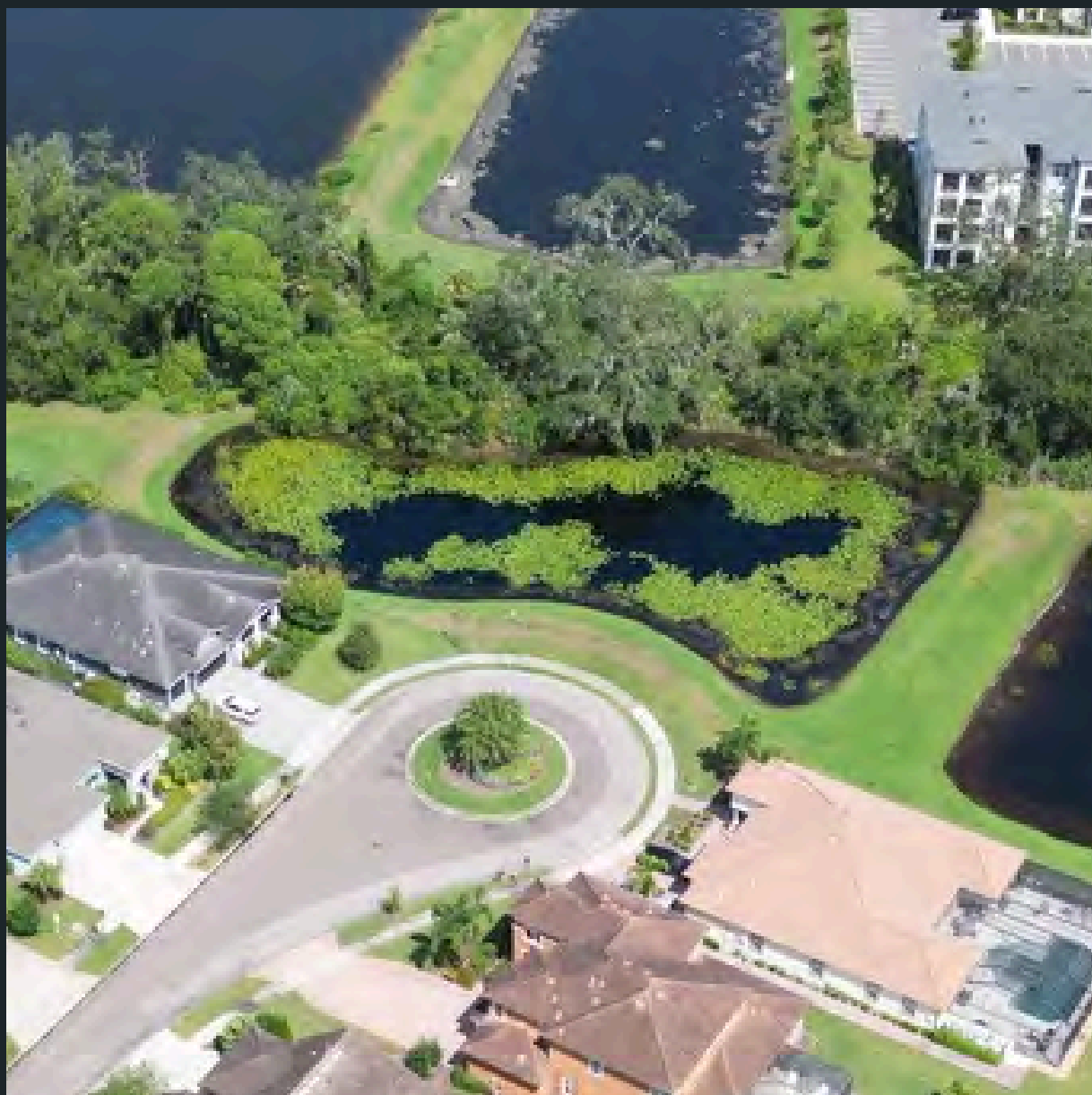
Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.

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

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

- 27: Shoreline vegetation has been treated.
- 28: Shoreline vegetation and Algae has been treated.
- 29: Shoreline vegetation has been treated.
- 30: Shoreline vegetation and Algae has been treated.
- 31: Shoreline vegetation has been treated.
- 32: Shoreline vegetation and Algae has been treated.
- 33: Shoreline vegetation and Algae has been treated.
- 34: Shoreline vegetation and Algae has been treated.
- 35: Shoreline vegetation Algae has been treated.
- 36: Shoreline vegetation has been treated.
- 37: Shoreline vegetation has been treated.
- 38: Shoreline vegetation has been treated.
- 39: Shoreline vegetation and Algae has been treated.

- 40: Shoreline vegetation and Spike rush has been treated.
- 41: Shoreline vegetation and Algae has been treated.
- 42: Shoreline vegetation has been treated.
- 43: Shoreline vegetation has been treated.
- 44: Shoreline vegetation has been treated.
- 45: Shoreline vegetation has been treated.
- 46: Shoreline vegetation and Algae has been treated.
- 47: Shoreline vegetation has been treated.
- 48: Shoreline vegetation has been treated.
- 49: Shoreline vegetation has been treated.
- 50: Shoreline vegetation and Algae has been treated.
- 51: Shoreline vegetation and Algae has been treated.

Tab 5



Waterset North Community Development District
7012 Sail View Lane, Apollo Beach, FL 33572

Community Director Report
October 2025 Meeting



Unparalleled Property Services

Administrative

CDD Access Requests: None

Owens completed the installation of the light fixtures at the Landing.

The new fire panel for the Landing has been replaced.

The new trash receptacles are scheduled to ship during the first week of November, and the benches are anticipated to ship the week of December 19.

The holiday lighting installation is currently underway. Greenery installation is scheduled for the first week of November, and the holiday lighting will be turned on during the week of Thanksgiving.

We continue to experience issues with residents disposing of large household items at the Lakeside dumpsters, which is causing the dumpsters to overflow. Waste Management has reached out to Rizzetta to inquire whether additional pickup days should be added to help prevent overage charges, as the CDD is currently being charged for overages on nearly every pickup.



Maintenance

The maintenance team completed repairs to the glass doors at the Landing building after discovering they had been taken off their tracks.

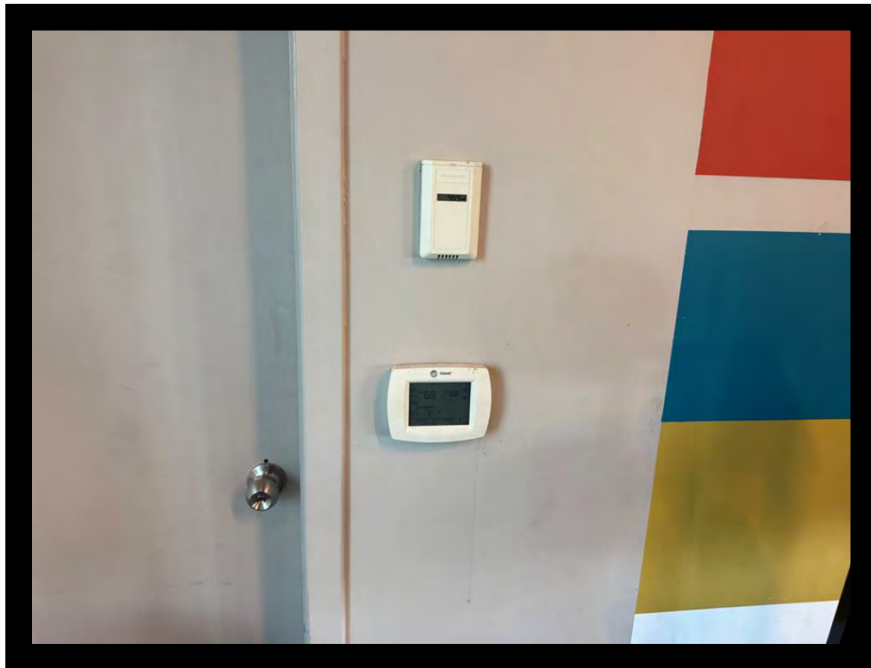
The maintenance team replaced the light bulbs in the Landing restrooms.

The maintenance team completed repairs to the ceiling located in the exterior corridor outside the Lakeside restrooms.





The maintenance team has installed a lock box over the A/C thermostat in the Landing gym. This was done after it was found that residents were frequently lowering the temperature beyond the recommended setting, which can cause the A/C unit to freeze.





Respectfully Submitted,

Katiria Parodi, LCAM

Tab 6



Quarterly Compliance Audit Report

Waterset North

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

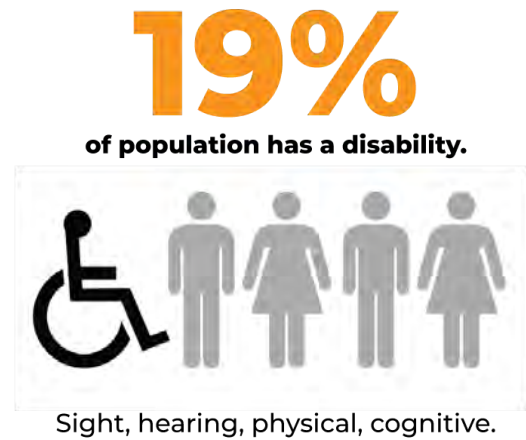
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 7

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET
NORTH COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

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

Section 1. Rachel Welborn and Matthew Huber are appointed as Assistant Secretaries and Ruben Durand is removed as an Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 8

**Proposal Prepared for:**

Waterset North CDD
7012 Sail Lane
Apollo Beach, Florida 33572
Contact: Ruben Durand
Email: RDurand@rizzetta.com

Prepared by:

Paul Vlna
Email: pvlina@sunriselandscape.com
Proposal Date: 9/23/2025
Proposal #: 28648

28648 - Flush Cut & Removal Tree (Sept 2025)

Purpose

Sunrise is providing pricing and services to **flush cut and remove approximately nine (9) dead trees** located throughout Waterset North. These trees pose both an aesthetic and safety concern due to their deteriorating condition and proximity to pedestrian walkways and vehicle paths.

Scope of Work

We will remove the following dead trees, with all cuts made as flush to the ground as possible to leave a clean, level area:

1. **(2) Dead Trees** – Covington Park buffer (across from and north of the Montessori school)
2. **(1) Dead Pine Tree** – East end of the buffer along the south side of Phase 1 (notable trunk hole present)
3. **(2) Dead Bald Cypress Trees** – Northwest corner of the Old Benton buffer
4. **(1) Dead Bald Cypress Tree** – South side of Milestone, east of Park Strand
5. **(1) Dead Pine Tree** – Paradiso, west of Ebb Tide (*includes stump grinding*)
6. **(2) Dead Slash Pines & Small Tree** – Southwest corner of Shadowlake

Result & Benefit

This removal will:

- Improve the overall appearance and curb appeal of the neighborhood
- Eliminate safety hazards caused by dead or unstable trees near high-traffic pedestrian and vehicle areas

Terms

- Proposal valid for 60 days from the date of issue
- Work to be scheduled upon approval
- All debris to be removed and site left clean

Tree Trimming

Items	Quantity	Unit	
Labor - Arbor	44.00	HR	
Dump/Debris Removal Fees	200.00	Dollars	
Tree Trimming:			\$3,550.00
PROJECT TOTAL:			\$3,550.00

Terms and Conditions:

1. **Services:** For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. **Terms:** Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. **Insurance:** Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. **Property Damage:** Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. **Limitation of Liability:** The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.
6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until

such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By



Neil Santiago

Date

9/23/2025

Sunrise Landscaping Contrs

By

Date

Waterset North CDD

Tab 9



Proposal #532

Date: 10/7/2025

Customer:

Waterset North CDD
C/O Rizzetta & Co
3434 Calwell Ave, Ste 200
Tampa, FL 33612

Property:

Waterset North CDD
Apollo Beach, FL

Mainline Break on Waterset Blvd

Repair mainline break along Waterset Blvd next to the Landing. Was just repaired a month ago and mowers ran over the valve box and broke it again.





Irrigation Repair

Irrigation Repair

Irrigation Repair Price: \$1,310.01

Subtotal \$1,310.01

Estimated Tax \$0.00

Total \$1,310.01

Terms & Conditions

By 

Trey Ballenger

Date 10/7/2025

Ballenger Landcare Inc

By _____

Date _____

Waterset North CDD

Customer:

Waterset North CDD
C/O Rizzetta & Co
3434 Calwell Ave, Ste 200
Tampa, FL 33612

Property:

Waterset North CDD
Apollo Beach, FL

Mainline Break on Waterset Blvd

Repair mainline break along Waterset Blvd next to the Landing. Was just repaired a month ago and mowers ran over the valve box and broke it again.





Irrigation Repair

Irrigation Repair

Irrigation Repair Price: \$1,310.01

Subtotal \$1,310.01

Estimated Tax \$0.00

Total \$1,310.01

Terms & Conditions

By 

Trey Ballenger

Date 10/7/2025

Ballenger Landcare Inc

By _____

Date _____

Waterset North CDD

Tab 10



Proposal #532

Date: 10/7/2025

Customer:

Waterset North CDD
C/O Rizzetta & Co
3434 Calwell Ave, Ste 200
Tampa, FL 33612

Property:

Waterset North CDD
Apollo Beach, FL

Mainline Break on Waterset Blvd

Repair mainline break along Waterset Blvd next to the Landing. Was just repaired a month ago and mowers ran over the valve box and broke it again.





Irrigation Repair

Irrigation Repair

Irrigation Repair Price: \$1,310.01

Subtotal \$1,310.01

Estimated Tax \$0.00

Total \$1,310.01

Terms & Conditions

By 
Trey Ballenger
Date 10/7/2025
Ballenger Landcare Inc

By Rachel Welborn
Date 10/24/25
Waterset North CDD



Proposal #538

Date: 10/16/2025

Customer:

Waterset North CDD
C/O Rizzetta & Co
3434 Calwell Ave, Ste 200
Tampa, FL 33612

Property:

Waterset North CDD
Apollo Beach, FL

Maiden Sea Drive Head Break

The broken head is broken by landscapers. Included in the estimate is time and materials for the repair.



Irrigation Repair

Irrigation Repair

Irrigation Repair Price: \$190.00

Subtotal \$190.00

Estimated Tax \$0.00

Total \$190.00

Terms & Conditions

By 
Trey Ballenger
Date 10/16/2025
Ballenger Landcare Inc

By Rachel Welborn
Date 10/24/25
Waterset North CDD



Proposal #539

Date: 10/16/2025

Customer:

Waterset North CDD
C/O Rizzetta & Co
3434 Calwell Ave, Ste 200
Tampa, FL 33612

Property:

Waterset North CDD
Apollo Beach, FL

Milestone Drive Powerline Repair

The repair of damaged irrigation by landscapers. Included is all time and materials.





Irrigation Repair

Irrigation Repair

Irrigation Repair Price:	\$190.00
---------------------------------	-----------------

Subtotal	\$190.00
-----------------	-----------------

Estimated Tax	\$0.00
----------------------	---------------

Total	\$190.00
--------------	-----------------

Terms & Conditions

By 
Trey Ballenger
Date 10/16/2025
Ballenger Landcare Inc

By Rachel Welborn
Date 10/24/25
Waterset North CDD

Tab 11

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.

WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, September 23, 2025, at 6:00 p.m.** at The Landings, located at 7012 Sail View Ln, Apollo Beach FL, 33572.

Present and constituting a quorum:

TJ Pyche	Chairman
Trish Cianci-Deckard	Vice Chairman
Cathy DeLucia	Assistant Secretary
Mike Tobin	Assistant Secretary <i>(Via Conf. call)</i>
Paul Anderson	Assistant Secretary

Also present were:

Ruben Durand	District Manager; Rizzetta & Co., Inc.
Rachel Welborn	District Manager; Rizzetta & Co., Inc.
John Toborg	Landscape Inspection Manager; Rizzetta & Co., Inc.
Jerry Whited	District Engineer, BDI Engineering
Tony Smith	Representative, Sitex
Dan Langley	District Counsel; Fishback Dominic <i>(Via Conf. call)</i>
Kathy Parodi	Castle Manager, Castle Group
Trey Ballenger	Representative, Ballenger
Scott Richardson	Representative, Sunrise Landscape
Neil Santiago	Representative, Sunrise Landscape
Paul Lukert	Representative, Sunrise Landscape

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Durand called the meeting to order at 6:00 p.m. and confirmed a quorum,

SECOND ORDER OF BUSINESS**Audience Comments**

A resident made a comment about an incident last Wednesday (Sept. 17th) around 7:30 homeless men had lawn chairs in the women's restroom.

A resident made a comment about non-residents using the lake.

A Waterset Central Board Member made a comment on Rizzetta management staffing issues and workload.

THIRD ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Present, Mr. Langley let the board know that Brandon Pownell gave Fishback Dominic 4- day notice, and he is stepping in for this meeting, pending board direction.

On a motion by Mr. Pyche seconded by Ms. Cianci- Deckard, with all in favor, the Board approved the continuing with Fishback Dominic and Mr. Langley as District Counsel for the Waterset North Community Development District.

B. District Engineer

Mr. Whited provided updates to the board on projects happening to the pond and pergolas.

On a motion by Ms. Cianci- Deckard seconded by Ms. DeLucia, with all in favor, the Board approved a proposal in the amount of \$2,500 for Finn Outdoor, skimmer restoration and debris removal for the Waterset North Community Development District.

C. Landscape & Irrigation**i. Presentation of Landscape Inspection Report**

Mr. Toborg presented the landscaping inspection report and discussed deficiencies on the landscape maintenance and turf decline throughout the CDD.

On a motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board agreed to a month-to-month contract with Sunrise and for District Counsel to draft this agreement for the Waterset North Community Development District.

ii. Landscape Contractor Update

Mr. Lukert provided updates to The Board on the turf issues and mentioned some areas were fractured. A plan will be put in place for the deficient areas.

86 **iii. Presentation of Irrigation Report**

87
88 Mr. Ballenger presented the report to the board.

89
90 **D. Aquatics Lake Management**

91
92 **i. Presentation of Waterway Inspection Report**

93
94 Mr. Smith presented the report to The Board.

95
96 **E. Clubhouse Manager**

97
98 **i. Presentation of Property Management Report**

99
100 Ms. Parodi presented the report.

101
102 **F. District Manager**

103
104 Mr. Durand stated the next regular meeting will be on October 28th, 2025, at the same
105 time and location.

106
107 **FORTH ORDER OF BUSINESS**

108 **Business items**

109 **A. Review of Goals and Objectives for FY 24/25**

110
111
112
113
114
115
116
117
118
119
120
121
122
123

On a motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved the progress made of the goals and objectives for FY 24 / 25, for the Waterset North Community Development District.

111 **B. Discussion of Goals and Objectives for FY 25/26**

112
113
114
115
116
117
118
119
120
121
122
123

On a motion by Ms. DeLucia seconded by Mr. Pyche, with all in favor, the Board agreed to accept the goals and objectives for FY 25 / 26, for the Waterset North Community Development District.

114 **FIFTH ORDER OF BUSINESS**

115 **Business Administration**

116
117 **A. Consideration of Minutes of Board of Supervisors' Meeting Minutes held on**
118 **August 26, 2025**

119
120
121
122
123

On a motion by Mr. Pyche seconded by Mr. Anderson, with all in favor, the Board approved the Meeting Minutes held on August 26, 2025, for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

No Supervisor Requests.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. DeLucia, seconded by Ms. Cianci- Deckard, with all in favor, the Board adjourned the meeting at 8:07p.m., for the Waterset North Community Development District.

DRAFT

169
170
171
172
173
174
175

Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 12

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.watersetnorthcdd.org

Operation and Maintenance Expenditures August 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$215,446.60**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	200021	134445	Service Call 07/25	\$ 493.75
Accurate Electronics, Inc.	200037	135342	Equipment - Contract #052525 Card Access 08/25	\$ 1,570.00
Alvarez Plumbing Company	200010	68209	HVAC Cleaning 07/25	\$ 169.00
Alvarez Plumbing Company	200010	69160	Service Call - HVAC Drainage Stoppage 07/25	\$ 299.00
Ballenger & Company, Inc.	200011	264	Irrigation Service Call 07/25	\$ 2,448.98
Ballenger & Company, Inc.	200011	265	Irrigation Service Call 07/25	\$ 542.50
Ballenger Landcare, LLC	200003	193	Irrigation Repairs 06/25	\$ 656.81
Ballenger Landcare, LLC	200012	226	Irrigation Maintenance 07/25	\$ 12,500.00
Ballenger Landcare, LLC	200012	252	Irrigation Repairs 07/25	\$ 1,578.04
Ballenger Landcare, LLC	200012	254	Irrigation Repairs 07/25	\$ 750.39
Ballenger Landcare, LLC	200012	255	Irrigation Repairs 06/25	\$ 198.46
Ballenger Landcare, LLC	200022	280	Irrigation Maintenance 08/25	\$ 12,500.00
BOCC Hillsborough County Public Utilities	081425-01	9581654736 07/25 ACH	Summary Bill 07/25	\$ 2,406.03

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Brandon Industries, Inc.	200004	2018531-IN	Reinstalled Pole 05/25	\$	589.00
Brletic Dvorak, Inc.	200018	2062	Engineering Services 07/25	\$	3,195.00
Castle Management, LLC	200027	INS-0725-299	Insurance Reimbursement 07/25	\$	519.59
Castle Management, LLC	200019	MGT-080125-504	Contract Management Fees 08/25	\$	1,346.11
Castle Management, LLC	200002	PREIM07-11-25-121	Payroll Period 06/21/25-07/04/25	\$	10,116.72
Castle Management, LLC	200019	PREIM07-25-25-280	Payroll Period 07/05/25-07/18/25	\$	10,972.92
Castle Management, LLC	200027	PREIM08-08-25-423	Payroll Period 07/19/25-08/01/25	\$	9,493.28
Castle Management, LLC	200002	PREIM11-29-24-412	Insurance Reimbursement 11/24	\$	390.00
Cathleen Mary DeLucia	200043	CD082625	Board of Supervisor Meeting 08/26/25	\$	200.00
Charter Communications	250818-01	2443533072725 08/25 ACH	7012 Sail View-Cafe, Pool, Fitness Room Service 08/25	\$	448.00
Chris's Septic Service, Inc.	200005	33711-6261	Clean Grease Traps 06/25	\$	325.00
City Wide Facility Solutions	200028	32019033984	Janitorial Services 08/25	\$	1,968.70
City Wide Facility Solutions	200013	52019009775	Janitorial Supplies 07/25	\$	295.05

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Commercial Fitness Products, Inc.	200029	L250714-MXO	Fitness Equipment 08/25	\$ 2,529.00
Cooper Pools Inc.	200014	2025-923	Fountain Leak Detection 07/25	\$ 300.00
Cooper Pools Inc.	200030	2025-986	Monthly Pool Services 08/25	\$ 2,040.00
Cooper Pools Remodeling & Resurfacing Inc	200031	114	Pool Repairs 07/25	\$ 5,400.00
Cooper Pools Remodeling & Resurfacing Inc	200031	2025-1047	Gas Shock for Pool 08/25	\$ 672.60
Cooper Pools Remodeling & Resurfacing Inc	200038	2025-1056	Service Call 08/25	\$ 830.00
Cooper Pools Remodeling & Resurfacing Inc	200015	2025-942	Service Call 07/25	\$ 310.00
Cooper Pools Remodeling & Resurfacing Inc	200023	2025-958	Service Call 07/25	\$ 2,560.00
Cooper Pools Remodeling & Resurfacing Inc	200023	2025-959	Service Call 07/25	\$ 230.42
Cooper Pools Remodeling & Resurfacing Inc	200031	2025-962	Service Call 08/25	\$ 410.00
Cooper Pools Remodeling & Resurfacing Inc	200015	2025-963	Service Call 07/25	\$ 196.27
Cooper Pools Remodeling & Resurfacing Inc	200023	2025-964	Service Call 07/25	\$ 260.98
DCSI, Inc.	200016	33805	Interactive Monitoring - 07/25	\$ 199.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
DCSI, Inc.	200016	33808	Interactive Monitoring - 07/25	\$	229.00
DCSI, Inc.	200024	33920	Interactive Monitoring - 08/25	\$	245.00
DCSI, Inc.	200024	33923	Interactive Monitoring - 08/25	\$	219.00
De Lage Landen Financial Services, Inc.	250815-01	591130603	Cannon Copier Lease 07/15/25-08/14/25	\$	259.00
Discovery Golf Cars	200039	97313	Golf Cart Repairs 08/25	\$	139.95
Electric Avenue	200040	6824	Golf Cart Services 08/25	\$	214.94
Fishback Dominick LLP	200006	124121	General Legal Services 06/25	\$	607.44
Fishback Dominick LLP	200032	124428	Legal Services 07/25	\$	881.50
FitRev, Inc.	200033	35652	Preventative Maintenance 08/25	\$	420.00
FitRev, Inc.	200041	35777	Preventative Maintenance 08/25	\$	145.00
Florida Department of Revenue	081225-02	39-8015954075-8 07/25 ACH	Sales Tax 07/25	\$	28.75
Frontier Florida, LLC	081225-01	813-671-9333-091724-5 08/25 ACH	Phone & Internet Services 08/25	\$	159.89
Frontier Florida, LLC	081925-01	813-672-4806-052115-5 08/25 ACH	7250 Park Shore Dr-Dog Park & Splash Pad Service 08/25	\$	230.17

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Hillsborough County BOCC- Consumer Veteran	200044	2251589	Alarm Code Violation 08/26/25	\$	100.00
Hillsborough County Tax Collector - Vehicle Reg	200020	BQ64AV FY24/25 Late Fee	Registration Renewal GEM Car 2 Years -Late Fee 04/25	\$	5.00
Karl J. Koudelka	200025	4507246	Access Cards 08/25	\$	509.75
Michael A Tobin	200045	MT082625	Board of Supervisor Meeting 08/26/25	\$	200.00
Nvirotect Pest Control Service, Inc.	200017	366813	Pest Control 07/25	\$	515.00
Nvirotect Pest Control Service, Inc.	200017	366814	Pest Control-8382 07/25	\$	30.00
Owens Electric, Inc.	200007	32546756	Service Call 04/25	\$	835.29
Owens Electric, Inc.	200026	33977704	50% Deposit - Remove and Replace Intense LED Track Lights 08/25	\$	19,445.00
Patricia A. Cianci-Deckard	200046	PD082625	Board of Supervisor Meeting 08/26/25	\$	200.00
Paul R Anderson Jr	200047	PA082625	Board of Supervisor Meeting 08/26/25	\$	200.00
Playmore West, Inc.	200034	SO585-Deposit	50% Deposit-Park Project 08/25	\$	27,518.00
Pristine Promotional Marketing	200008	1588	Customized Lanyards 04/25	\$	658.00
Republic Services	080625-01	0696-001284857 ACH	Amenity 7250 Parkshore Drive - Recycling 08/25	\$	437.99

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Rizzetta & Company, Inc.	200000	INV0000101159	Mass Mailing-Budget Notice 07/25	\$	2,204.90
Rizzetta & Company, Inc.	200001	INV0000101219	District Management Fees 08/25	\$	6,672.82
Sitex Aquatics, LLC	200035	10081-B	Monthly Lake Maintenance 08/25	\$	4,000.00
Spark Energy Gas, LLC	080125-01	78104372 ACH	Gas Sales 04/30/25-06/02/25	\$	347.01
Sunrise Landscape	200036	11 41885	Cut & Stump Grinds 07/25	\$	7,922.25
Sunrise Landscape	200042	11 42444	Monthly Landscape Maintenance 08/25	\$	40,700.41
TECO	082625-01	221008768089 07/25 ACH	Lantern Park Ave - Walkpath, Solar 07/25	\$	783.73
TECO	082625-01	221009368202 07/25 ACH	7250 Parkshore Drive, Ballard 07/25	\$	264.32
TECO	082625-01	2211008743546 07/25 ACH	7012 Sail View Ln, Solar 07/25	\$	310.85
TECO	082225-01	321000019844 06/25 ACH	Summary Bill 06/25	\$	3,633.51
The Observer Group, Inc.	200009	25-02055H	Legal Advertising 07/25	\$	730.62
TJ Pyche	200048	TP082625	Board of Supervisor Meeting 08/26/25	\$	200.00
Waste Management Inc. of Florida	081525-01	0173793-2206-2 ACH	7006 Sailview Lane 08/25	\$	388.62

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Waste Management Inc. of Florida	081525-01	0173986-2206-2 ACH	7250 Parkshore Dr. - Amenity 08/25	\$ 943.29
Total				\$ 215,446.60

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
7/10/2025	134445

Bill To
WATERSET NORTH CDD 3434 COLWELL AVE, STE #200 TAMPA, FL 33614

Ship To
WATERSET NORTH C.D.D. 7281 PARADISO DRIVE APOLLO BEACH, FL 33572

P.O. No.	Terms
KAT PARODI	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 6/30/2025 AT 8:50AM BY KAT PARODI @ 813-677-2114 (WO-0022643) KAT REPORTS: THE LANDING POOL GATE IS NOT OPENING, CARD READER IS NOT WORKING. UPDATE 7/9/25 SPLASH PAD-READERS AT MEN/WOMEN RESTROOMS ARE NOT WORKING, STATING DENIED ACCESS. PROBLEM FOUND: 07/10/25 AT 1:03 PM 1] THE SPLASH PARK MEN'S AND WOMEN'S RESTROOMS ARE NOT ALLOWING ACCESS TO RESIDENTS, HOWEVER, IT WILL ALLOW MASTER ACCESS LEVEL CARD HOLDERS ENTRY AT THESE LOCATIONS. 2] SPLASH PARK PEDESTRIAN GATE NEAR POND IS FOLLOWING TIME ZONE TO LOCK. 3] A RETURN TO SITE WILL BE SCHEDULED. ACTION TAKEN: 1] THE TECHNICIAN, AL, TROUBLESHOT THE ISSUE OF THE RESTROOMS AT THE SPLASH PARK LOCATIONS NOT RESPONDING TO RESIDENTS' CARD ACCESS. 2] AFTER GOING THROUGH DSX SOFTWARE LINKING LEVELS, TIME ZONES, AND ACCESS LEVELS, AL DISCOVERED THAT THE CUSTOMER HAD NOT IMPLEMENTED SCHEDULE CHANGES FOR MAY THROUGH AUGUST. 3] AL CORRECTED THE SCHEDULE AFTER VERIFICATION FROM KATHRYN PARODI. AL UPLOADED THE CHANGE TO THE DSX ACCESS. AL DROVE OVER TO THE SPLASH PARK LOCATION AND TESTED THE MEN'S AND WOMEN'S RESTROOMS. AL FOUND THAT THIS LOCATION WAS WORKING AS PROGRAMMED AND WORKING PROPERLY AT THIS TIME. 4] AL TROUBLESHOT THE SPLASH PARK NEAR THE PEDESTRIAN GATE. AL VERIFIED THE OPERATION OF THE MAGLOCK. AL FOUND THAT IT WAS WORKING. AL		
		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 #
7/10/2025	134445

Bill To
WATERSET NORTH CDD 3434 COLWELL AVE, STE #200 TAMPA, FL 33614

Ship To
WATERSET NORTH C.D.D. 7281 PARADISO DRIVE APOLLO BEACH, FL 33572

P.O. No.	Terms
KAT PARODI	Net 30

Quantity	Description	Rate	Amount
	PERFORMED A SYSTEM RESET AND PERFORMED FULL SYSTEM DOWNLOAD FOR THIS LOCATION. AL TESTED THE EXIT BUTTON AND WIRING AND FOUND THAT THE CONDITION WAS GOOD. 5] AL FOUND THAT THE POND PEDESTRIAN WAS NOT FOLLOWING THE MANUAL OVERRIDE COMMAND FROM THE DSX COMMUNICATION SERVER AT WATERSET CENTRAL. 6] AL FOUND THAT THE NEAR PARK PEDESTRIAN WAS WIRED TO ALLOW FREE EGRESS USING THE EXIT BUTTON, BUT THE CARD CREDENTIALS DID NOT UNLOCK THE MAGLOCK. CUSTOMER IS AWARE OF THE STATE OF THIS GATE. A QUOTE WAS SENT AND ACCEPTED FOR THE RECOMMENDED REPAIRS. A RETURN TO SITE IS NEEDED.		
3.25	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	135.00	438.75
1	TRIP CHARGE	55.00	55.00
	7% Sales tax rate	7.00%	0.00
		Total	\$493.75

RECEIVED
08/06/2025

Thank you for your business.

Phone #
727-533-0295

Payments/Credits \$0.00

Balance Due \$493.75

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
8/19/2025	135342

RECEIVED
08/19/25

Bill To
WATERSET NORTH CDD 3434 COLWELL AVE, STE #200 TAMPA, FL 33614

Ship To
WATERSET CENTRAL CDD 7281 PARADISO DR APOLLO BEACH, FL 33572

P.O. No.	Terms
RUBEN DURAND	Due on receipt

Quantity	Description	Rate	Amount
	COMPLETION OF QQ 072425WNCDD RE: Replace (1) damaged DSX controllers per work order #22855 (Problem reported: 7/14/2025 AT 1:20PM BY HEIDI TORRES @ 813-677-2114 HEIDI REPORTS: THE GATE ON MADRIGAL HAS NOT BEEN WORKING SINCE THE RECENT WEATHER HAS HIT, NEED TECHNICIAN TO TROUBLESHOOT THE ISSUE. RETURN TO SITE PER WO#22829 DSX CERTIFIED TECH TO RETURN TO TROUBLESHOOT POOL GATE,MAGLOCK AND REWIRE THE PUSH TO EXIT BUTTON AT THE SPLASH. TECH DETERMINED THE FOLLOWING SYSTEM ISSUES.2] AT LAKESIDE PARK, MASTER 1042 CONTROLLER NEEDS REPLACING. 3] AT MADRIGAL SITE BOTH DSX 1042 CONTROLLERS NEED TO BE REPLACED. AT LOCATION TECH WAS SUCCESSFUL IN MAKING TEMPORARY REPAIRS TO SECURE THE POOL PEDESTRIAN GATES. COMPLETED ON 8/14/2025		
1	DSX-1042 INTELLIGENT TWO DOOR ACCESS I/O CONTROLLER (1) 1042 CONTROLLER FOR THE LAKE PARK LOCATION	1,245.00	1,245.00
1	SHIPPING	35.00	35.00
1	LABOR TO INSTALL	290.00	290.00
	PLEASE SEE CONTRACT FOR ALL WARRANTY AND DISCOUNT INFORMATION Exempt Sales	0.00%	0.00
		Total	\$1,570.00

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$1,570.00



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

Alvarez Plumbing and Air Conditioning
1623 S 51st Street, Tampa, Florida 33619
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

BILL TO

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

RECEIVED
07/10/25

INVOICE
68209

INVOICE DATE
Jul 10, 2025

JOB ADDRESS

Waterset Splash Pad Area
7205 Parkshore Drive
Apollo Beach, FL 33572 USA

Completed Date: 6/19/2025

Payment Term: Net 30

Due Date: 8/9/2025

DESCRIPTION OF WORK

06/19/2025 – Performed mini-split cleaning, including in-place cleaning of the blower wheel and evaporator coil. The condenser coil was also cleaned, and pan treatment was applied. System pressures were checked and found to be within normal range. It was noted that the mini-split remote is missing. The system is currently cooling properly.

SS0619

SUB-TOTAL \$169.00

TOTAL DUE \$169.00

BALANCE DUE **\$169.00**

SYNCHRONY FINANCING AVAILABLE - Ask about our easy application and fast funding solutions.

CUSTOMER AUTHORIZATION

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.

Sign here

Date 6/19/2025

CUSTOMER ACKNOWLEDGEMENT

My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section

Sign here



Date 6/19/2025



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

Alvarez Plumbing and Air Conditioning
1623 S 51st Street, Tampa, Florida 33619
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

BILL TO

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

RECEIVED
07/10/25

INVOICE
69160

INVOICE DATE
Jul 08, 2025

JOB ADDRESS

Waterset Splash Pad Area
7205 Parkshore Drive
Apollo Beach, FL 33572 USA

Completed Date: 7/7/2025

Payment Term: Net 30

Due Date: 8/7/2025

DESCRIPTION OF WORK

07/07/2025 -Alvarez Plumbing & Air Conditioning was contacted for a stoppage. Upon arrival, we observed a splash water pump drain line stoppage. We ran snake down the drain line for approximately 15' feet before hitting a point where the snake couldn't pass through. We are unsure if this is the point where blockage is located or where a different type of fittings were installed and therefore blocking the path for the snake to keep going.

At this point , the area will have to be dug up to locate the line underground and determine that cause of the blockage , if original line drain line wants to be used again.

Note: Information has been sent estimates department and an estimate for further repairs with be sent on a different proposal.

Job Complete.
07/08/2025 KMJ.

SUB-TOTAL \$299.00

TOTAL DUE \$299.00

BALANCE DUE **\$299.00**

SYNCHRONY FINANCING AVAILABLE - Ask about our easy application and fast funding solutions.

CUSTOMER AUTHORIZATION

My signature denotes that I accept all Terms and Conditions in the CUSTOMER AUTHORIZATION section.

Sign here

Date 7/7/2025

CUSTOMER ACKNOWLEDGEMENT

My signature here signifies my full and final acceptance of all work performed by the contractor and the acknowledgment of the Terms & Conditions in the attached CUSTOMER ACKNOWLEDGEMENT section.

Sign here

A handwritten signature in black ink, appearing to be "K. O. R.", written over a horizontal line.

Date 7/7/2025



3840 68th Ave N
Pinellas Park, FL 33781

Bill To

Waterset North CDD
C/O Rizzetta & Co
3434 Calwell Ave, Ste 200
Tampa, FL 33612

Invoice 264

Date	PO#
07/29/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Property Address

Waterset North CDD
Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

Controller 3H Valve Manifold Damages

The following includes all labor and material to repair damaged valve manifold at the N.E. Corner of Paseo Al Mar and Waterset Blvd. Multiple valve box's ran over and damaged. Controller 3H zone 60 isolation ball valve, spray zone valve broken and damage, zone 63 drip valve kit damaged, 2- large rectangle valve vaults damaged, 10" round vault damaged, replacement parts and equipment, 2" PVC ball valve, 1 1/2" spray zone valve, 1 1/2" ICV drip valve kit.









Irrigation Repair - 07/28/2025

\$2,448.98

RECEIVED
07/29/2025

Subtotal	\$2,448.98
Sales Tax	\$0.00
Total	\$2,448.98
Credits/Payments	(\$0.00)
Balance Due	\$2,448.98

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,991.48	\$15,026.89	\$656.81	\$0.00	\$0.00



3840 68th Ave N
Pinellas Park, FL 33781

Bill To
Waterset North CDD C/O Rizzetta & Co 3434 Calwell Ave, Ste 200 Tampa, FL 33612

Invoice 265

Date	PO#
07/29/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Property Address
Waterset North CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

7-26-2025 Waterset Blvd and Milestone Emergency Service Call

The following includes all labor for emergency service call received on Saturday July 26th, Tech found the inline filter cap for the system located at Waterset Blvd and Milestone to be ruptured due to the reclaimed water pressure. Water was shut down at meter and isolation valve and repair made.



Irrigation Repair - 07/28/2025

\$542.50

RECEIVED
07/29/2025

Subtotal	\$542.50
Sales Tax	\$0.00
Total	\$542.50
Credits/Payments	(\$0.00)
Balance Due	\$542.50

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,991.48	\$15,026.89	\$656.81	\$0.00	\$0.00



3840 68th Ave N
Pinellas Park, FL 33781

RECEIVED
07/28/25

Invoice 193

Date	PO#
06/19/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Bill To
Waterset North CDD C/O Rizzetta & Co 3434 Calwell Ave, Ste 200 Tampa, FL 33612

Property Address
Waterset North CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

Paseo Al Mar additional Damage Repairs

The following includes labor and material to repair a leak on the 3" main line located at Paseo Al Mar, these damages were incurred during the under ground boring construction in this area. This repair is in addition to the approved repairs of the damaged valve manifold. Upon repairing the valve manifold the techs had the entire area excavated and found an additional leak of the main line.



Irrigation Repair - 06/05/2025

\$656.81

Subtotal	\$656.81
Sales Tax	\$0.00
Total	\$656.81
Credits/Payments	(\$0.00)
Balance Due	\$656.81

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$15,026.89	\$656.81	\$0.00	\$0.00



3840 68th Ave N
Pinellas Park, FL 33781

RECEIVED
07/28/25

Invoice 226

Date	PO#
07/01/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Bill To
Waterset North CDD C/O Rizzetta & Co 3434 Calwell Ave, Ste 200 Tampa, FL 33612

Property Address
Waterset North CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#190 - Irrigation Maintenance Agreement July 2025				\$12,500.00
Monthly Maintenance - 05/30/2025				\$0.00

Subtotal	\$12,500.00
Sales Tax	\$0.00
Total	\$12,500.00
Credits/Payments	(\$0.00)
Balance Due	\$12,500.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$15,026.89	\$656.81	\$0.00	\$0.00



3840 68th Ave N
Pinellas Park, FL 33781

RECEIVED
07/28/25

Invoice 252

Date	PO#
07/17/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Bill To
Waterset North CDD C/O Rizzetta & Co 3434 Calwell Ave, Ste 200 Tampa, FL 33612

Property Address
Waterset North CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

Controller A Main Line Leak Waterset Blvd. & Milestone

The following includes all labor and material to repair a leaking main line found at the NE corner of Waterset Blvd and Milestone on Controller A, The main line leak has the valve manifold for zones 42-50 under water and these zones are no longer operating from the controller. These zones being down due to the standing water could be a bad wire splice sitting in water causing the noncommunication with the controller. The above includes main line repair and (3) new 3M DBR-Y6 Direct Bury Splice Kits to rewire the valves with the proper silicone wire splicing kits.





Irrigation Repair - 07/16/2025

\$1,578.04

Subtotal	\$1,578.04
Sales Tax	\$0.00
Total	\$1,578.04
Credits/Payments	(\$0.00)
Balance Due	\$1,578.04

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$15,026.89	\$656.81	\$0.00	\$0.00



3840 68th Ave N
Pinellas Park, FL 33781

RECEIVED
07/28/25

Invoice 254

Date	PO#
07/18/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Bill To
Waterset North CDD C/O Rizzetta & Co 3434 Calwell Ave, Ste 200 Tampa, FL 33612

Property Address
Waterset North CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

Controller 3J Paseo Al Mar and Covington Valve Replacement

The following includes all labor and material to replace a 1 1/2" ICV valve on controller 3J, the valve was found to be leaking due to damaged flow control valve.





Irrigation Repair - 07/17/2025

\$750.39

Subtotal	\$750.39
Sales Tax	\$0.00
Total	\$750.39
Credits/Payments	(\$0.00)
Balance Due	\$750.39

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$15,026.89	\$656.81	\$0.00	\$0.00



3840 68th Ave N
Pinellas Park, FL 33781

RECEIVED
07/28/25

Invoice 255

Date	PO#
07/18/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Bill To
Waterset North CDD C/O Rizzetta & Co 3434 Calwell Ave, Ste 200 Tampa, FL 33612

Property Address
Waterset North CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
-------------	-----------	------	------------	--------

Controller A Zone 82 Bad Decoder and Solenoid Replacement

The following includes all labor and material to replace the decoder and solenoid for zone 82 on controller A, during June inspection found zone to be inoperable. Decoder is still under warranty and there will be NO CHARGE for the ICD 100 Decoder.



Subtotal	\$198.46
Sales Tax	\$0.00
Total	\$198.46
Credits/Payments	(\$0.00)
Balance Due	\$198.46

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$15,026.89	\$656.81	\$0.00	\$0.00



3840 68th Ave N
Pinellas Park, FL 33781

Invoice 280

Date	PO#
08/01/25	
Sales Rep	Terms
Brian Brown	Due on Receipt

Bill To
Waterset North CDD C/O Rizzetta & Co 3434 Calwell Ave, Ste 200 Tampa, FL 33612

RECEIVED
08/01/25

Property Address
Waterset North CDD Apollo Beach, FL

Description	Qty / UOM	Rate	Ext. Price	Amount
#190 - Irrigation Maintenance Agreement August 2025				\$12,500.00
Monthly Maintenance - 06/30/2025				\$0.00

Subtotal	\$12,500.00
Sales Tax	\$0.00
Total	\$12,500.00
Credits/Payments	(\$0.00)
Balance Due	\$12,500.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$12,500.00	\$5,518.37	\$13,156.81	\$0.00	\$0.00

Waterset North CDD
Hillsborough County BOCC Summary
Master Summary Account #9581654736

Due Date: 08/22/2025
Service Dates: 06/26/2025-07/28/2025 July 2025

<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>	
8/1/2025	6633 Park Strand Dr	001-53600-4310	\$37.74	Reclaim
8/1/2025	7218 Hourglass Dr	001-53600-4310	\$49.82	Reclaim
8/1/2025	6507 Park Strand Dr	001-53600-4310	\$171.75	Reclaim
8/1/2025	6901 Covington Stone Ave	001-53600-4310	\$5.94	Reclaim
8/1/2025	6398 Paseo Al Mar Blvd	001-53600-4310	\$144.68	Reclaim
8/1/2025	6918 Park Strand Dr	001-53600-4310	\$6.91	Reclaim
8/1/2025	6128 Shadowlake Dr	001-53600-4310	\$25.73	Reclaim
8/1/2025	6937A Crestpoint Dr	001-53600-4310	\$11.68	Reclaim
8/1/2025	6933A Crestpoint Dri	001-53600-4310	\$9.51	Reclaim
8/1/2025	6846 Park Strand Dr	001-53600-4310	\$14.82	Reclaim
8/1/2025	7051 Paradiso Dr	001-53600-4310	\$221.10	Reclaim
8/1/2025	6326 Lantern View Pl	001-53600-4310	\$24.04	Reclaim
8/1/2025	6500 Maiden Sea Dr	001-53600-4310	\$6.84	Reclaim
8/1/2025	6233 Colmar Pl	001-53600-4310	\$12.41	Reclaim
8/1/2025	6510 Knowledge Dr	001-53600-4310	\$7.66	Reclaim
8/1/2025	7315 Hermes Ct	001-53600-4310	\$86.41	Reclaim
8/1/2025	7087 Milestone Dr	001-53600-4310	\$5.94	Reclaim
8/1/2025	6539 Mayport Dr	001-53600-4310	\$22.92	Reclaim
8/1/2025	6806 Paradiso Dr	001-53600-4310	\$5.94	Reclaim
8/1/2025	6906 Waterset Blvd	001-53600-4310	\$226.14	Reclaim
8/1/2025	6480 Tideline Dr	001-53600-4310	\$19.39	Reclaim
8/1/2025	6430 Tideline Dr	001-53600-4310	\$8.87	Reclaim
8/1/2025	6314 Brevada Ln	001-53600-4310	\$5.94	Reclaim
8/1/2025	7312 Parkshore Dr	001-53600-4310	\$29.25	Reclaim
8/1/2025	7312 Parkshore Dr	001-53600-4301	\$325.84	Water
8/1/2025	7024 Sail View Ln	001-53600-4310	\$38.83	Reclaim
8/1/2025	7024 Sail View Ln	001-53600-4301	\$279.36	Water
8/1/2025	6307 Havensport Dr	001-53600-4310	\$6.48	Reclaim
8/1/2025	6702 Waterset Blvd	001-53600-4310	\$46.28	Reclaim
8/1/2025	6951A Crestpoint Dr	001-53600-4310	\$14.10	Reclaim
8/1/2025	6415 Salt Creek Ave	001-53600-4310	\$16.24	Reclaim
8/1/2025	7140 Bowspirit Pl	001-53600-4310	\$9.46	Reclaim
8/1/2025	7444 Milestone Dr	001-53600-4310	\$21.87	Reclaim
8/1/2025	6213 Covington Garden Dr	001-53600-4310	\$119.18	Reclaim
8/1/2025	6417 Tideline Dr	001-53600-4310	\$12.67	Reclaim
8/1/2025	7230 Bowspirit Pl	001-53600-4310	\$35.43	Reclaim
8/1/2025	7006 Sail View Ln - Reclaim Water Meter	001-53600-4310	\$5.94	Reclaim
8/1/2025	6633 Current Dr	001-53600-4310	\$6.64	Reclaim
8/1/2025	6531 Nestall Ct	001-53600-4310	\$7.83	Reclaim
8/1/2025	6442 Tideline Dr	001-53600-4310	\$13.67	Reclaim
8/1/2025	6976 Crestpoint Dr	001-53600-4310	\$40.31	Reclaim
8/1/2025	6651 Waterset Blvd	001-53600-4310	\$159.79	Reclaim
8/1/2025	6904 Waterset Blvd	001-53600-4310	\$34.82	Reclaim
8/1/2025	7580 Milestone Dr	001-53600-4310	\$6.99	Reclaim
8/1/2025	6649-A Current Dr	001-53600-4310	\$7.86	Reclaim
8/1/2025	7229 Hourglass Dr	001-53600-4310	\$12.26	Reclaim
8/1/2025	7501 Parkshore Dr	001-53600-4310	\$5.94	Reclaim
8/1/2025	6401 Blue Sail Ln	001-53600-4310	\$16.81	Reclaim
	Bill Corrections	001-53600-4310		Credit
	Deposit	01-15601	\$0.00	Deposits
	TOTAL		\$2,406.03	ACH

Summary			
Utility Services	001-53600-4301		\$605.20
Utility Reclaim	001-53600-4310		\$1,800.83
Deposit	001-15601		\$0.00
Credit			\$0.00
TOTAL			\$2,406.03



Hillsborough
County Florida

S-Page 1 of 24

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

Summary of Account Charges

Previous Balance	\$2,943.05
Net Payments - Thank You	\$-2,943.05
Total Account Charges	\$2,406.03
AMOUNT DUE	\$2,406.03

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: **9581654736**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

897 0

DUE DATE

08/22/2025

**Auto Pay Scheduled
DO NOT PAY**



0095816547368 00002406031



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

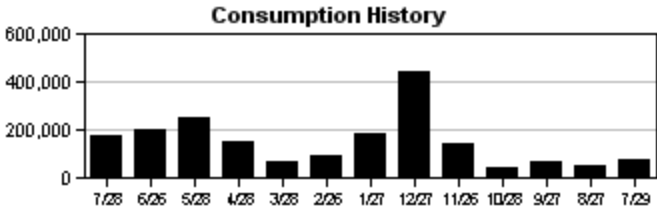
Service Address: 6633 PARK STRAND DR

S-Page 2 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272125	06/26/2025	60416	07/28/2025	62150	173400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$37.74
Total Service Address Charges	\$37.74



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

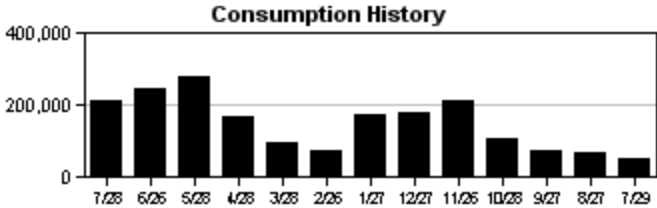
Service Address: 7218 HOURGLASS DR

S-Page 2 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034973	06/26/2025	259270	07/28/2025	261400	213000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$49.82
Total Service Address Charges	\$49.82





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

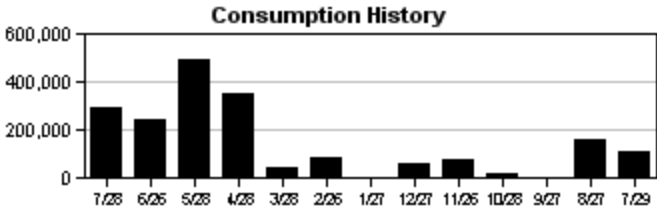
Service Address: 6507 PARK STRAND DR

S-Page 3 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034979A	06/26/2025	172365	07/28/2025	175257	289200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$171.75
Total Service Address Charges	\$171.75



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

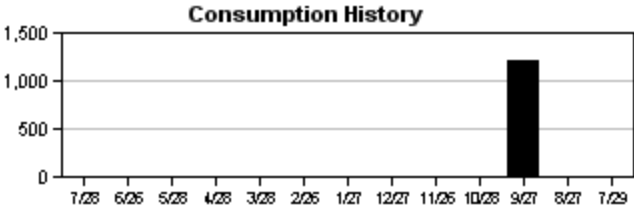
Service Address: 6901 COVINGTON STONE AVE

S-Page 3 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93325564	06/26/2025	737	07/28/2025	737	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.94
Total Service Address Charges	\$5.94





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

Service Address: 6398 PASEO AL MAR BLVD

S-Page 4 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61071957	07/02/2025	434555	07/29/2025	441251	669600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$144.68
Total Service Address Charges	\$144.68



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

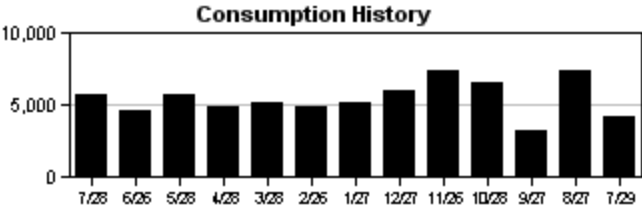
Service Address: 6918 PARK STRAND DR

S-Page 4 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93788225	06/26/2025	10175	07/28/2025	10232	5700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.91
Total Service Address Charges	\$6.91





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

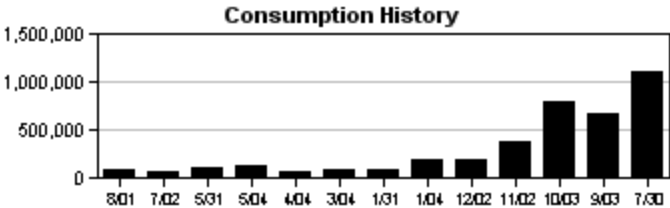
Service Address: 6128 SHADOWLAKE DR

S-Page 5 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703639762	06/24/2025	983023	08/01/2025	1099447	116424 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$25.73
Total Service Address Charges	\$25.73



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

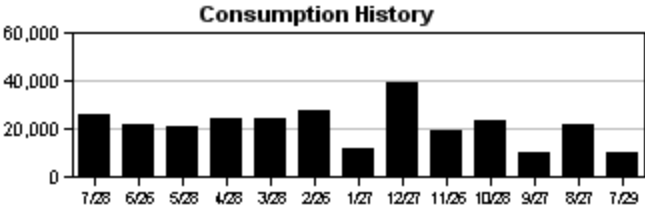
Service Address: 6937A CRESTPOINT DR

S-Page 5 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015717	06/26/2025	21407	07/28/2025	21667	26000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$11.68
Total Service Address Charges	\$11.68





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

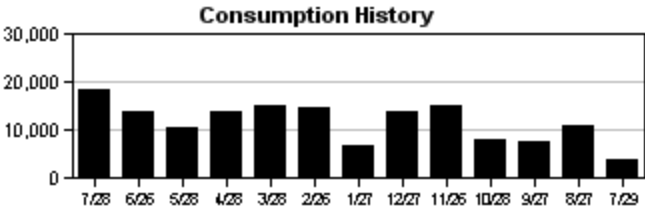
Service Address: 6933A CRESTPOINT DR

S-Page 6 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674085	06/26/2025	19605	07/28/2025	19790	18500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$9.51
Total Service Address Charges	\$9.51



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

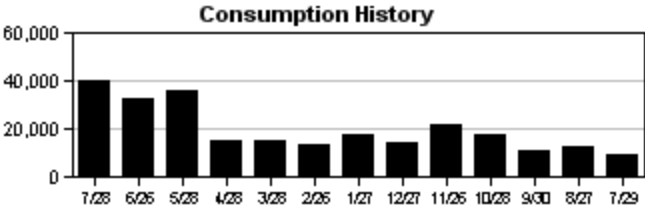
Service Address: 6846 PARK STRAND DR

S-Page 6 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
39303667	06/26/2025	7350	07/28/2025	7750	40000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$14.82
Total Service Address Charges	\$14.82





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

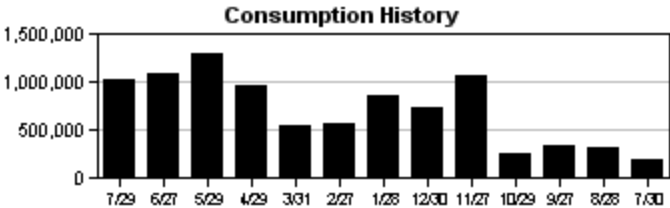
Service Address: 7051 PARADISO DR

S-Page 7 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60905794	06/27/2025	786415	07/29/2025	796666	1025100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$221.10
Total Service Address Charges	\$221.10



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

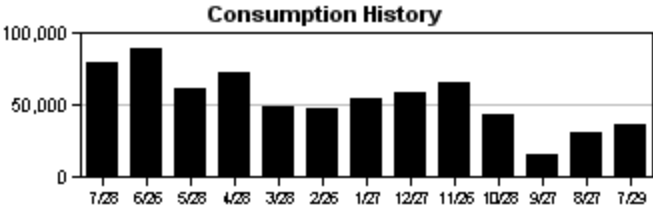
Service Address: 6326 LANTERN VIEW PL

S-Page 7 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53279781	06/26/2025	55835	07/28/2025	56623	78800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$24.04
Total Service Address Charges	\$24.04





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

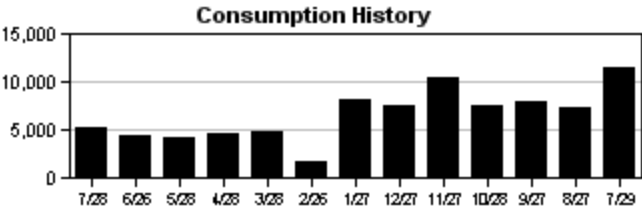
Service Address: 6500 MAIDEN SEA DR

S-Page 8 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54255329	06/26/2025	5993	07/28/2025	6046	5300 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

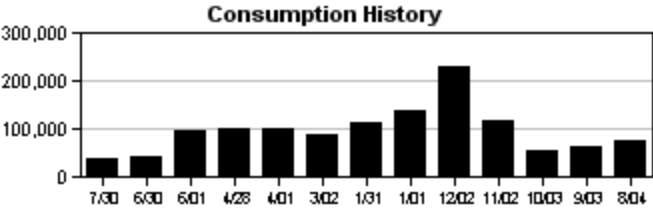
Service Address: 6233 COLMAR PL

S-Page 8 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540592	06/30/2025	415226	07/30/2025	453260	38034 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.41
Total Service Address Charges	\$12.41





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

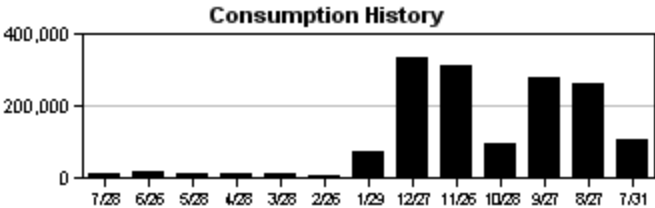
Service Address: 6510 KNOWLEDGE DR

S-Page 9 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60998079	06/26/2025	313315	07/28/2025	313416	10100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.66
Total Service Address Charges	\$7.66



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

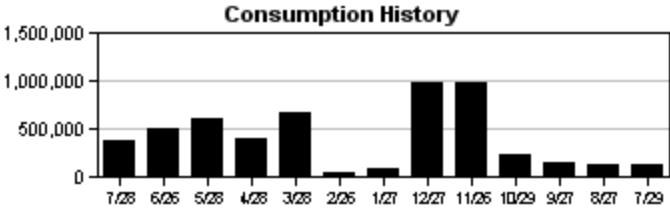
Service Address: 7315 HERMES CT

S-Page 9 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60918426	06/26/2025	342465	07/28/2025	346192	372700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$86.41
Total Service Address Charges	\$86.41





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

Service Address: 7087 MILESTONE DR

S-Page 10 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60830759	06/26/2025	514895	07/28/2025	514895	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.94
Total Service Address Charges	\$5.94



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

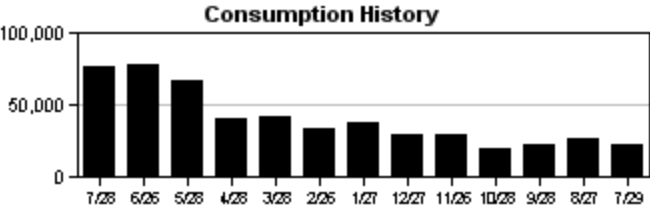
Service Address: 6539 MAYPORT DR

S-Page 10 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272129	06/26/2025	42236	07/28/2025	43002	76600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$22.92
Total Service Address Charges	\$22.92





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

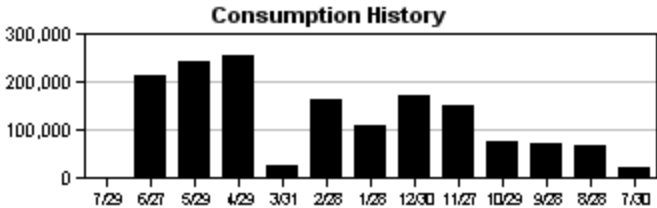
Service Address: 6806 PARADISO DR

S-Page 11 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034981	06/27/2025	187346	07/29/2025	187346	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.94
Total Service Address Charges	\$5.94



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

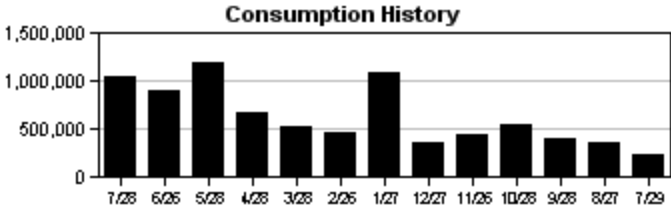
Service Address: 6906 WATERSET BLVD

S-Page 11 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60792083	06/26/2025	885538	07/28/2025	896048	1051000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$226.14
Total Service Address Charges	\$226.14





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

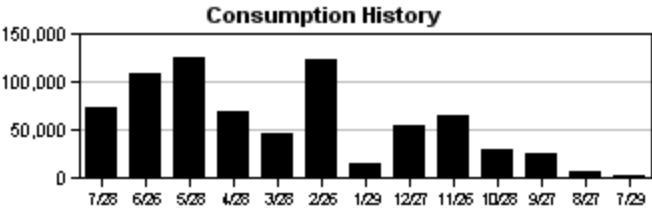
Service Address: 6480 TIDELINE DR

S-Page 12 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674090	06/26/2025	94947	07/28/2025	95674	72700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$19.39
Total Service Address Charges	\$19.39



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

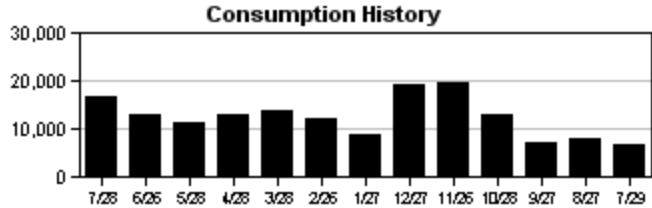
Service Address: 6430 TIDELINE DR

S-Page 12 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53207883	06/26/2025	26768	07/28/2025	26934	16600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.87
Total Service Address Charges	\$8.87





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

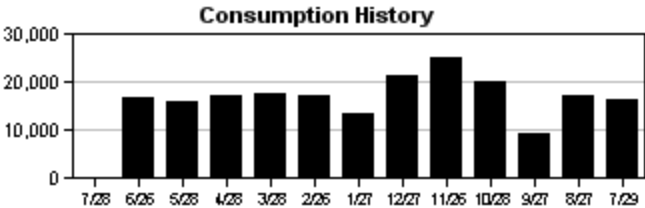
Service Address: 6314 BREVADA LN

S-Page 13 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53558299	06/26/2025	12196	07/28/2025	12196	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.94
Total Service Address Charges	\$5.94



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

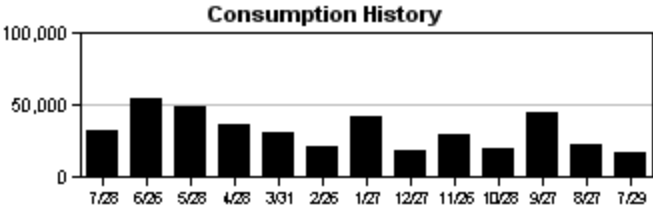
Service Address: 7312 PARKSHORE DR

S-Page 13 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53384182	06/26/2025	57217	07/28/2025	57533	31600 GAL	ACTUAL	WATER
60906266	06/26/2025	2918	07/28/2025	2927	900 GAL	ACTUAL	WATER
61168490	06/26/2025	157817	07/28/2025	159188	137100 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$98.15
Water Base Charge	\$131.71
Water Usage Charge	\$33.48
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$5.87
Reclaimed Water Charge	\$29.25
Total Service Address Charges	\$355.09





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

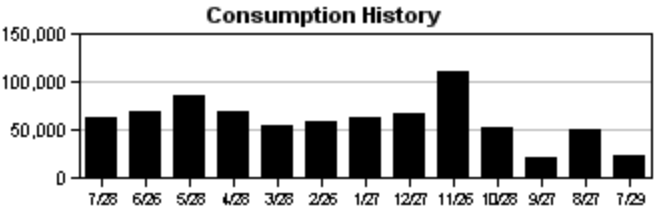
Service Address: 7024 SAIL VIEW LN

S-Page 14 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
52617764	06/26/2025	29950	07/28/2025	30113	16300 GAL	ACTUAL	WATER
60792087	06/26/2025	14907	07/28/2025	14931	2400 GAL	ACTUAL	WATER
34272136	06/26/2025	88404	07/28/2025	89033	62900 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$56.47
Water Base Charge	\$80.75
Water Usage Charge	\$19.26
Sewer Base Charge	\$101.20
Sewer Usage Charge	\$15.65
Reclaimed Water Charge	\$38.83
Total Service Address Charges	\$318.19



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

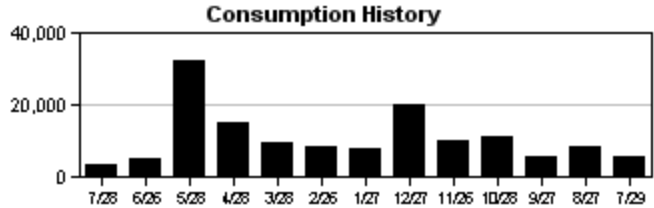
Service Address: 6307 HAVENSPORT DR

S-Page 14 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53558152	06/26/2025	17668	07/28/2025	17700	3200 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 NORTH CDD	9581654736	08/01/2025	08/22/2025

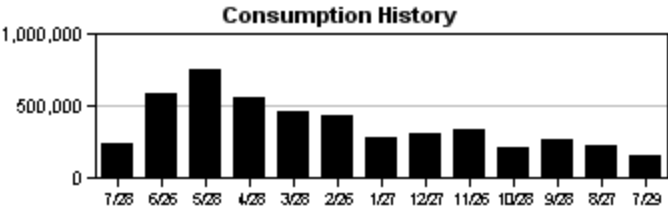
Service Address: 6702 WATERSET BLVD

S-Page 15 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60792081	06/26/2025	556382	07/28/2025	558755	237300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$46.28
Total Service Address Charges	\$46.28



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

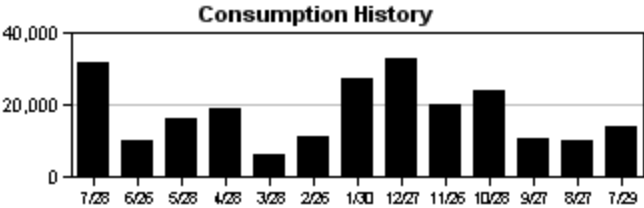
Service Address: 6951A CRESTPOINT DR

S-Page 15 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015715	06/26/2025	22361	07/28/2025	22677	31600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$14.10
Total Service Address Charges	\$14.10





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

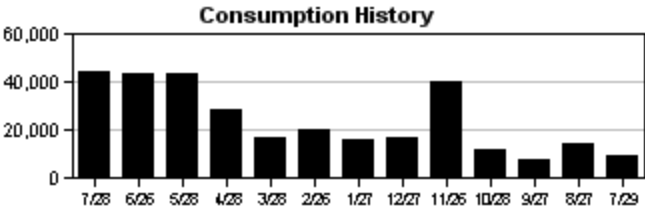
Service Address: 6415 SALT CREEK AVE

S-Page 16 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272119	06/26/2025	26423	07/28/2025	26866	44300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$16.24
Total Service Address Charges	\$16.24



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

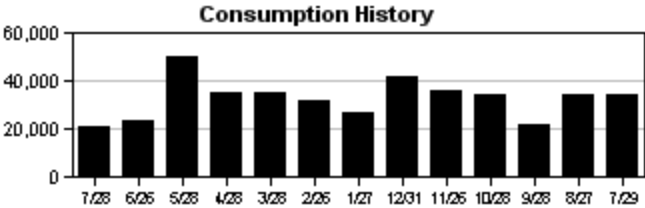
Service Address: 7140 BOWSPIRIT PL

S-Page 16 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272127	06/26/2025	35279	07/28/2025	35486	20700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$9.46
Total Service Address Charges	\$9.46





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

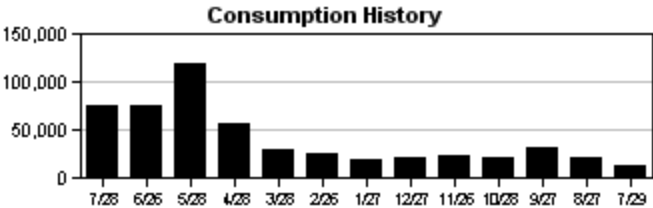
Service Address: 7444 MILESTONE DR

S-Page 17 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272130	06/26/2025	62446	07/28/2025	63200	75400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$21.87
Total Service Address Charges	\$21.87



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

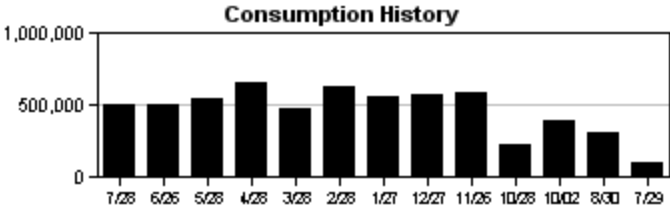
Service Address: 6213 COVINGTON GARDEN DR

S-Page 17 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60961507	06/26/2025	425912	07/28/2025	430858	494600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$119.18
Total Service Address Charges	\$119.18





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

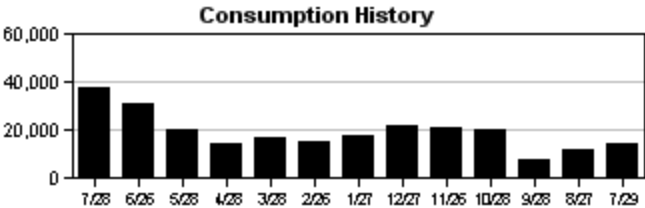
Service Address: 6417 TIDELINE DR

S-Page 18 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674093	06/26/2025	27926	07/28/2025	28297	37100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.67
Total Service Address Charges	\$12.67



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

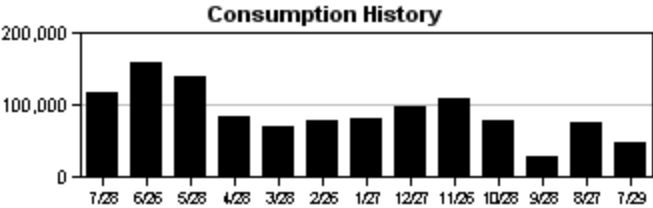
Service Address: 7230 BOWSPIRIT PL

S-Page 18 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034978A	06/26/2025	146832	07/28/2025	147990	115800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$35.43
Total Service Address Charges	\$35.43





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

Service Address: 7006 SAIL VIEW LN - RECLAIM WATER METER ONLY

S-Page 19 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272126A	06/26/2025	0	07/28/2025	0	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.94
Total Service Address Charges	\$5.94



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

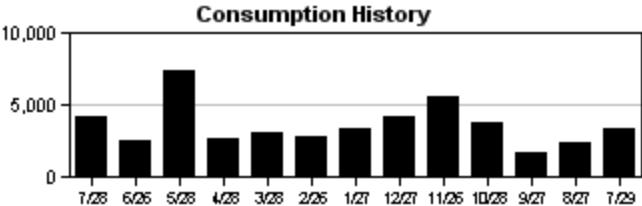
Service Address: 6633 CURRENT DR

S-Page 19 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93627327	06/26/2025	20089	07/28/2025	20130	4100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.64
Total Service Address Charges	\$6.64





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

Service Address: 6531 NESTALL CT

S-Page 20 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272128	06/26/2025	49966	07/28/2025	50077	11100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.83
Total Service Address Charges	\$7.83



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

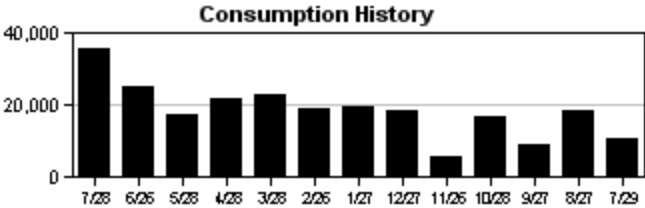
Service Address: 6442 TIDELINE DR

S-Page 20 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674091	06/26/2025	27965	07/28/2025	28318	35300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$13.67
Total Service Address Charges	\$13.67





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

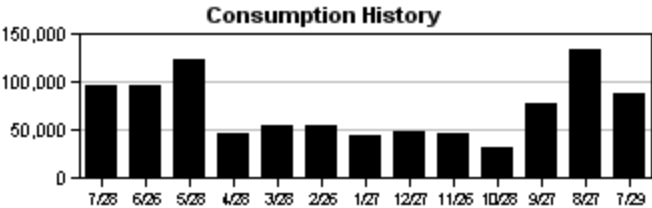
Service Address: 6976 CRESTPOINT DR

S-Page 21 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015716	06/26/2025	86512	07/28/2025	87466	95400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$40.31
Total Service Address Charges	\$40.31



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

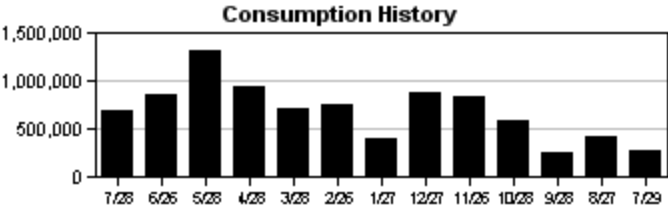
Service Address: 6651 WATERSET BLVD

S-Page 21 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111737	06/26/2025	282404	07/28/2025	289300	689600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$159.79
Total Service Address Charges	\$159.79





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

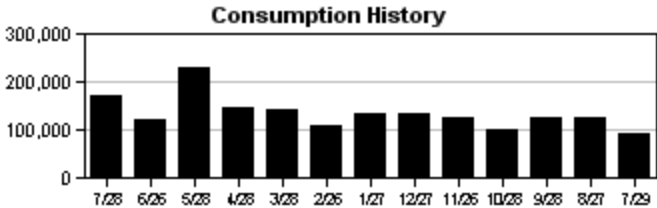
Service Address: 6904 WATERSET BLVD

S-Page 22 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60792088	06/26/2025	476363	07/28/2025	478062	169900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$34.82
Total Service Address Charges	\$34.82



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

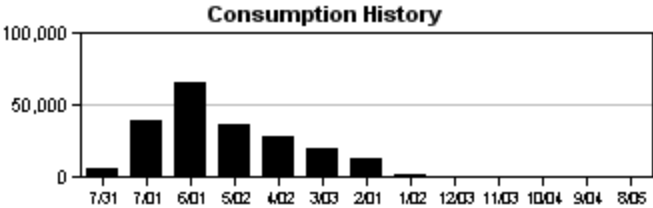
Service Address: 7580 MILESTONE DR

S-Page 22 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703732134	07/01/2025	201029	07/31/2025	207230	6201 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.99
Total Service Address Charges	\$6.99





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

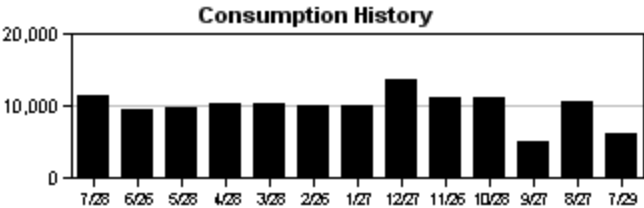
Service Address: 6649-A CURRENT DR

S-Page 23 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
92998107	06/26/2025	16811	07/28/2025	16924	11300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.86
Total Service Address Charges	\$7.86



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

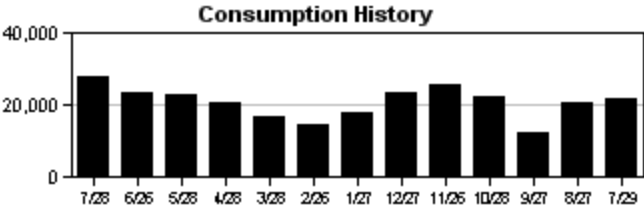
Service Address: 7229 HOURGLASS DR

S-Page 23 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
94180523	06/26/2025	9738	07/28/2025	10018	28000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.26
Total Service Address Charges	\$12.26





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

Service Address: 7501 PARKSHORE DR

S-Page 24 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60890616	06/26/2025	300353	07/28/2025	300353	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$5.94
Total Service Address Charges	\$5.94



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	08/01/2025	08/22/2025

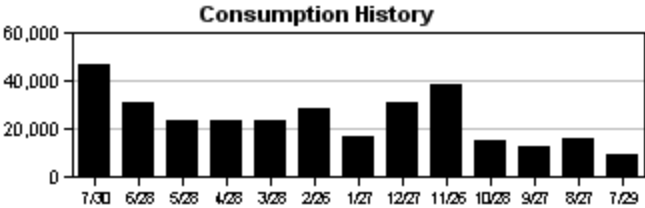
Service Address: 6401 BLUE SAIL LN

S-Page 24 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705869098	06/28/2025	21060	07/30/2025	67350	46290 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$16.81
Total Service Address Charges	\$16.81





BRANDON
INDUSTRIES

Quality Streetscape Solutions™

Page: 1

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: 2018531-IN

Invoice Date: 5/28/2025

Order Number : 1028602

Order Date: 3/21/2025

Salesperson: Tristin Kosco

Customer Number: FLCASTLE

Bill To:

Waterset North CDD
3434 Colwell Ave
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 North CDD			INSTALL		Due Upon Receipt	
Quantity			Item Number	Description	Unit Price	Amount
Ordered	Shipped	B/O				
1.00	1.00		SPF3X14 BK	FLUTED Aluminum Pole 6005-T6 3"OD x 14' 0" Black	224.00	224.00
			/INSTALL FL	Installation Labor Florida		250.00

RECEIVED
07/30/2025

THANK YOU!

Net Invoice: 474.00
Less Discount: 0.00
Freight: 115.00
Sales Tax: 0.00
Invoice Total: 589.00

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



INVOICE

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

INVOICE 2062
DATE 07/31/2025
TERMS Net 30
DUE DATE 08/30/2025

PROJECT NAME
Waterset North CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[July 01 - July 23]	2:30	210.00	525.00
Project Manager II	[July 02 - July 31]	13:30	180.00	2,430.00
Senior Inspector	[July 29 - July 30]	2:00	120.00	240.00

BALANCE DUE

\$3,195.00
RECEIVED
08/06/2025

Pay invoice



WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
Jul-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up, Engineer's Reports/Invoicing	5.50	\$210 \$180	S. Brletic J. Whited	\$0.00 \$990.00
6416 Maiden Sea Erosion - Site Visit, Research and Communication.	2.00 2.00	\$180 \$120	J. Whited K. Wagner	\$360.00 \$240.00
Pergola Inspection and RFP.	2.00 0.00	\$180 \$120	J. Whited K. Wagner	\$360.00 \$0.00
Property Conveyances - Research, Communication, Document Review.	1.00 1.00	\$180 \$210	J. Whited S. Brletic	\$180.00 \$210.00
Sump E2 Resident, Vendor and Staff Communication for Drainage Concerns and Jet Vac.	3.00 0.00	\$180 \$120	J. Whited K. Wagner	\$540.00 \$0.00
Tripping Lawsuit Research and Communication.	0.00 1.50	\$180 \$210	J. Whited S. Brletic	\$0.00 \$315.00
INVOICE TOTAL	18.00			\$3,195.00



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

Document No:INS-0725-299
Document Date:07/31/2025

RECEIVED
08/12/25

Association: Waterset North Community Development District

Total Due: \$519.59

Date	Description	Amount
07/31/2025	Insurance Reimbursement Torres, Heidy ASTPM	\$178.75
07/31/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$340.84

Report Totals

Billing: \$519.59
Total Sales Tax: \$0.00
Balance Due: **\$519.59**



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

Document No:MGT-080125-504
Document Date:08/01/2025

RECEIVED
08/01/25

Association: Waterset North Community Development Disctrict

Contract No: WATCD

Total Due: \$1,346.11

Fee	Amount
Contract Management	\$1,346.11

Report Totals

Billing: \$1,346.11
Total Sales Tax: \$0.00
Balance Due: **\$1,346.11**

Waterset North CDD
Meeting Date: August 26, 2025

RECEIVED
08/27/25

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	
Paul Anderson	☒	PA082625
Trish Cianci-Deckard	☒	TD082625
Mike Tobin	☒	MT082625
TJ Pyche	☒	TP082625
Cathleen DeLucia	☒	CD082625

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00 PM
Meeting End Time:	8:12 PM
Total Meeting Time:	2 hrs 12 min

Time Over (?) Hours:

Total at \$ per Hour:

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: R. Durand



Spectrum Mobile provides flexibility to work on-the-go



EXCLUSIVE OFFER FOR SPECTRUM BUSINESS INTERNET CUSTOMERS:



Unlimited talk, text, data
(reduced speeds
after 30 GB)



Nationwide 5G
included



**The nation's
fastest-growing
mobile provider**

\$20 /month

per additional line when you add four or more lines.
Spectrum Business Internet and Auto Pay required.



Call 855-339-1448
or visit spectrum.com/business to get started

Limited-time offer; subject to change. Qualified Spectrum Business customers without any outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services are not maintained. Spectrum Business Internet, four or more paid mobile unlimited lines and Auto Pay required. Per line activation fee applies to paid Mobile lines. Offer cannot be combined with other mobile service promotions. Tablets not eligible for promotion. Smartwatch does not qualify as a line. Mobile devices excluded from offer. Mobile service not available in all areas. Reduced speeds after 30 GB of usage per line. **Fastest-growing Mobile Provider:** Claim based on Q2 2024 subscriber data among top 3 carriers. **To access 5G:** 5G-compatible phone and 5G service required. Not all 5G-capable phones compatible with all 5G service. Speeds may vary. Services subject to all applicable service terms and conditions, subject to change. Other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications. All rights reserved.

SA4PF07N

BAP-2502-MOB



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 27 07282025 NNNNNNNN 01 994549

Waterset Cafe
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

833712028244353300448001

Invoice Number: 2443533072725
Account Number:: 8337 12 028 2443533
Security Code:

[Waterset Cafe](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 27 07282025 NNNNNNNN 01 994549



July 27, 2025
Invoice Number: 2443533072725
Account Number: **8337 12 028 2443533**
Security Code:
Service At: 7012 SAIL VIEW LN
APOLLO BEACH FL 33572-1550

Auto Pay Notice**Contact Us**

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary *Service from 07/27/25 through 08/26/25
details on following pages*

Previous Balance	448.00
Payments Received -Thank You!	-448.00
Adjustments	-99.00
Remaining Balance	-\$99.00
Spectrum Business™ TV	130.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	120.00
Other Charges	28.00
One-Time Charges	99.00
Current Charges	\$547.00
<i>YOUR AUTO PAY WILL BE PROCESSED 08/14/25</i>	
Total Due by Auto Pay	\$448.00

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 27 07282025 NNNNNNNN 01 994549

Waterset Cafe
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

July 27, 2025

Waterset Cafe

Invoice Number: 2443533072725
Account Number: 8337 12 028 2443533
Service At: 7012 SAIL VIEW LN
APOLLO BEACH FL 33572-1550

Total Due by Auto Pay **\$448.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028244353300448001



Invoice Number: 2443533072725
 Account Number: 8337 12 028 2443533
 Security Code:

Waterset Cafe

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 27 07282025 NNNNNNNN 01 994549

Charge Details

Previous Balance		448.00
EFT Payment	07/14	-448.00

Payments received after 07/27/25 will appear on your next bill.

Adjustments

Equipment Swap Adjust - Adjustment	07/26	-99.00
Adjustments Total		-\$99.00

Remaining Balance		-\$99.00
--------------------------	--	-----------------

Service from 07/27/25 through 08/26/25

Spectrum Business™ TV

Spectrum Business		75.00
Entertainment TV		
Promotional Discount		-15.00
Spectrum Receivers	5 Receivers at 14.00 each	70.00
		\$130.00

Spectrum Business™ TV Total		\$130.00
------------------------------------	--	-----------------

Spectrum Business™ Internet

Spectrum Business		200.00
Internet Ultra		
Promotional Discount		-60.00
Business WiFi		10.00
Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
Static IP 1		20.00
		\$170.00

Spectrum Business™ Internet Total		\$170.00
--	--	-----------------

Spectrum Business™ Voice

Phone number (813) 415-2281	
Spectrum Business Voice	40.00
	\$40.00

Phone number (813) 415-2330	
Spectrum Business Voice	40.00
	\$40.00

Phone number (813) 677-2022	
Spectrum Business Voice	40.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$120.00
---------------------------------------	-----------------

Other Charges

Broadcast TV Surcharge	28.00
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$28.00

One-Time Charges

Modem Swap Install Chrg	07/26	99.00
One-Time Charges Total		\$99.00

Current Charges	\$547.00
Total Due by Auto Pay	\$448.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.





Invoice Number: 2443533072725
Account Number: 8337 12 028 2443533
Security Code:

Waterset Cafe

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 27 07282025 NNNNNNNN 01 994549

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
Federal USF \$7.87.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 2443533072725
Account Number:: 8337 12 028 2443533
Security Code:

[Waterset Cafe](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 27 07282025 NNNNNNNN 01 994549



Invoice

Chris's Septic Service, Inc.
PO Box 3331 Riverview, FL 33568
Phone (813) 662-1301
<https://chrissepticsservices.com/>

E-MAILED
JUL 06 2025

RECEIVED
06/07/25

July 6, 2025

Summary: PREV MAIN
Invoice #: 33711-6261
Tech: MIKE
Due Date: 7/12/2025
Job Date: 6/12/2025

Bill To:

Waterset North CDD
C/O Rizzetta
5844 Old Pasco Rd Suite 100
Wesley Chapel, FL 33544

Job Site Name

Waterset - Cafe
7012 Sail View Lane
Apollo Beach, FL 33572

994-3099

677-2022

677-2114

954-415-0036 JOE

Item Code	Description	Hrs/Qty	Price	Amount
-----------	-------------	---------	-------	--------

Pumped 400 gals from grease trap located on east side of property

\$325 I

%TAX THAT WAS INCLUDED TO THE ABOVE MATERIAL PRICE

Total: \$325.00

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees.

Terms: Net 30

THANK YOU FOR YOUR BUSINESS



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

INVOICE

Total Due: \$1,968.70

Invoice Number: 32019033984
Our Order No. 31019101330
Invoice Date: 8/1/2025
Due Date: 8/31/2025

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

Bill

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

Ship

To: Waterset North CDD
7281 Paradiso Drive
Apollo Beach, FL 33572
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000215	Seymour Wright	Net 30 days		08/01/25 to 08/31/25	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019101330	1	1,968.70	1,968.70

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

Subtotal: 1968.70
Sales Tax: 0.00

Total Due: \$1,968.70

RECEIVED
07/29/2025



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

INVOICE

Total Due: \$295.05

Invoice Number: 52019009775
Our Order No. 51019008810
Invoice Date: 7/9/2025
Due Date: 8/8/2025

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

Bill

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

RECEIVED
07/11/25

Ship

To: Waterset North CDD
7281 Paradiso Drive
Apollo Beach, FL 33572
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000215	Seymour Wright	Net 30 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

DPS-RES-235A	Green Heritage Toilet Paper, 2-ply, 500 sheet, 96/case	3	93.35	280.05
--------------	--	---	-------	--------

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: 295.05
Sales Tax: 0.00

Total Due: \$295.05



INVOICE

6221 Topaz Ct, Fort Myers, FL 33966

Office: 239-938-1461

Cell: 239-633-5719

Email: lori@commfitnessproducts.com

Fax: 239-938-1462

INVOICE # L250714-MXO

Date: Aug 19, 2025

BILL TO: Waterset North CDD
7281 Paradiso Drive
Apollo Beach, FL 33572
U.S.

ATN Katiria Parodi
Phone (813) 677-2114
Email kparodi@castlegroup.com

SHIP TO: Waterset North CDD
7281 Paradiso Drive
Apollo Beach, FL 33572
U.S.

ATN Katiria Parodi
Phone (813) 677-2114
Email kparodi@castlegroup.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Lori Main	Will Advise	Best Way	Origin	COD	ASAP

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Rower-02	Matrix RowerX with Magnetic Resistance	\$1,995.00	\$1,995.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$245.00	\$245.00

Frame Color	Standard Silver
Upholstery Color	Standard Black
Notes	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

Subtotal	\$2,240.00
State Tax	\$0.00
Freight	\$289.00
Grand Total	\$2,529.00

RECEIVED
08/19/25

Deposit	\$0.00
C.O.D. Due	\$2,529.00

For Delivery Staff				
Date:		Amount Collected:		Check No.:
Received By: (Print Name and Sign)				

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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



RECEIVED
07/14/25

Cleaning Commercial Acct:Castle Group:Waterset North CDD - The Landing

Bill to
Waterset North CDD - The Landing
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Waterset North CDD - The Landing
7012 Sail View Lane
Apollo Beach, FL 33572

Invoice details
Invoice no.: 2025-923
Terms: Net 30
Invoice date: 07/11/2025
Due date: 08/10/2025

PO#: Fountain

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Leak Detection Fountain	Leak Detection Fountain, patch did not work, need to find out where the water is going	1	\$300.00	\$300.00

Total \$300.00

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Castle Group:Waterset North CDD - The Landing

Bill to
Waterset North CDD - The Landing
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Waterset North CDD - The Landing
7012 Sail View Lane
Apollo Beach, FL 33572

Invoice details

Invoice no.: 2025-986
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance August 2025	1	\$2,040.00	\$2,040.00

Total \$2,040.00

Ways to pay



View and pay



4850 Allen Rd PMB 13
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Waterset North CDD The Landing
7012 Sail View Lane
Apollo Beach FL 33572

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/29/2025	\$5,400.00	07/30/2025

INVOICE NO. 114

Order No.:
Quote No.: 162
Job No.: 271
Site Address: 7012 Sail View Lane
Apollo Beach FL 33572

RECEIVED
07/31/25

Fountain Leaking Findings

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Technicians findings are as follows: - have found multiple leaks where the fiberglass shell is bolted together and the silicone gasket has failed. - we recommend the stone fountain be removed and the fiberglass shell be drained and resealed.	1.00	\$5,400.00	\$5,400.00
Sub-Total ex Tax			\$5,400.00
Tax			\$0.00
Total			\$5,400.00

Sub-Total ex Tax	\$5,400.00
Tax	\$0.00
Total inc Tax	\$5,400.00
Amount Applied	\$0.00
Balance Due	\$5,400.00

How To Pay



Credit Card (MasterCard or Visa)

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

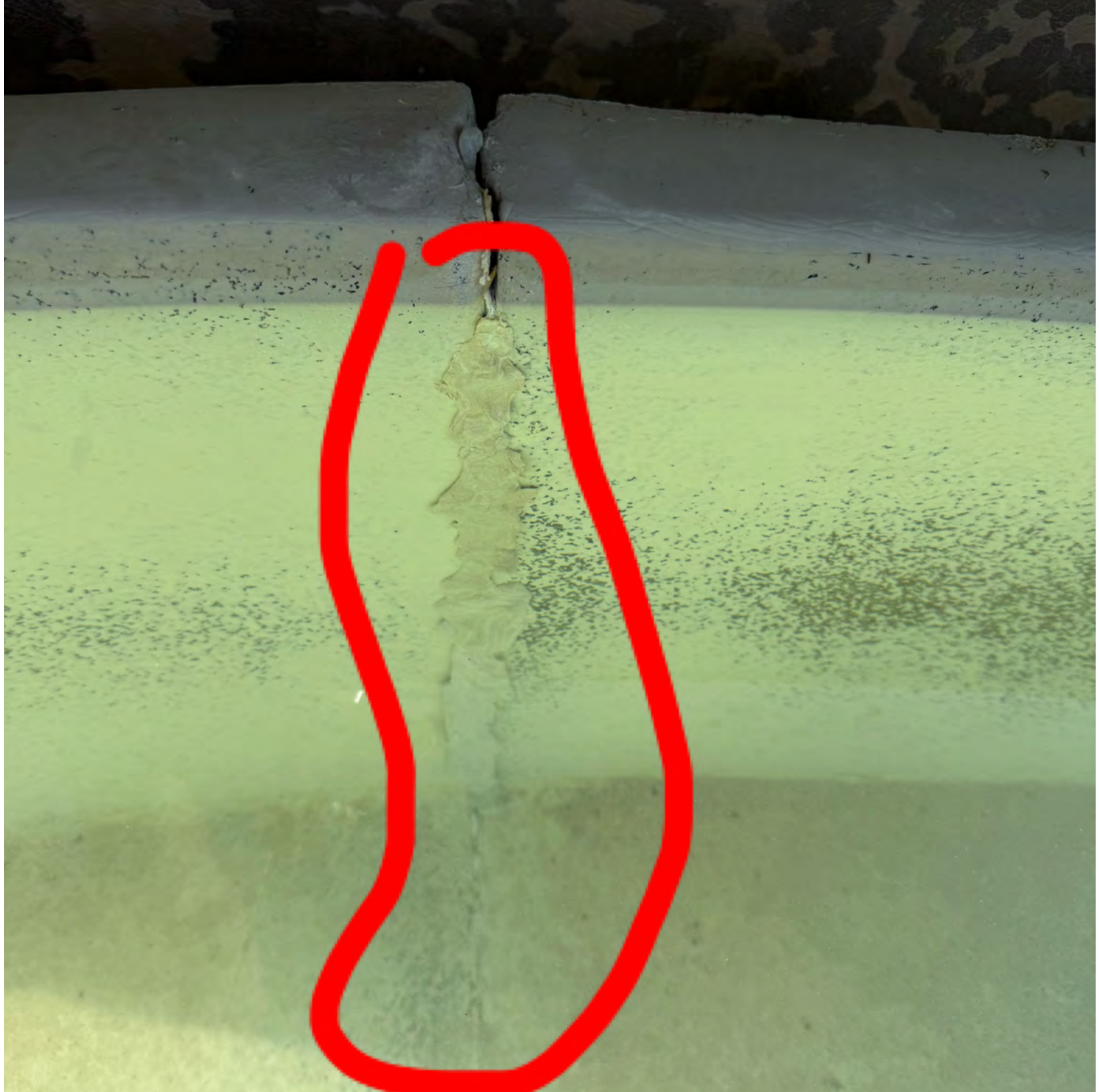


Direct Deposit

Bank PNC Bank
Acc. Name 6768
Routing 267084199
Number
Acc. No. 1241206768

INVOICE NO. 114

DUE DATE: 08/29/2025 AMOUNT DUE: \$5,400.00



Silicone failing



A photograph of a stone fountain in a park. The fountain is a three-tiered structure made of light-colored stone, with water flowing from the top tier. It is surrounded by a circular bed of light-colored stones and green plants. A concrete path leads from the foreground towards the fountain. The background features a grassy field, trees, and houses under a clear blue sky.

**Fountain is leaning
because leaking and
sediment**

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Castle Group:Waterset North CDD - The Landing

Bill to
Waterset North CDD - The Landing
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Waterset North CDD - The Landing
7012 Sail View Lane
Apollo Beach, FL 33572

Invoice details
Invoice no.: 2025-1047
Terms: Net 30
Invoice date: 08/04/2025
Due date: 09/03/2025

Technician: Andrew
PO#: Pool Vac Pack

#	Date	Product or service	Description	Qty	Rate	Amount
1.		GAS SHOCK, 115LB	GAS SHOCK, 115LB	2	\$63.21	\$126.42
2.		GAS SHOCK, 115LB, LOCKING	GAS SHOCK, 115LB, LOCKING	2	\$100.99	\$201.98
3.		GAS SHOCK 150LB	GAS SHOCK 150LB	1	\$63.21	\$63.21
4.		GAS SHOCK 150LB LOCKING	GAS SHOCK 150LB LOCKING	1	\$100.99	\$100.99
5.		COMMERCIAL SERVICE CALL / INSTALLATION	COMMERCIAL SERVICE CALL / INSTALLATION	1	\$180.00	\$180.00

Total \$672.60

Ways to pay



RECEIVED
08/06/2025

View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Castle Group:Waterset North CDD - The Landing

Bill to
Waterset North CDD - The Landing
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Waterset North CDD - The Landing
7012 Sail View Lane
Apollo Beach, FL 33572

Invoice details
Invoice no.: 2025-1056
Terms: Net 30
Invoice date: 08/08/2025
Due date: 09/07/2025

Technician: Hunter
PO#: Hourglass Fountain

#	Date	Product or service	Description	Qty	Rate	Amount
1.		MISC PRODUCTS	8000GPH Cyclone Pond Pump Submersible	1	\$650.00	\$650.00
2.		COMMERCIAL SERVICE CALL / INSTALLATION	COMMERCIAL SERVICE CALL / INSTALLATION	1	\$180.00	\$180.00

Total \$830.00

Ways to pay



View and pay

RECEIVED
08/11/2025

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Castle Group:Waterset North CDD - The Landing

Bill to
Waterset North CDD - The Landing
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Waterset North CDD - The Landing
7012 Sail View Lane
Apollo Beach, FL 33572

RECEIVED
07/18/25

Invoice details

Invoice no.: 2025-942
Terms: Net 30
Invoice date: 07/17/2025
Due date: 08/16/2025

Technician: Andrew
PO#: Splash Pad

#	Date	Product or service	Description	Qty	Rate	Amount
1.		135 LB GAS SHOCK LOCKING	135 LB GAS SHOCK LOCKING	2	\$155.00	\$310.00

Total \$310.00

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Castle Group:Waterset North CDD - The Landing

Bill to
Waterset North CDD - The Landing
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Waterset North CDD - The Landing
7012 Sail View Lane
Apollo Beach, FL 33572

Invoice details
Invoice no.: 2025-958
Terms: Net 30
Invoice date: 07/24/2025
Due date: 08/23/2025

Technician: Hunter
PO#: The Landing

RECEIVED
07/24/25

#	Date	Product or service	Description	Qty	Rate	Amount
1.		FILBUR 19IN X 21/2IN FILTER DISC	FILBUR 19IN X 21/2IN FILTER DISC	44	\$50.00	\$2,200.00
2.		COMMERCIAL SERVICE CALL / INSTALLATION	COMMERCIAL SERVICE CALL / INSTALLATION	2	\$180.00	\$360.00
3.			Technician reported that the filters are worn and torn.			

Total \$2,560.00

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Castle Group:Waterset North CDD - The Landing

Bill to
Waterset North CDD - The Landing
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Waterset North CDD - The Landing
7012 Sail View Lane
Apollo Beach, FL 33572

RECEIVED
07/24/25

Invoice details
Invoice no.: 2025-959
Terms: Net 30
Invoice date: 07/24/2025
Due date: 08/23/2025

Technician: Hunter / Andrew
PO#: Fountain

#	Date	Product or service	Description	Qty	Rate	Amount
1.		T101P3 120V SPST OUTDOOR MECHANICAL TIMER - PLASTIC BOX	T101P3 120V SPST OUTDOOR MECHANICAL TIMER - PLASTIC BOX	1	\$140.42	\$140.42
2.		COMMERCIAL SERVICE CALL / INSTALLATION	COMMERCIAL SERVICE CALL / INSTALLATION OF TIMER BOX	0.5	\$180.00	\$90.00

Total \$230.42

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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



RECEIVED
07/25/25

Cleaning Commercial Acct:Castle Group:Waterset North CDD - The Landing

Bill to
Waterset North CDD - The Landing
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Waterset North CDD - The Landing
7012 Sail View Lane
Apollo Beach, FL 33572

Invoice details
Invoice no.: 2025-962
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

Technician: Coop
PO#: The Landing

#	Date	Product or service	Description	Qty	Rate	Amount
1.		COMMERCIAL SERVICE CALL / INSTALLATION	COMMERCIAL SERVICE CALL / INSTALLATION	2	\$180.00	\$360.00
2.		MISC PRODUCTS	Underwater patch	1	\$50.00	\$50.00
3.			Technician reported six holes patched			

Total\$410.00

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Castle Group:Waterset North CDD - The Landing

Bill to
Waterset North CDD - The Landing
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Waterset North CDD - The Landing
7012 Sail View Lane
Apollo Beach, FL 33572

RECEIVED
07/28/25

Invoice details

Invoice no.: 2025-963
Terms: Net 30
Invoice date: 07/18/2025
Due date: 08/17/2025

Technician: Hunter

#	Date	Product or service	Description	Qty	Rate	Amount
1.		F-30200P 2" PVC 20-120GPM TOP MOUNT FLOWMETER	F-30200P 2" PVC 20-120GPM TOP MOUNT FLOWMETER	1	\$196.27	\$196.27

Total \$196.27

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Castle Group:Waterset North CDD - The Landing

Bill to
Waterset North CDD - The Landing
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Waterset North CDD - The Landing
7012 Sail View Lane
Apollo Beach, FL 33572

RECEIVED
07/28/25

Invoice details

Invoice no.: 2025-964
Terms: Net 30
Invoice date: 07/26/2025
Due date: 08/25/2025

Technician: Hunter
PO#: Splash Pad

#	Date	Product or service	Description	Qty	Rate	Amount
1.		C203-194P MAX-E-PRO SEAL PLATE KIT	C203-194P MAX-E-PRO SEAL PLATE KIT	1	\$260.98	\$260.98

Total \$260.98

Ways to pay



View and pay



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Waterset North CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset North Splash Pad
7205 Parkshore Drive
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33805	07/04/2025	\$199.00	07/19/2025	Net 15	

P.O. NUMBER

Install Date: 06/04/2025

SALES REP

Nelson Butera

ACCT#/LOT/BLK

7205 Parkshore Dr

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people at the splashpad/playground area when the area 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	0	2.00	0.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$199.00

RECEIVED
07/08/2025



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

RECEIVED
07/07/25

BILL TO

Waterset North CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset North CDD
7012 Sail View Lane
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33808	07/05/2025	\$229.00	07/20/2025	Net 15	

P.O. NUMBER

Start Date: 10/5/2023

SALES REP

Nelson Butera

ACCT#/LOT/BLK

7012 Sail View Lane

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	15	2.00	30.00

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

BALANCE DUE

\$229.00



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Waterset North CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset North Splash Pad
7205 Parkshore Drive
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33920	08/04/2025	\$245.00	08/19/2025	Net 15	

P.O. NUMBER

Install Date: 06/04/2025

SALES REP

Nelson Butera

ACCT#/LOT/BLK

7205 Parkshore Dr

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people at the splashpad/playground area when the area 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	23	2.00	46.00

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

BALANCE DUE

\$245.00

RECEIVED
08/06/2025



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Waterset North CDD
3434 Colwell Ave. Suite #200
Tampa, FL 33614

SHIP TO

Waterset North CDD
7012 Sail View Lane
Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33923	08/05/2025	\$219.00	08/20/2025	Net 15	

P.O. NUMBER

Start Date: 10/5/2023

SALES REP

Nelson Butera

ACCT#/LOT/BLK

7012 Sail View Lane

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	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

BALANCE DUE

\$219.00

RECEIVED
08/06/2025



DE LAGE LANDEN FINANCIAL SERVICES, INC.
PO BOX 825736
PHILADELPHIA, PA 19182-5736

Remittance Section

Invoice Number: 591130603
Due Date: 08/15/2025
Due This Period: \$259.00

Amount Enclosed: \$ _____

Please make check payable to

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

DE LAGE LANDEN FINANCIAL SERVICES, INC.
PO BOX 825736
PHILADELPHIA, PA 19182-5736

2100005911306030000259005

Detach here. Please include the top payment coupon with your payment. Please allow 5-7 days for U.S. Postal Service delivery.



DE LAGE LANDEN FINANCIAL SERVICES,
INC.
PO BOX 825736
PHILADELPHIA, PA 19182-5736
www.leasedirect.com

Contract Number: 500-50391779
Invoice Number: 591130603
Account Number: 1299196
Site Number: 5556430
Invoice Date: 07/21/2025
Period of Performance: 07/15/2025 - 08/14/2025
Due This Period: \$259.00

RECEIVED
07/22/2025

Important Messages

1. This invoice will be paid through an electronic payment transaction as previously authorized by you

See Reverse For Important Information

Invoice Details

Description	Payment Amount	Tax	Total Amount	Applied Amount	Remaining Amount Due
PAYMENT	\$259.00	\$0.00	\$259.00	\$0.00	\$259.00
Billed this Invoice	\$259.00	\$0.00	\$259.00	\$0.00	\$259.00
Balance Due Previous Invoices					\$0.00
Total Amount Due					\$259.00

(Please see the following pages for details.)

Payment Remittance

- ✓ **Tax Payer ID:** 38-1904500
- ✓ **ACH & Wire Payment Bank Details:** Account # 8612106611 Routing Number # 031000053
- ✓ **Direct Debit:** Company Code/Originator ID # 138190450
- ✓ **Remittance advice:** Email to eft@leasedirect.com
- ✓ **Check Payment:** Please be sure to enclose remittance slip and allow sufficient time for postal delivery

Contact Us

www.leasedirect.com

- | | |
|------------------------------------|---|
| ✓ Make a Payment | ✓ Update your insurance |
| ✓ View Invoice and Contract Copies | ✓ Update your Billing and Asset Address |
| ✓ Enroll in Paperless Invoicing | ✓ Enroll in Direct Debit |

1-800-957-1664 8:30 AM EST - 7:00 PM EST

customersupport@leasedirect.com

Explanation of Charges

It is important to us that you understand the charges on your invoice. Please refer to this guide for assistance.

1. **DOCUMENTATION/ORIGINATION FEE** – A one-time fee assessed on new transactions to cover our expenses for preparing financing statements and other documentation costs.
2. **INTERIM PAYMENT** – A charge to account for the partial month, prior to the first full billing cycle, calculated per the terms and conditions in the contract.
3. **INSURANCE CHARGE** – A charge due each billing period as the result of the equipment being insured by the lessor against theft or damage.
4. **PAYMENT** – Amount due each billing period in accordance with the terms of the contract.
5. **LATE FEE** – Assessed when a payment is not received by its due date, as provided by the contract.
6. **FINANCE CHARGE** – Assessed when a payment is not received and is over thirty (30) days past its due date.
7. **PROPERTY TAX** – The lessor, as the owner of the equipment, is assessed and pays property tax to the appropriate taxing authority on an annual basis. Per the contract, the Lessee has agreed to reimburse the Lessor for all property taxes paid on their behalf plus reasonable administrative costs. For questions about taxes, call the Customer Service number above.
8. **RETURNED CHECK FEE** – Assessed each time a check is returned for any reason.
9. **CUSTOMER SERVICE FEE** – Assessed when a request for an amortization schedule, an invoice copy, a pay history, or additional contract copy is requested.
10. **ACCOUNT SUMMARY** – Overview of prior billed invoices for which a partial or no payment was received at the time the current invoice was printed.
11. **TAX OR LESSOR SURCHARGE** – Taxes due in accordance with the tax laws of the state(s) where the equipment is located. For tax related questions, call the Customer Service number above.

Asset Details										
Contract Number	Purchase Order	Make / Model	Asset Number	Serial Number	Install Date	Cost Center	Department	Payment Amount	Tax	Total Amount
500-50391779	APP #500-50391779	Canon / imageRUNNER ADVANCE C3830i	50391779_1	3FY03185	06/02/2022			\$259.00	\$0.00	\$259.00
Asset Location: 7281 PARADISO DR APOLLO BEACH HILLSBOROUGH FL 33572-1637 United States								Asset Amount Total:		\$259.00

Discovery Golf Cars

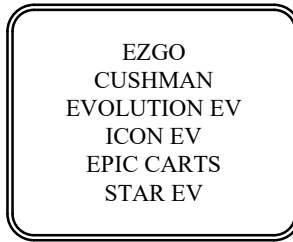
3904 Land o Lakes Blvd
Land o Lakes, FL 34639

Phone: 813-996-5522

Fax: 813-996-1204

Ethan@discoverygolfcars.com

discoverygolfcars.com



Invoice

Date	Invoice #
8/7/2025	97313

Bill To				Ship To			
Waterset North CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614				Waterset North CDD 7281 Paradiso Dr Apollo Beach, FL 33572			
Customer E-mail		watersetmanager@castlegr...					
Customer Phone	Customer Alt. P...	Customer Fax	Terms	P.O. No.	Rep	Tech	
813-677-2114					SA	SQ	
Description			Qty	Rate	Amount		
WHITE EVOLUTION CARGO BOX- BE0217552 CART EVALUATED AT SHOP 8/14/2025- SEE NOTES BELOW Pickup/ Delivery				0.00	0.00T		
cart dies quickly, charge is not holding			1	139.95	139.95T		
Contact office for pick up							
8/8/2025 PICKED UP CART							
MECHANIC NOTES:							
Discharge test started at 8/13 1:20pm and ran on discharge for 1.5 hours, no issues. Battery passes discharge test no issues found.							
When new, battery can drop voltage suddenly, this is why there is a "break in" period of 40-50 charge cycles keep properly charging battery, will improve the more its charged.							
CART DELIVERED 8/15/2025							
Received by: _____ Date: _____				Subtotal \$139.95			
Printed name: _____				Sales Tax (0.0%) \$0.00			
ALL SALES FINAL NO RETURNS ON ELECTRICAL PARTS ROAD SERVICE OR PICKUP AND DELIVERY NOT INCLUDED IN WARRANTY BALANCE DUE UPON RECEIPT A CREDIT CARD PROCESSING FEE OF 3% MAY BE APPLIED ALL INVOICES ARE SUBJECT TO A 5% PER MONTH LATE FEE AFTER 90 DAYS OF COMPLETION.				Total \$139.95			
				Payments/Credits \$0.00			
				Balance Due \$139.95			

RECEIVED
08/15/2025

INVOICE

Electric Avenue
13796 85th Terrace N
Seminole, FL 33776

goelectricavenue@gmail.com
+1 (727) 692-5835
www.goelectricavenue.com



Bill to
Waterset North CDD
3434 Colwell Avenue
suite 200 Tampa, FL 33614

Ship to
Waterset North CDD
3434 Colwell Avenue
suite 200 Tampa, FL 33614

Invoice details

Invoice no.: 6824
Terms: Net 30
Invoice date: 08/11/2025
Due date: 09/10/2025

RECEIVED
08/11/25

#	Product or service	Description	Qty	Rate	Amount
1.	Service Charge	Trip Charge	1	\$89.95	\$89.95
2.	Labor	Labor -	1	\$124.99	\$124.99

Total \$214.94

Ways to pay



View and pay

LAW OFFICES

Fishback Dominick LLP

1947 LEE ROAD
WINTER PARK, FLORIDA 32789-1834

July 03, 2025

Billed 06/30/2025

Bill Number 124121

Waterset North CDD
c/o Matthew Huber
9428 Camden Field Parkway
Riverview, FL 33578
cddinvoice@rizzetta.com

RECEIVED
07/10/25

General

W539 25752

Balance Forward	\$991.75
Payments Applied	<u>\$0.00</u>
Net Balance Forward	\$991.75

FOR PROFESSIONAL SERVICES RENDERED

06/09/2025	BEP	Review correspondence from Rizzetta re: budgetary public hearing advertisement requirement; begin draft of same.	0.30 hrs	\$82.50
06/24/2025	BEP	Attend Board of Supervisors meeting.	1.90 hrs	\$522.50
Total Fees for this matter				\$605.00

DISBURSEMENTS

06/30/2025	Reproduction Costs	\$1.75
06/30/2025	Postage	\$0.69
Total Disbursements for this matter		\$2.44

BILLING SUMMARY

Pownall, Brandon E	2.20 hrs	\$605.00
TOTAL FEES	2.20 hrs	\$605.00
TOTAL DISBURSEMENTS		\$2.44
TOTAL CURRENT CHARGES		\$607.44

TOTAL NET CHARGES	\$607.44
-------------------	----------

TOTAL BALANCE NOW DUE	\$1,599.19
-----------------------	------------

Please remit payment within ten (10) days.
We appreciate your confidence.

LAW OFFICES

Fishback Dominick LLP

1947 LEE ROAD
WINTER PARK, FLORIDA 32789-1834

August 02, 2025

Billed 07/31/2025

Bill Number 124428

RECEIVED
08/13/25

Waterset North CDD
c/o Matthew Huber
9428 Camden Field Parkway
Riverview, FL 33578
cddinvoice@rizzetta.com

General

W539 25752

Balance Forward	\$1,599.19
Payments Applied	<u>\$1,599.19</u>
Net Balance Forward	\$0.00

FOR PROFESSIONAL SERVICES RENDERED

07/08/2025	BEP	Review correspondence from Rizzetta re: instrucitons to draft Notices for budget and assessments; draft same; correspond with Rizzetta re: same;	0.70 hrs	\$192.50
07/22/2025	BEP	Correspondences with Rizzetta staff re: Pena injury claim issue; review sidewalk agreement related to injury claim; correspond with insurance claim handler re: same.	0.40 hrs	\$110.00
07/22/2025	BEP	Prepare for and attend July 22, 2025 Board meeting.	2.00 hrs	\$550.00
07/23/2025	BEP	Correspondences with insurance claim handler re: Pena injury claim.	0.10 hrs	\$27.50
Total Fees for this matter				\$880.00

DISBURSEMENTS

07/31/2025	Reproduction Costs	\$1.50
Total Disbursements for this matter		\$1.50

BILLING SUMMARY

Pownall, Brandon E	3.20 hrs	\$880.00
TOTAL FEES	3.20 hrs	\$880.00
TOTAL DISBURSEMENTS		\$1.50
TOTAL CURRENT CHARGES		\$881.50
TOTAL NET CHARGES		\$881.50
TOTAL BALANCE NOW DUE		\$881.50

Please remit payment within ten (10) days.
We appreciate your confidence.



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

Invoice

Date	Invoice #
8/8/2025	35652

Bill To
Waterset North CDD 3434 Colwell Ave STE 200 Tampa, FL 33614

Ship To
Waterset North CDD 9428 Camden Field Parkway Riverview, FL 33578

S.O. No.	P.O. No.	Terms	Rep
38536		Due on receipt	KM

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
Parts Freight Sales (INV)	BATTERES Freight Charges are subject to change			6	65.00 30.00	390.00T 30.00

RECEIVED
08/08/2025

	Subtotal	\$420.00
	Sales Tax (0.0%)	\$0.00
	Total	\$420.00
	Payments/Credits	\$0.00
	Balance Due	\$420.00

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



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

Invoice

Date	Invoice #
8/21/2025	35777

RECEIVED
08/21/25

Bill To
Waterset North CDD 3434 Colwell Ave STE 200 Tampa, FL 33614

Ship To
Waterset North CDD 9428 Camden Field Parkway Riverview, FL 33578

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

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed				145.00	145.00

	Subtotal	\$145.00
	Sales Tax (0.0%)	\$0.00
Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.	Total	\$145.00
	Payments/Credits	\$0.00
	Balance Due	\$145.00



State of Florida Department of Revenue

[DOR Home](#)[e-Services Home](#)[Print Page](#)[Contacts](#)[Logout](#)Sales Tax - [Click for Help](#) NODE: 4**RECEIVED**
08/11/25

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 39-8015954075-8**Confirmation Number: 250811716904**

DR-15

Certificate Number

Collection Period

Confirm Date and Time

39-8015954075-8**07/2025****08/11/2025 3:35:11 PM ET****Location Address**7012 SAIL VIEW LN
APOLLO BEACH, FL 33572-1550WATERSET NORTH COMMUNITY
DEVELOPMENT DIS
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390**Contact Information**

Name

Eric Kanjirathingal

Phone

(813) 533 - 2950

Email

ekanjirathingal@rizzetta.com

Debit Date: 8/12/2025

Amount for Check: \$28.75

Bank Routing Number:

Bank Account Number:

Bank Account Type: Checking

Corporate/Personal: Corporate

Name on Bank Account: WATERSET NORTH
COMMUNITY
DEVELOPMENT DIS

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Eric Kanjirathingal
Phone Number:	813-533-2950
Email Address:	ekanjirathingal@rizzetta.com

	Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$ 442.36		\$ 0.00	\$ 442.36	\$ 28.75
B. Taxable Purchases				\$ 0.00	\$ 0.00
C. Commercial Rentals	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
C(a). Less Sales Tax Scholarship Credits					\$ 0.00
D. Transient Rentals	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
			5. Total Amount of Tax Due		\$ 28.75
			6. Less Lawful Deductions		\$ 0.00
			7. Net Tax Due		\$ 28.75
			8. Less Est Tax Pd/DOR Cr Memo		\$ 0.00
			9. Plus Est. Tax Due Current Month		\$ 0.00
			10. Amount Due		\$ 28.75
You have chosen not to donate your collection allowance to education.			11. Less Collection Allowance		\$ 0.00
			12. Plus Penalty		\$ 0.00
			13. Plus Interest		\$ 0.00
			14. Amount Due with Return		\$ 28.75
			Payment you have authorized		28.75
15(a). Exempt Amount of Items Over \$5000 (included in Column 3)			15(a). \$		0.00
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)			15(b). \$		0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)			15(c). \$		0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)			15(d). \$		2.22
16. Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits (included in Line 6)			16. \$		0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)			17. \$		0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)			18. \$		0.00
19. Taxable Sales from Amusement Machines (included in Line A)			19. \$		0.00
20. Rural or Urban High Crime Area Job Tax Credits			20. \$		0.00
21(a). Scholarship Funding Tax Credit			21(a). \$		0.00
21(b). Film and Entertainment Industry Credit			21(b). \$		0.00
21(c). Economic Energy Zone Credit			21(c). \$		0.00
21(d). Strong Families Tax Credit			21(d). \$		0.00
21(e). New Worlds Reading Initiative Tax Credit			21(e). \$		0.00
21(f). Child Care Tax Credits			21(f). \$		0.00
21. Other Authorized Credits			21. \$		0.00



WATERSET NORTH Account Number:
813-671-9333-091724-5

PIN:

Billing Date:
Jul 17, 2025

Billing Period:
Jul 17 - Aug 16, 2025

Hi WATERSET NORTH,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$160.24
Payment received by Jul 17, thank you	-\$160.24

Service summary

	Previous month	Current month
Bundle	\$124.97	\$124.97
Taxes and Fees	\$35.27	↓\$34.92
Total services	\$160.24	\$159.89
Total balance		\$159.89

Total balance

\$159.89

Auto Pay is scheduled
Aug 11



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 NO RP 17 07172025 NNNNNNNN 01 992473

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

WATERSET NORTH
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

03400781367193330917240000000000000000159895



WATERSET NORTH Account Number:
813-671-9333-091724-5

PIN:

Billing Date:
Jul 17, 2025

Billing Period:
Jul 17 - Aug 16, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



WATERSET NORTH Account Number:
813-671-9333-091724-5

PIN:

Billing Date:
Jul 17, 2025

Billing Period:
Jul 17 - Aug 16, 2025

Page 3/4

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

07.17-08.16	One Voice Basic Bundle + LD	\$87.99
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge-Business	\$2.50
Bundle Total		\$124.97



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$14.04
Federal USF Recovery Charge	\$3.24
Federal Excise Tax	\$0.40
Federal Taxes	\$17.68
FL State Communications Services Tax	\$7.00
County Communications Services Tax	\$6.81
FL State Gross Receipts Tax	\$2.75
Hillsborough County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.20
FL Telecommunications Relay Service	\$0.08
State Taxes	\$17.24

Taxes and Fees Total **\$34.92**

Total current month charges **\$159.89**

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 \$159.89 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-proof your business with Frontier Business Fiber Internet. Call 1-855-542-0262 today to get one provider for your voice and super-fast reliable internet with speeds up to 7 Gig!

Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges.



**LET FRONTIER
BE YOUR
TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



WATERSET NORTH

Account Number:
813-671-9333-091724-5

PIN:

Billing Date:
Jul 17, 2025
Billing Period:
Jul 17 - Aug 16, 2025





WATERSET NORTH CDD Account Number:
813-672-4806-052115-5

PIN:

Billing Date:
Jul 25, 2025
Billing Period:
Jul 25 - Aug 24, 2025

Hi WATERSET NORTH CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$230.41
Payment received by Jul 25, thank you	-\$230.41

Service summary

	Previous month	Current month
Bundle	\$202.94	\$202.94
Taxes and Fees	\$27.47	↓\$27.23
Total services	\$230.41	\$230.17
Total balance		\$230.17

Total balance

\$230.17

Auto Pay is scheduled
Aug 18

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 NO RP 25 07282025 NNNNNNNN 01 992512

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

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

41300781367248060521150000000000000000230175



WATERSET NORTH CDD Account Number:
813-672-4806-052115-5

PIN:

Billing Date:
Jul 25, 2025

Billing Period:
Jul 25 - Aug 24, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



WATERSET NORTH CDD Account Number:
813-672-4806-052115-5

PIN:

Billing Date:
Jul 25, 2025
Billing Period:
Jul 25 - Aug 24, 2025

Page 3/4

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

07.25-08.24	FiberOptic Internet 200 Static IP w/ OneVoice	\$165.96
	OneVoice Access Line	
	Business FiberOptic 200/200M Static IP	
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge-Business	\$2.50
Bundle Total		\$202.94

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 \$118.45 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.

Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges.



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$8.64
Federal USF Recovery Charge	\$3.24
Federal Excise Tax	\$2.05
Federal Taxes	\$13.93
FL State Communications Services Tax	\$5.12
County Communications Services Tax	\$4.97
FL State Gross Receipts Tax	\$1.84
FL State Sales Tax	\$0.60
Hillsborough County 911 Surcharge	\$0.40
County Sales Tax	\$0.15
FL State Gross Receipts Tax	\$0.14
FL Telecommunications Relay Service	\$0.08
State Taxes	\$13.30

Taxes and Fees Total **\$27.23**

Total current month charges **\$230.17**



WATERSET NORTH CDD

Account Number:
813-672-4806-052115-5

PIN:

Billing Date:
Jul 25, 2025
Billing Period:
Jul 25 - Aug 24, 2025

813-672-4806

88/KQXA/762204/ /VZFL





**Hillsborough
County Florida**

WATERSET NORTH CDD/RDURAND@RIZZETT
7205 PARKSHORE DR
APOLLO BEACH FL 33572

Registration # 141433
Registration Address
7205 PARKSHORE DR
APOLLO BEACH FL 33572

FALSE ALARM VIOLATION NOTICE # 4

Incident Number

2251589

Date of False Alarm 08/26/2025 Time of False Alarm 12:51:00 AM Notice Dated: 08/27/2025

This is a FALSE ALARM VIOLATION NOTICE. The purpose of this letter is to inform you that the Hillsborough County Sheriff's Office responded to an alarm at the above noted address, which proved to be a false alarm. The Ordinance requires Hillsborough County to notify the property owner and the violation location when a false alarm occurs, to track the number of false alarm occurrences within a revolving 365 day-period, and to assess a fine as indicated:

1st and 2nd False Alarm =Warning letter, 3rd False Alarm=\$ 75.00 fine, 4th False Alarm= \$100.00 fine, 5th False Alarm=\$150.00 fine, 6th False Alarm=\$300.00 fine, 7th or more additional False Alarms= \$500.00 fine per alarm

A FINE IN THE AMOUNT OF \$100.00 IS HEREBY ASSESSED, PLEASE REFER TO THE ENCLOSED INVOICE. If fines are not paid and/or an appeal is not filed within ten (10) business days from this notification, it will constitute a separate violation of Ordinance #04-16 and this case will be referred to the Code Enforcement Special Magistrate for a hearing. Payments, made payable to the Board of County Commissioners, may be sent to Citizen Boards Support, 601 E Kennedy Blvd., 16th Floor, Tampa FL 33602. NO CASH PAYMENTS ACCEPTED.

TO FILE AN APPEAL -Alarm users and alarm businesses have ten (10) business days, from the date of written notification of a fine assessed under Ordinance #04-16, to submit a written request for an appeal. Please send your appeal, identifying this violation, to: Alarm Administrator, False Alarm Section, 2306 N Falkenburg Rd Tampa FL 33619

AN APPEAL WILL ONLY BE CONSIDERED FOR ONE OF THE FOLLOWING 3 REASONS WITH APPROPRIATE DOCUMENTATION:

THE FALSE ALARM DID NOT ORIGINATE AT THE ALARM SITE OF THE ALARM USER WHO HAS BEEN ASSESSED THE PENALTY - verification from the alarm company, such as an event history or an activity report of the violation date, must be submitted;

THE FALSE ALARM SIGNAL WAS IN FACT, NOT FALSE, BUT DUE AN ACTUAL ATTEMPTED BURGLARY, ROBBERY OR OTHER EMERGENCY AS DETERMINED BY THE LAW ENFORCEMENT AGENCY - a copy of the police report must be submitted;

THE FALSE ALARM SIGNAL WAS ACTIVATED BY A LIGHTNING STRIKE, ELECTRICAL SURGE OR ANY ACT OF NATURE THAT CAUSED PHYSICAL DAMAGE TO THE ALARM SYSTEM - a written statement testifying to the stated cause of the damage, accompanied by a copy of receipts or invoices for corrective work performed, must be submitted on letter-head of the state certified or registered alarm system contractor who repaired the damage.

It is the owner's /occupant's responsibility to ensure the alarm system is kept in good repair. In order to prevent future false alarm occurrences and to avoid future penalties, please contact your alarm company to provide them with notification information for at least two valid Key-Holder Representatives, in addition to the Alarm User, for each Alarm Site. Also, please ensure the above location is maintained in working order and that future alarm activations are verified prior to requesting Law Enforcement. As required by the Burglar Alarm Ordinance #04-16, a copy the Ordinance can be obtained from the alarm system provider. The Ordinance can also be viewed on our website at: www.HCFLGOV.NET.

Save Time - Pay Online: WWW.HCFLGOV.NET/CODE

If you have any questions, please contact the Alarm Administrator at (813) 274-6662. You may also contact our office by email at FalseAlarmAdmin@HCFLGOV.NET.



**Hillsborough
County Florida**

Hillsborough County Board of County Commissioners
Consumer Veterans Services
601 E Kennedy Blvd., 16th Floor
Tampa, FL 33602

INVOICE

Responsible Party

WATERSET NORTH CDD
2700 S FALKENBURG RD #2745
RIVERVIEW FL, 33578

Registration Address

7205 PARKSHORE DR
APOLLO BEACH FL 33572

Incident Number	Registration Number	Invoice Date	Due Date
-----------------	---------------------	--------------	----------

2251589	141433	08/27/2025	09/09/2025
---------	--------	------------	------------

VIOLATION #	DESCRIPTION	INCIDENT DATE/TIME	CHARGES
4	HCSO Case No 202508265 Location: 7205 PARKSHORE DR	08/26/2025 12:51:00 AM	\$100.00

RECEIVED
08/27/25

INVOICE TOTAL:	\$100.00
----------------	----------

Save Time - Pay Online: WWW.HCFLGOV.NET/CODE

PLEASE BE ADVISED: This invoice shows charges for single incident and does not include any previous fines which may have occurred. For questions about your account, please contact the Alarm Administrator. Unpaid invoices are billed on a periodic basis

IF MAILING YOUR PAYMENT PLEASE INCLUDE THE BOTTOM PORTION OF THIS INVOICE

Please Remit Payments Within Ten (10) Business Days

Remit To: Hillsborough County Board of County Commissioners
Consumer Veterans Services
601 E Kennedy Blvd., 16th Floor, Tampa, FL 33602

Registration Number 141433

7205 PARKSHORE DR
APOLLO BEACH FL 33572

Incident Number

2251589

Incident Date 08/26/2025

Incident Time 12:51:00 AM



OFFICIAL REGISTRATION RENEWAL NOTICE

Scan QR Code to
Renew Online

RECEIVED
APR 25 2025

BT:



160
5 - 51385

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



hillstaxfl.gov



Our mission is to consistently deliver amazing service experiences that empower our community, one customer at a time.



Get your tag renewal *instantly!*

Visit one of our self-service kiosks for
instant registration renewal!

Find a kiosk near you:

In select Publix locations

- **Shoppes at Citrus Park** | 7835 Gunn Hwy.
- **Lake Brandon Plaza** | 11255 Causeway Blvd.
- **Walden Woods** | 2202 James L. Redman Pkwy.
- **Dale Mabry Shopping Center** | 1313 S. Dale Mabry Hwy.
- **New Tampa Center** | 19034 Bruce B. Downs Blvd.
- **Hillsboro Plaza** ***NEW!** | 2724 W. Hillsborough Ave.
- **Town 'N' Country** ***NEW!** | 8701 W. Hillsborough Ave.
- **Valrico Commons** ***NEW!** | 1971 E. State Road 60

In select Hillsborough County Tax Collector offices

- **Brandon** | 3030 N. Falkenburg Rd.
- **Downtown** | 601 E. Kennedy Blvd. First Floor
- **Drew Park** | 4100 W. MLK, Jr. Blvd.
- **North Tampa** | 3011 University Center Dr.
- **Southshore** | 406 30th St. SE, Ruskin.
- **Plant City** ***NEW!** | 4706 Sydney Rd.

Other options to get your tag renewal:

Today or Tomorrow

Renew online at renewexpress.com before 3:30 p.m., and pick it up same day Monday through Friday. Just select the location you would like to pick it up at. Renewals paid after 3:30 p.m. can be picked up the next business day.

2-5 Business Days

Renew online at renewexpress.com and select "have it mailed to you."

5-7 Business Days

Mail it in. Detach and return the renewal slip(s) with check made payable to **Nancy C. Millan, Tax Collector.**

The information below is provided by the Florida Department of Highway Safety & Motor Vehicles. The Tax Collector is not responsible for any inaccuracies.

What do I pay?

3434 COLWELL AVE SUITE 200
TAMPA FL 33614

1 YEAR: \$29.05

\$5.00 Past Due

2 YEAR: \$57.15

After 07/10/25 add \$5.00

Check box for voluntary donations, complete on reverse side.
Change of address, complete on reverse side.

Notifications

Insurance not on file. Please update online at <https://county-taxes.net/hillsborough> or complete affidavit on reverse. Does not apply to mobile homes or vessels.

REGISTRATION STOP. A stop against the registration prevents its renewal until the stop is cleared.

Please provide a daytime phone number if we have questions.

Make checks payable to: Nancy C. Millan, Tax Collector

My Information

EXPIRES: 06/30/2025

TAG NO.: B Q 64 A V (R G S)

OWNER: WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

YR/MAKE/COLOR: 2013/GEM/WHI

TITLE NO: 113009858

VIN: 5 2 C G 2 L G A 7 D 0 0 0 4 0 6 8

BODY/CLASS: 2P 001

WEIGHT/LENGTH: 1235

GVW: 0

ONLINE PIN: 02539514158

Hillsborough County Tax Collector
PO BOX 30009
Tampa, FL 33630-3009

RETURN WITH PAYMENT

02539514158 000029058 001 17 0113009858 000057158



Take advantage of our online services at

hillstaxfl.gov

- Renew your motor vehicle registration
- Renew your driver license
- Find documents required for transactions
- Pay your property taxes
- Renew your business tax receipt
- and so much more!

Select Voluntary Donations

Check boxes desired and add your contribution to the amount shown on front of notice.

ARC of Florida \$1	Manatees \$5
Autism Programs \$1	Organ Tissue
Best Buddies \$1	Donor Education \$1
Blind Babies/ Youth Services \$1	Preserve Vision Florida \$1
Childhood Cancer \$1	Prevent Child Abuse \$1
Children's Hearing Help \$1	Prevent Child Sexual Abuse \$1
Child Safety Seats \$2	Ronald McDonald House \$1
End Breast Cancer \$1	Sea Turtle \$5
End Hunger \$1	Southeast Guide Dogs \$1
Family First \$1	State Homes for Veterans \$1
FL Sheriffs	Stop Heart Disease \$1
Youth Ranches \$1	Support Our Troops \$1
Help the Homeless \$1	Support Wildlife \$1
League Against Cancer \$1	Take Stock in Children \$1
MADD \$1	Transport Disadvantage \$1

Insurance (complete if required, see reverse side)

Affidavit must be completed for each vehicle on this notice.

Mobile homes, motorcycles, trailers and vessels do not require proof of insurance.

Under penalty of perjury, I _____ (Name of Insured), hereby certify that I have Personal Injury Protection, Property, Damage Liability, and when required, Bodily Injury Liability insurance current in effect with _____ (Name of Insurance Co.) _____ (5 digit Ins. Co. Code) under _____ (Policy No.) covering this vehicle. I understand that my driver license, license plate(s) and registration(s) will be suspended effective from the registration date if the insurer denies this policy is in force.

Change of Mailing Address

Name: _____ Permanent
Address: _____ Temporary
City/State/Zip: _____

MILITARY: FLORIDA RESIDENCY INFORMATION

Please sign attesting to continued eligibility. I am a Florida resident, but I am stationed outside of the state of Florida and am exempt from providing proof of Florida Insurance.

Signature: _____

Copy of orders, proof of out of state insurance on car/policy including phone number and an out of state mailing address are required.

Select Voluntary Donations

Check boxes desired and add your contribution to the amount shown on front of notice.

ARC of Florida \$1	Manatees \$5
Autism Programs \$1	Organ Tissue
Best Buddies \$1	Donor Education \$1
Blind Babies/ Youth Services \$1	Preserve Vision Florida \$1
Childhood Cancer \$1	Prevent Child Abuse \$1
Children's Hearing Help \$1	Prevent Child Sexual Abuse \$1
Child Safety Seats \$2	Ronald McDonald House \$1
End Breast Cancer \$1	Sea Turtle \$5
End Hunger \$1	Southeast Guide Dogs \$1
Family First \$1	State Homes for Veterans \$1
FL Sheriffs	Stop Heart Disease \$1
Youth Ranches \$1	Support Our Troops \$1
Help the Homeless \$1	Support Wildlife \$1
League Against Cancer \$1	Take Stock in Children \$1
MADD \$1	Transport Disadvantage \$1

Insurance (complete if required, see reverse side)

Affidavit must be completed for each vehicle on this notice.

Mobile homes, motorcycles, trailers and vessels do not require proof of insurance.

Under penalty of perjury, I _____ (Name of Insured), hereby certify that I have Personal Injury Protection, Property, Damage Liability, and when required, Bodily Injury Liability insurance current in effect with _____ (Name of Insurance Co.) _____ (5 digit Ins. Co. Code) under _____ (Policy No.) covering this vehicle. I understand that my driver license, license plate(s) and registration(s) will be suspended effective from the registration date if the insurer denies this policy is in force.

Change of Mailing Address

Name: _____ Permanent
Address: _____ Temporary
City/State/Zip: _____

MILITARY: FLORIDA RESIDENCY INFORMATION

Please sign attesting to continued eligibility. I am a Florida resident, but I am stationed outside of the state of Florida and am exempt from providing proof of Florida Insurance.

Signature: _____

Copy of orders, proof of out of state insurance on car/policy including phone number and an out of state mailing address are required.

INVOICE

INVOICE NO. 4507246

CARD ACCESSories™ COMPANY
104 Graham St. SE
Port Charlotte, FL 33952

TELEPHONE: (941) 627-0600

FAX: (941) 624-6903

NOTE: OUR REMITTANCE ADDRESS HAS CHANGED.

PLEASE REMIT TO:

CARD ACCESSories Company
20 Asher Lane
Arden, NC 28704

SOLD TO: Waterset North CDD Email: cddinvoice@rizzetta.com	Waterset Clubhouse ATTN: Ms. Katiria Parodi 7281 Paradiso Drive Apollo Beach, FL 33572 Phone: 813-677-2114 Email: ljorrin@castlegroup.com
--	---

CUSTOMER ORDER #	SLSN	TERMS	SHIP VIA	FOB	DATE
<i>p.o. # 7/18/25 email</i>	<i>k</i>	<i>net 30</i>	<i>UPS/FedX</i>	<i>orig.</i>	<i>August 1, 2025</i>

QUANTITY ORDERED:	QUANTITY SHIPPED:	DESCRIPTION:	UNIT PRICE:	EXTENSION
200	200	CA-Clam Prox	\$ 1.99	\$ 398.00
200	200	CA-AdBak20	.48	96.00

TOTAL MERCHANDISE: \$ 494.00
FREIGHT: 15.75
TOTAL INVOICE (tx xmpt): \$ 509.75

RECEIVED
08/07/2025

Fedex 882901075446



16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

Waterset North CDD

7250 Parkshore Dr.

Apollo Beach, FL 33572

Date: 7-27-25

Account Number: 8382

Invoice Number: 366813

Previous Balance: \$545.00

Commercial General Pests \$515.00

Sales Tax: \$0.00

Service Amount: \$515.00

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

Check /Cash: _____

Technician(s): EY

* 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

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

Treatment

- | | |
|--|---|
| ☐ Advion Ant Bait Station .1% | ☐ Niban FG 5% |
| ☐ Advion Ant Gel Bait .05% | ☐ Nyguard IGR 10% |
| ☐ Advion Roach Bait Stn .5% | ☐ Onslaught 6.4% |
| ☐ Advion Roach Gel Bait .6% | ☒ Perimeter Sweep |
| ☐ Alpine Aerosol .25% | ☐ Taurus .06% |
| ☐ Biozyme | ☐ Talstar Xtra .25% |
| ☐ CM Insect Monitors | ☐ Transport GHP .11% |
| ☐ Dekko Silver Fish Paks 20% | ☐ Transport Mikron .11% |
| ☐ D-Fense Dust .05% | ☐ Vector Bio 5 |
| ☐ Control Liquid 9% | ☐ Wasp Freeze .1% |
| ☒ Inspection | ☐ Web Out 10.5% |
| ☐ Maxforce Quantum .03% | ☒ Talstar P |

Rodent Control

- | |
|--|
| ☒ Mice |
| ☒ Rats |
| ☐ _____ |

Treatment

- | | |
|---|---|
| ☐ CM Rat Snap Traps | ☐ Rodent Bait Stations |
| ☒ 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: _____

RECEIVED
07/29/2025



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 North CDD

7250 Parkshore Dr.

Apollo Beach, FL 33572

Date: 7-28-25

Account Number: 8382

Invoice Number: 366814

Previous Balance: \$545.00

Commercial General Pests \$30.00

Sales Tax: \$0.00

Service Amount: \$30.00

Check /Cash: EN

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			
☐ Acrobat Ants	☐ Pantry pests	☐ Advion Ant Bait Station .1%	☐ Niban FG 5%
☐ Argentine Ants	☒ Paper Wasps	☐ Advion Ant Gel Bait .05%	☐ Nyguard IGR 10%
☐ Bed Bugs	☐ Pharaoh Ants	☐ Advion Roach Bait Stn .5%	☐ Onslaught 6.4%
☐ Carpenter Ants	☒ Preventative	☐ Advion Roach Gel Bait .6%	☒ Perimeter Sweep
☐ Crazy Ants	☐ Roaches	☐ Alpine Aerosol .25%	☐ Taurus .06%
☐ Drain Flies	☐ Silverfish	☐ Biozyme	☐ Talstar Xtra .25%
☐ Fire Ants	☐ Spiders	☐ CM Insect Monitors	☐ Transport GHP .11%
☐ Fleas	☐ Ticks	☐ Dekko Silver Fish Paks 20%	☐ Transport Mikron .11%
☐ German Roaches	☐ White Foot Ants	☐ D-Fense Dust .05%	☐ Vector Bio 5
☐ Ghost Ants	☐	☐ Gentrol Liquid 9%	☐ Wasp Freeze .1%
☐ Mosquitos		☒ Inspection	☐ Web Out 10.5%
☒ Mud Daubers		☐ Maxforce Quantum .03%	☒ Talstar
Rodent Control			
☒ 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: _____

RECEIVED
07/29/2025



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

Invoice 32546756
Invoice Date 4/10/2025
Completed Date 4/10/2025
Payment Term Due Upon Receipt
Due Date 4/10/2025

Billing Address

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

Job Address

Waterset North CDD
7281 Paradiso Drive
Apollo Beach, FL 33572 USA

Description of work

I troubleshot the ballard lights out front in the kid's playground and by the dog park area. I found two dead shorts to ground within the lighting circuit. Not sure as to what they feed. However, the ballard lights I was shown by the maintenance man are now working. After changing out the defective time clock, I also had to remove another circuit from the lighting contactor because it also has a dead short to ground. I explained to the maintenance man that I was going to close out this job ticket. When he figures what else isn't working, he will have his office call our office for a separate job ticket request.

Service #	Description	Quantity	Your Price	Total
ELEC-DIA-100	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
LBR-1.00 SVC	1 Labor Hours - Service Technician	3.00	\$165.00	\$495.00
MISC-15	Misc Truck Supplies - Includes wire nuts, tape, cleaner, and additional non-replenished parts	1.00	\$15.00	\$15.00
M-BDX-140	Time Clock (Mechanical)	1.00	\$226.29	\$226.29

Sub-Total	\$835.29
Tax	\$0.00
Total	\$835.29
Payment	\$0.00

Balance Due \$835.29

RECEIVED
07/22/2025

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



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

Invoice 33977704
Invoice Date 8/4/2025
Payment Term Due Upon Receipt
Due Date 8/4/2025

Billing Address

Waterset North CDD
3434 Colwell Avenue
Tampa, FL 33614 USA

Job Address

Waterset North CDD
7281 Paradiso Drive
Apollo Beach, FL 33572 USA

Description of work

Remove and replace (55) "Intense LED" track light heads in high ceiling area, new track light fixtures are exact replacement LED fixtures. Each track light fixture will be installed in optimum location on track to provide best illumination. Also, remove and replace (20) "Prima LED" track light fixtures in hallway area, new track light fixtures are exact replacement LED fixtures. Disposal of all old track light fixtures. Make all connections, check for proper operation.

Pricing includes lift rental

Total Proposal: \$38,890

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Start of Job: \$19,445
50% Upon Completion: \$19,445

Service #	Description	Quantity	Your Price	Total
DEP	Project Deposit	1.00	\$19,445.00	\$19,445.00

Sub-Total \$19,445.00

Tax \$0.00

Total \$19,445.00

Payment \$0.00

Balance Due \$19,445.00

RECEIVED
08/06/2025

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

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

I find and agree that all work performed by Owens Electric, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



Deposit Invoice

#SO585

RECEIVED
08/12/25

Bill To

Waterset North CDD
3434 Colwell Avenue Suite 200
Tampa FL 33614
United States

Ship To

Waterset North CDD
7012 Sail View Ln
Apollo Beach FL 33572
United States

Invoice Date

8/12/2025

Salesperson

William Farrell

Project Name		Project ID	Terms	PO#
Castle Group : Waterset North CDD		23697	Due w/ Order	
Quantity	Description	Unit Price	Total Extended	
7	Wabash Valley FA440 ON 69" Park Bench Fairmount Inground	\$1,143.00	\$8,001.00	
1	Wabash Valley GR105N Covered Grill - 500 sq. inches	\$1,175.00	\$1,175.00	
5	Wabash Valley Trash Receptacle Liner	\$58.00	\$290.00	
5	Polysteel 32 Gal Square Receptacle with Arch Lid - Black, Laser Cut Steel Sides	\$805.00	\$4,025.00	
5	Polysteel Receptacle Direct Bury Kit - Black	\$76.00	\$380.00	
0.5	Freight	\$3,866.00	\$1,933.00	
0.5	Site Furnishings Installation Install and Offload	\$14,928.00	\$7,464.00	
0.5	Disposal of Existing Equipment Removal and Disposal through various sites of - 12 benches - 2 grills - 6 Trash cans and footings	\$8,500.00	\$4,250.00	
THANK YOU FOR YOUR BUSINESS			Subtotal	\$27,518.00
			Tax (%)	\$0.00
			Total	\$27,518.00

EST 1707 50% Deposit



Pristine Promotional Marketing

16410 Chapman Crossing
Drive
Lithia, FL 33547

Invoice

Due Date	Date	Invoice #
4/21/2025	4/21/2025	1588

Bill To

Waterset North CDD
3434 Colwell Ave suite 200
Tampa, FL 33614

RECEIVED
07/24/25

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Balance Due

\$658.00

New e-mail address? Enter here: _____

Pristine Promotional Marketing

16410 Chapman Crossing Drive
Lithia, FL 33547

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

		P.O. No.	Terms	Project	Rep
		2016PPM	Due on receipt		
Item	Description	Qty	Rate	Amount	
LPY34	3/4" POLYESTER CUSTOM PRINTED LANYARD	400	1.50	600.00T	
Shipping Fee	Shipping	1	58.00	58.00T	
	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	\$658.00
Payments/Credits	\$0.00
Balance Due	\$658.00



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

RECEIVED
07/21/25

Account Number 3-0696-0027254
Invoice Number 0696-001284857
Invoice Date July 17, 2025
Previous Balance \$437.99
Payments/Adjustments -\$437.99
Current Invoice Charges \$437.99

Total Amount Due \$437.99	Payment Due Date August 06, 2025
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/07	5555555	-\$437.99

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Waterset Amenity Center 7250 Parkshore Dr PO JOE				
Apollo Beach, FL Contract: 9696002 (C1)				
1 Recycle Container 2 Cu Yd, 1 Lift Per 2 Weeks				
Disposal:METRO: SINGLE STREAM-FEL				
Recycling Service 08/01-08/31			\$431.82	\$431.82
Recycling Processing Charge 08/01-08/31		1.0000	\$1.43	\$6.17
CURRENT INVOICE CHARGES				\$437.99

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Enclosed

Address Service Requested

WATERSET AMENITY CENTER
WATERSET NORTH CDD
3434 COLWELL AVE
STE 200
TAMPA FL 33614-8390

Total Amount Due	\$437.99
Payment Due Date	August 06, 2025
Account Number	3-0696-0027254
Invoice Number	0696-001284857

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/25/2025	INV0000101159

Bill To:

WATERSET NORTH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

RECEIVED
07/25/25

Services for the month of	Terms	Client Number
July	Upon Receipt	00435

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/2/2025	INV0000101219

Bill To:

WATERSET NORTH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00435

[illegible]

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
Waterset North CDD
Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

RECEIVED
08/01/25

Invoice details
Invoice no.: 10081-b
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance-51 Ponds	1	\$4,000.00	\$4,000.00
Total						\$4,000.00

Spark Energy

12140 Wickchester Ln. Ste 100
Houston, TX 77079

CUSTOMER SERVICE: (800) 994-0228

Mon – Fri 8:00 AM – 7:00 PM CST

Sat 9:00 AM – 12:00 PM CST

CustomerCare@sparkenergy.com

For outage or emergencies call: (877) 832-6747



Customer: **Waterset North Cdd**

Billing Account #: **CFB2354**

Invoice #: **78104372**

Summary as of Jul 10, 2025

(account information starts on next page)

Previous Amount Due: \$1,143.36

Total Payments Received: -\$1,143.36

Balance Forward: \$0.00

Current Charges: \$347.01

Amount Due Jul 31, 2025: \$347.01

RECEIVED
08/05/25

The amount billed on this invoice includes price changes allowed by law or regulatory actions taken by the Public Utility Commission that are beyond Spark Energy's control. When necessary, Spark Energy will provide public service notices as required by the commission. Visit <https://www.sparkenergy.com/how-to-read-my-bill/> for definitions of terms.

Ways to Pay

- Mail: Send your payment along with this payment stub in the envelope provided.

- Phone: Pay with credit card or ACH by calling 1-877-54(SPARK) for automated phone or with a customer service.

- Pay Centers: You can pay with cash. Go to Wal-Mart or find the nearest pay center to you.

Future Pricing Information: To obtain information about the price that will apply on your next bill, please contact one of our Customer Care representatives at (877)-547-7275.

Spark Energy is proud to offer a customer assistance program which provides assistance to customers who are experiencing a hardship and need assistance paying their energy bills. This program is funded by customer contributions. If you wish to make a contribution, please contact one of our Customer Care associates. All contributions are tax-deductible.

Pay Online

Go to <http://www.sparkenergy.com> to make online payments, sign up to authorize automatic payments. You can also call customer service at 1-877-54 (SPARK).

or

Scan this code with your phone to make a quick payment



Detach here, and include this coupon and check payable to **SPARK ENERGY GAS LLC** in the enclosed envelope, allowing the Post Office 7 days to deliver.

Spark Energy

12140 Wickchester Ln. Ste 100
Houston, TX 77079

Invoice #:

78104372

Billing Account #:

CFB2354

Date Issued:

Jul 10, 2025

Date Due:

Jul 31, 2025

AMOUNT DUE:

\$347.01

If paid after 7/31/25, add a Late Payment

Penalty of:

\$5.21

After 7/31/25, Pay:

\$352.22

**Autopay: Do Not Pay Amount Due
will automatically be deducted**

Remit Payment To:

SPARK ENERGY GAS LLC

DEPT# 42424

PO BOX 650823

Dallas, TX 75265-0823



Waterset North Cdd
3434 Colwell Ave.- Ste 200
Tampa, FL 33614

9127419432400000347014

PAYMENTS

Billing Account #: CFB2354

PAYMENT DETAILS

Payment Date	Payment Description	Amount	Total
Jul 01, 2025	Payment Received - Thank You	-\$1,143.36	
Payments Received			-\$1,143.36

ACCOUNT INFORMATION

Account #: CFB2354
LDC #: 5100870347
Service Address:
7004 Sail View Lane
Apollo Beach FL 33572-1550
Pricing Plan:
TECOG_VAR_COM_PT_NYMEXPLUS_RO

The average daily consumption used is 10.13 THERMS

USAGE DETAILS

Service Period	Estimate	Meter #	Unit	Previous Meter Read	Current Meter Read	Mult.	Quantity
04/30/25 - 06/02/25 33 Days	N		THERM	04/30/25	06/02/25		334.200

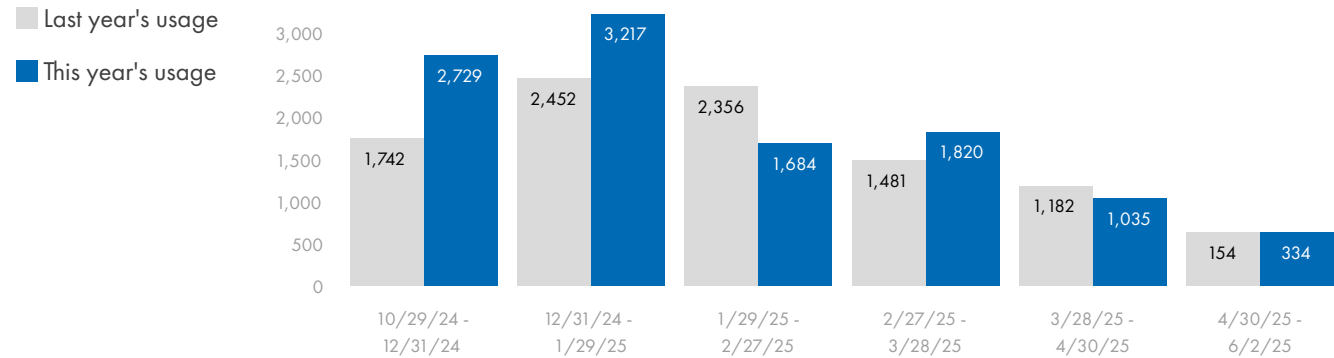
CHARGE DETAILS

Date	Charge Description	Amount	Total
06/02/25	Energy Charge (334.2 x \$0.918342 per THERM)	\$306.91	
06/02/25	Pass Through (334.2 x \$0.120000 per THERM)	\$40.10	

Current Charges \$347.01

Usage Chart

Gas usage in therm



BILLING DAYS	63	29	29	29	33	33
AVERAGE DAILY USAGE (THERM)	43	111	58	63	31	10
	53	88	81	46	41	5



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To

Waterset North CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Invoice 11 41885

PO#	Date
	07/31/2025
Sales Rep	Terms
Paul Vlna	Net 30

Property Address

Waterset North CDD
7012 Sail Lane
Apollo Beach, FL 33572

Item	Qty	Rate	Ext. Price	Amount
------	-----	------	------------	--------

#24996 - 24996 - REVISED AGAIN JUNE 2025 - CUT & STUMP GRIND WITH
SOD -34 Dead/Dying Pines - Waterset Blvd (South of Sail View, South of
Covington Stone)

Purpose: Sunrise to provide pricing for the **cut & stump grind** removal of 34 Pines on
Waterset Boulevard of Waterset North, Apollo Beach, FL.

**Per direction of May's meeting, this proposal includes not only the cutting of the
dead/affected trees, BUT ALSO other pines within that same bed. This is part of the
effort to eradicate/control the Pine Borer Beetle Problem affecting Waterset North.**

Process: Sunrise to **cut & stump grind** (34) dead Pines along Waterset Boulevard, just
south of Sail View and Covington Stone Ave. Cause of death for Pines is most likely due to
the Pine Borer Beetle, which has been affecting many pine trees in the Waterset
community. Proposal includes off-site disposal.

Waterset Boulevard, just south of Sail View. **25 PINES:**

MEDIAN: 9 Pines (2 are outside of bed and include Zoysia)

Eastern ROW: 9 Pines

Waterset Boulevard, just south of Covington Stone. **9 PINES:**

MEDIAN: 9 Pines

Price Breakdown:

Labor: \$6400.00

Disposal: \$975.00

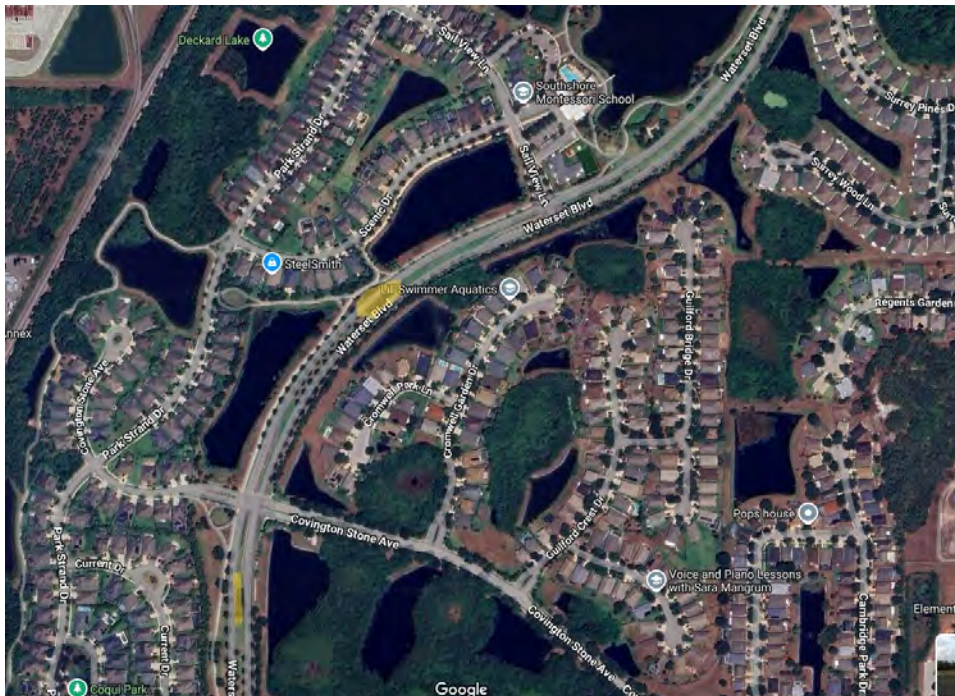
Stump Grind: \$286.00

Zoysia Sod: \$245.00

Soil: \$16.25

Result: Removal of dead trees.

Proposal Pricing is valid for 30 days from the proposal date.



Waterset Boulevard, just south of Sail View:



Waterset Boulevard, just south of Covington Stone:



Tree Work - 07/25/2025

\$7,922.25

RECEIVED
08/04/25

Total	\$7,922.25
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$7,922.25

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$7,922.25	\$0.00	\$0.00	\$0.00	\$0.00



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To

Waterset North CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Invoice 11 42444

PO#	Date
	08/04/2025
Sales Rep	Terms
Paul Vlna	Net 30

Property Address

Waterset North CDD
7012 Sail Lane
Apollo Beach, FL 33572

Item	Qty	Rate	Ext. Price	Amount
#15310 - Landscape Maintenance Contract - Waterset North CDD August 2025				\$40,700.41

RECEIVED

08/04/25

Total	\$40,700.41
Credits/Payments	(\$0.00)
Balance Due	\$40,700.41

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$48,622.66	\$0.00	\$0.00	\$0.00	\$0.00



WATERSET NORTH CDD
LANTERN PARK AVE - WALKPATH, SOLAR
APOLLO BEACH, FL 33572

Statement Date: August 04, 2025

Amount Due: \$783.73

Due Date: August 25, 2025

Account #: 221008768089

RECEIVED
08/21/25

DO NOT PAY. Your account will be drafted on August 25, 2025

Account Summary

Previous Amount Due	\$783.73
Payment(s) Received Since Last Statement	-\$783.73
Current Month's Charges	\$783.73

Amount Due by August 25, 2025 \$783.73

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



Scan here to view
your account online.

Let's be honest.
You don't
need me
anymore.



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008768089

Due Date: August 25, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$783.73

Payment Amount: \$ _____

618051162441

Your account will be
drafted on August 25, 2025

WATERSET NORTH CDD
LANTERN PARK AVE - WALKPATH, SOLAR
APOLLO BEACH, FL 33572

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
 LANTERN PARK AVE - WALKPATH
 SOLAR, APOLLO BEACH, FL 33572

Account #: 221008768089
Statement Date: August 04, 2025
Charges Due: August 25, 2025

Service Period: Jun 28, 2025 - Jul 29, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 32 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$444.08
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$444.08

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person
 Find list of Payment Agents at TampaElectric.com



Mail A Check
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.



Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone
 Toll Free: **866-689-6469**

All Other Correspondences:
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Service For:
LANTERN PARK AVE - WALKPATH
SOLAR, APOLLO BEACH, FL 33572

Account #: 221008768089
Statement Date: August 04, 2025
Charges Due: August 25, 2025

Service Period: Jun 28, 2025 - Jul 29, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 32 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$339.65
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$339.65

Total Current Month's Charges	\$783.73
--------------------------------------	-----------------

**Service For:**

LANTERN PARK AVE - WALKPATH
SOLAR, APOLLO BEACH, FL 33572

Account #: 221008768089
Statement Date: August 04, 2025
Charges Due: August 25, 2025

Important Messages**Moving? Save time and reduce stress!**

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



WATERSET NORTH CDD
7250 PARKSHORE DR, BALLARD
APOLLO BEACH, FL 33572-0000

RECEIVED
08/21/25

Statement Date: August 04, 2025

Amount Due: \$264.32

Due Date: August 25, 2025

Account #: 221009368202

DO NOT PAY. Your account will be drafted on August 25, 2025

Account Summary

Current Service Period: June 28, 2025 - July 29, 2025

Previous Amount Due \$264.32

Payment(s) Received Since Last Statement -\$264.32

Current Month's Charges \$264.32

Amount Due by August 25, 2025 \$264.32

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



Scan here to view
your account online.

Let's be honest.
You don't
need me
anymore.



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009368202

Due Date: August 25, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$264.32

Payment Amount: \$ _____

694592978516

Your account will be
drafted on August 25, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
 7250 PARKSHORE DR
 BALLARD, APOLLO BEACH, FL 33572-0000

Account #: 221009368202
Statement Date: August 04, 2025
Charges Due: August 25, 2025

Service Period: Jun 28, 2025 - Jul 29, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 32 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$264.32
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Storm Surcharge	\$0.00
	Florida Gross Receipt Tax	\$0.00
	Lighting Charges	\$264.32

Total Current Month's Charges **\$264.32**

Important Messages

Moving? Save time and reduce stress!
 Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you!
 Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source
 Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

In-Person
 Find list of Payment Agents at TampaElectric.com

Mail A Check
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.

Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
 Toll Free: **866-689-6469**

All Other Correspondences:
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



WATERSET NORTH CDD
7012 SAIL VIEW LN, SOLAR
APOLLO BEACH, FL 33572-1550

Statement Date: August 04, 2025

Amount Due: \$310.85

Due Date: August 25, 2025

Account #: 221008743546

RECEIVED
08/21/25

DO NOT PAY. Your account will be drafted on August 25, 2025

Account Summary

Current Service Period: June 28, 2025 - July 29, 2025

Previous Amount Due \$310.85

Payment(s) Received Since Last Statement -\$310.85

Current Month's Charges \$310.85

Amount Due by August 25, 2025 \$310.85

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



Scan here to view
your account online.

Let's be honest.
You don't
need me
anymore.



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008743546

Due Date: August 25, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$310.85

Payment Amount: \$ _____

618051162440

Your account will be
drafted on August 25, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
 7012 SAIL VIEW LN
 SOLAR, APOLLO BEACH, FL 33572-1550

Account #: 221008743546
Statement Date: August 04, 2025
Charges Due: August 25, 2025

Service Period: Jun 28, 2025 - Jul 29, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 32 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$310.85
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Storm Surcharge	\$0.00
	Florida Gross Receipt Tax	\$0.00
	Lighting Charges	\$310.85

Total Current Month's Charges \$310.85

Important Messages

Moving? Save time and reduce stress!
 Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source
 Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

In-Person
 Find list of Payment Agents at TampaElectric.com

Mail A Check
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.

Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
 Toll Free: **866-689-6469**

All Other Correspondences:
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Waterset North CDD
TECO Summary #321000019844
Service Date Range: 06/03/2025-07/02/2025
Billing Date: 08/05/2025

<u>Account</u>	<u>Billing Date</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
211006786688	8/5/2025	7004 Sail View Lane	001-53200-4304	\$ 124.72
221006717294	8/5/2025	6415 Waterset Bl	001-53100-4307	
221006236519	8/5/2025	6398 Paseo Al Mar Bl., Irr	001-53100-4301	\$ 20.91
221004037877	8/5/2025	6212 Covington Garden Drive	001-53100-4307	\$ 99.84
221002915736	8/5/2025	6233 Colmar Drive	001-53100-4301	\$ 19.20
221002692368	8/5/2025	6890 Milestone Drive	001-53100-4301	\$ 20.61
221000915951	8/5/2025	6120 Shadowlake Dr - Irr	001-53100-4301	\$ 20.76
211006786498	8/5/2025	6806 Paradiso Dr	001-53100-4301	\$ 20.14
211006786084	8/5/2025	7315 Hermes Ct Irr	001-53100-4301	\$ 27.90
211006785920	8/5/2025	6332 Waves End Pl Irr	001-53100-4301	\$ 26.90
211006785722	8/5/2025	6326 Lantern View PL Irr	001-53100-4301	\$ 37.18
211006785540	8/5/2025	7298 Meeting House Ln	001-53100-4301	\$ 107.61
211006785425	8/5/2025	7250 Parkshore Dr	001-53100-4301	\$ 630.26
211006785219	8/5/2025	6417 Tideline Dr Irr	001-53100-4301	\$ 19.20
211006785037	8/5/2025	7218 Hourglass Dr Irr	001-53100-4301	\$ 62.39
211006784865	8/5/2025	6480 Tideline Dr Irr	001-53100-4301	\$ 19.20
211006784683	8/5/2025	7580 Milestone Dr Irr	001-53100-4301	\$ 19.52
211006784535	8/5/2025	6976 Crestpoint Dr Irr	001-53100-4301	\$ 20.82
211006784279	8/5/2025	6415 Salt Creek Av IRR	001-53100-4301	\$ 20.66
211006784139	8/5/2025	6507 Park Strand Dr. Irri	001-53100-4301	\$ 19.36
211006783933	8/5/2025	7087 Milestone Dr Irr	001-53100-4301	\$ 21.54
211006783719	8/5/2025	6539 Mayport Dr Irr	001-53100-4301	\$ 19.36
211006783495	8/5/2025	7230 Bowspirit Pl Irr	001-53100-4301	\$ 19.52
211006783297	8/5/2025	7444 Milestone Dr Irr	001-53100-4301	\$ 19.36
211006783073	8/5/2025	6928 Sail View Ln Shed	001-53100-4301	\$ 69.51
211006782885	8/5/2025	7025 Sail View Ln	001-53100-4301	\$ 20.32
211006782778	8/5/2025	7008 Waterset Dr Lnsc Lts	001-53100-4301	\$ 20.82
211006782554	8/5/2025	7092 Waterset Blvd SGN	001-53100-4301	\$ 40.33
211006782356	8/5/2025	6633 Park Strand Dr. Irri	001-53100-4301	\$ 21.17
211006782182	8/5/2025	6702 Waterset Bl Irri	001-53100-4301	\$ 20.44
211006781994	8/5/2025	6904 Waterset Dr Irri	001-53100-4301	\$ 22.62
211006781838	8/5/2025	7012 Sail View Ln	001-53100-4304	\$ 1,512.81
211006781838	8/5/2025	7012 Sail View Ln	001-53100-4307	\$ 466.07
211006781655	8/5/2025	6938 Waterset Blvd. Irr	001-53100-4301	\$ 22.46
TOTAL				<u><u>\$ 3,633.51</u></u>

Summary	
001-53100-4301	\$ 1,430.07
001-53100-4307	\$ 565.91
001-53100-4304	\$ 1,512.81
001-53200-4304	\$ 124.72
Credits	\$ -

Total Amount Due By: 08/19/2025 \$ 3,633.51



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

Statement Date: August 05, 2025

Amount Due: \$3,633.51

Due Date: August 19, 2025

Account #: 321000019844

DO NOT PAY. Your account will be drafted on August 19, 2025

Account Summary

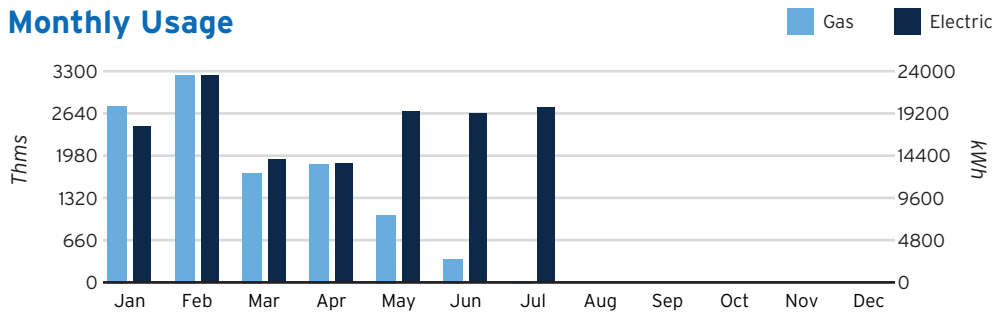
Previous Amount Due	\$3,701.40
Payment(s) Received Since Last Statement	-\$3,701.40
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$3,633.51

Amount Due by August 19, 2025 \$3,633.51

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

RECEIVED
08/06/2025

Monthly Usage



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000019844

Due Date: August 19, 2025



Pay your bill online at PeoplesGas.com or TampaElectric.com

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

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

Amount Due: \$3,633.51

Payment Amount: \$ _____

700750003504

Your account will be
drafted on August 19, 2025

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

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.



Scan here to interact
with your bill online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit TampaElectric.com/Safety
for more safety tips.

Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month

 Increased
  Same
  Decreased

Service Address: 7004 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Sub-Account Number: 211006786688

Meter	Read Date	Current	-	Previous	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period	Amount
AKX12049	07/02/2025	2,601		2,599		2 CCF		1.040		1.1168		2.3 Therms	30 Days	\$124.72
														 99.3%

Service Address: 6398 PASEO AL MAR BLVD, IRRIGATION, APOLLO BEACH, FL 33572

Sub-Account Number: 221006236519

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000478099	06/27/2025	831		817		14 kWh	1	29 Days	\$20.91
									 0.0%

Service Address: 6212 COVINGTON GARDEN DR, APOLLO BEACH, FL 33572

Sub-Account Number: 221004037877

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000488517	06/27/2025	26,807		26,285		522 kWh	1	29 Days	\$99.84
									 0.2%

Service Address: 6233 COLMAR PL, APOLLO BEACH, FL 33572-1617

Sub-Account Number: 221002915736

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000460426	06/27/2025	199		196		3 kWh	1	29 Days	\$19.20
									 0.0%

Continued on next page →

For more information about your bill, please visit [PeoplesGas.com](https://www.PeoplesGas.com) or [TampaElectric.com](https://www.TampaElectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.TECOaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com) or [TampaElectric.com](https://www.TampaElectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.TECOaccount.com). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:
Peoples Gas/Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[PeoplesGas.com](https://www.PeoplesGas.com) or [TampaElectric.com](https://www.TampaElectric.com)

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Natural Gas Outages:

877-832-6747
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909
Natural Gas Energy Conversation Rebates:
877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Peoples Gas or Tampa Electric and do so in a timely fashion. Peoples Gas/Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month



Increased



Same



Decreased

Service Address: 6890 MILESTONE DR, APOLLO BEACH, FL 33572

Sub-Account Number: 221002692368

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000456690	06/27/2025	755		743		12 kWh	1	29 Days	\$20.61
									0.0%

Service Address: 6120 SHADOWLAKE DR, APOLLO BEACH, FL 33572

Sub-Account Number: 221000915951

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000456192	06/27/2025	854		841		13 kWh	1	29 Days	\$20.76
									7.1%

Service Address: 6806 PARADISO DR, APOLLO BEACH, FL 33572-0000

Sub-Account Number: 211006786498

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000441728	06/27/2025	683		674		9 kWh	1	29 Days	\$20.14
									10.0%

Service Address: 7315 HERMES CT IRR, APOLLO BEACH, FL 33572-0000

Sub-Account Number: 211006786084

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000533648	06/27/2025	19,628		19,583		45 kWh	1	29 Days	\$27.90
									4.3%

Service Address: 6332 WAVES END PL, APOLLO BEACH, FL 33572-1738

Sub-Account Number: 211006785920

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000476328	06/27/2025	3,684		3,645		39 kWh	1	29 Days	\$26.90
									7.1%

Service Address: 6326 LANTERN VIEW PL, APOLLO BEACH, FL 33572-1572

Sub-Account Number: 211006785722

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000475745	06/27/2025	6,177		6,077		100 kWh	1	29 Days	\$37.18
									3.8%

Service Address: 7298 MEETING HOUSE LN, APOLLO BEACH, FL 33572-0000

Sub-Account Number: 211006785540

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000477188	06/27/2025	1,970		1,398		572 kWh	1	29 Days	\$107.61
									6.3%

Continued on next page →

Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month



Increased



Same



Decreased

Service Address: 7250 PARKSHORE DR, APOLLO BEACH, FL 33572-0000

Sub-Account Number: 211006785425

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000486105	06/27/2025	24,695		21,075		3,620 kWh	1	29 Days	\$630.26
									 25.0%

Service Address: 6417 TIDELINE DR, APOLLO BEACH, FL 33572-1571

Sub-Account Number: 211006785219

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000453391	06/27/2025	238		235		3 kWh	1	29 Days	\$19.20
									 25.0%

Service Address: 7218 HOURGLASS DR, APOLLO BEACH, FL 33572-1579

Sub-Account Number: 211006785037

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451807	06/27/2025	6,410		6,129		281 kWh	1	29 Days	\$62.39
									 15.4%

Service Address: 6480 TIDELINE DR, APOLLO BEACH, FL 33572-1571

Sub-Account Number: 211006784865

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000448546	06/27/2025	241		238		3 kWh	1	29 Days	\$19.20
									 0.0%

Service Address: 7580 MILESTONE DR IRR, APOLLO BEACH, FL 33572-0000

Sub-Account Number: 211006784683

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000533631	06/27/2025	212		207		5 kWh	1	29 Days	\$19.52
									 0.0%

Service Address: 6976 CRESTPOINT DR, APOLLO BEACH, FL 33572-1752

Sub-Account Number: 211006784535

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451798	06/27/2025	208		205		3 kWh	1	29 Days	\$20.82
									 25.0%

Service Address: 6415 SALT CREEK AVE, APOLLO BEACH, FL 33572-1769

Sub-Account Number: 211006784279

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000467238	06/27/2025	227		225		2 kWh	1	29 Days	\$20.66
									 33.3%

Continued on next page →

Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month



Increased



Same



Decreased

Service Address: 6507 PARK STRAND DR, APOLLO BEACH, FL 33572-1561

Sub-Account Number: 211006784139

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000446213	06/27/2025	1,755		1,751		4 kWh	1	29 Days	\$19.36
									0.0%

Service Address: 7087 MILESTONE DR IRR, APOLLO BEACH, FL 33572-0000

Sub-Account Number: 211006783933

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000559564	06/27/2025	1,083		1,065		18 kWh	1	29 Days	\$21.54
									5.9%

Service Address: 6539 MAYPORT DR, APOLLO BEACH, FL 33572-1557

Sub-Account Number: 211006783719

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000445678	06/27/2025	250		246		4 kWh	1	29 Days	\$19.36
									0.0%

Service Address: 7230 BOWSPIRIT PL IRR, APOLLO BEACH, FL 33572-0000

Sub-Account Number: 211006783495

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000445680	06/27/2025	250		245		5 kWh	1	29 Days	\$19.52
									25.0%

Service Address: 7444 MILESTONE DR IRR, APOLLO BEACH, FL 33572-0000

Sub-Account Number: 211006783297

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000694640	06/27/2025	364		360		4 kWh	1	29 Days	\$19.36
									0.0%

Service Address: 6928 SAIL VIEW LN, APOLLO BEACH, FL 33572-1536

Sub-Account Number: 211006783073

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000443163	06/27/2025	30,942		30,650		292 kWh	1	29 Days	\$69.51
									1360.0%

Service Address: 7025 SAIL VIEW LN, APOLLO BEACH, FL 33572-0000

Sub-Account Number: 211006782885

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000472004	06/27/2025	20		20		0 kWh	1	29 Days	\$20.32

Continued on next page →

Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month

 Increased  Same  Decreased

Service Address: 7008 WATERSET BL, LNSC LTS, APOLLO BEACH, FL 33572-0000						Sub-Account Number: 211006782778			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000863276	06/27/2025	99		96		3 kWh	1	29 Days	\$20.82
									25.0%
Service Address: 7092 WATERSET BL, SIGN, APOLLO BEACH, FL 33572-0000						Sub-Account Number: 211006782554			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000856891	06/27/2025	10,556		10,417		139 kWh	1	29 Days	\$40.33
									6.1%
Service Address: 6633 PARK STRAND DR, APOLLO BEACH, FL 33572-1548						Sub-Account Number: 211006782356			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000458561	06/27/2025	416		411		5 kWh	1	29 Days	\$21.17
									16.7%
Service Address: 6702 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000						Sub-Account Number: 211006782182			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000579246	06/27/2025	659		648		11 kWh	1	29 Days	\$20.44
									0.0%
Service Address: 6904 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000						Sub-Account Number: 211006781994			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000846145	06/27/2025	1,089		1,064		25 kWh	1	29 Days	\$22.62
									7.4%
Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550						Sub-Account Number: 211006781838			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000789803	06/27/2025	10,388		10,211		14,160 kWh	80.0000	29 Days	\$1,978.88
1000789803	06/27/2025	0.39		0		30.96 kW	80.0000	29 Days	1.7%
Service Address: 6938 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000						Sub-Account Number: 211006781655			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835802	06/27/2025	1,400		1,376		24 kWh	1	29 Days	\$22.46
									4.0%



Sub-Account #: 211006786688
Statement Date: 07/31/2025

Service Address: 7004 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Meter Read

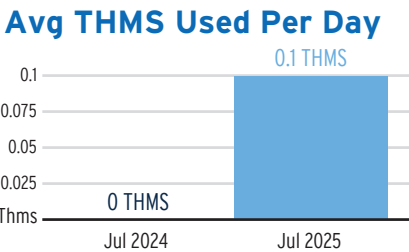
Service Period: 06/03/2025 - 07/02/2025

Rate Schedule: General Service 2 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX12049	07/02/2025	2,601	2,599	2 CCF	1.040	1.1168	2.3 Therms	30 Days

Charge Details

 Natural Gas Charges		
Customer Charge		\$123.47
Distribution Charge	2.3 THMS @ \$0.45547	\$1.05
Swing Service Charge	2.3 THMS @ \$0.02210	\$0.05
Florida Gross Receipts Tax		\$0.15
Natural Gas Service Cost		\$124.72



Current Month's Natural Gas Charges \$124.72

Billing information continues on next page →



Sub-Account #: 221006236519
Statement Date: 07/31/2025

Service Address: 6398 PASEO AL MAR BLVD, IRRIGATION, APOLLO BEACH, FL 33572

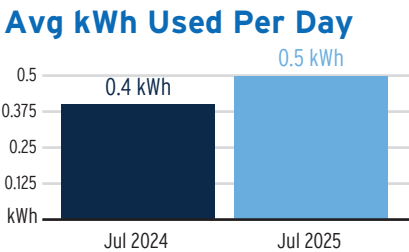
Meter Read

Service Period: 05/30/2025 - 06/27/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000478099	06/27/2025	831		817		14 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	14 kWh @ \$0.08641/kWh	\$1.21
Fuel Charge	14 kWh @ \$0.03391/kWh	\$0.47
Storm Protection Charge	14 kWh @ \$0.00577/kWh	\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.91



Current Month's Electric Charges **\$20.91**

Billing information continues on next page →



Sub-Account #: 221004037877
Statement Date: 07/31/2025

Service Address: 6212 COVINGTON GARDEN DR, APOLLO BEACH, FL 33572

Meter Read

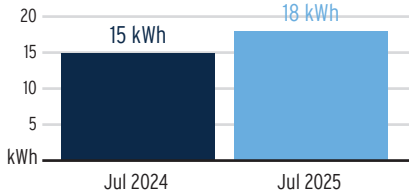
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488517	06/27/2025	26,807		26,285		522 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	522 kWh @ \$0.08641/kWh	\$45.11
Fuel Charge	522 kWh @ \$0.03391/kWh	\$17.70
Storm Protection Charge	522 kWh @ \$0.00577/kWh	\$3.01
Clean Energy Transition Mechanism	522 kWh @ \$0.00418/kWh	\$2.18
Storm Surcharge	522 kWh @ \$0.02121/kWh	\$11.07
Florida Gross Receipt Tax		\$2.50
Electric Service Cost		\$99.84

Avg kWh Used Per Day



Current Month's Electric Charges **\$99.84**

Billing information continues on next page →



Sub-Account #: 221002915736
Statement Date: 07/31/2025

Service Address: 6233 COLMAR PL, APOLLO BEACH, FL 33572-1617

Meter Read

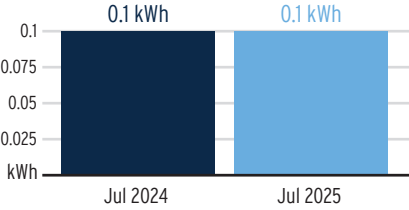
Meter Location: IRRIGATION
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000460426	06/27/2025	199		196		3 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
	Fuel Charge	3 kWh @ \$0.03391/kWh	\$0.10
	Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
	Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
	Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.20

Avg kWh Used Per Day



Current Month's Electric Charges \$19.20

Billing information continues on next page →



Sub-Account #: 221002692368
Statement Date: 07/31/2025

Service Address: 6890 MILESTONE DR, APOLLO BEACH, FL 33572

Meter Read

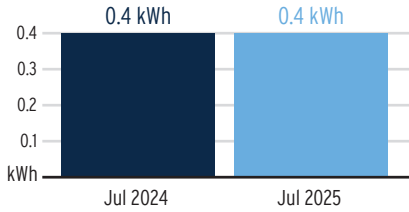
Meter Location: IRRIGATION
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456690	06/27/2025	755		743		12 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	12 kWh @ \$0.08641/kWh	\$1.04
	Fuel Charge	12 kWh @ \$0.03391/kWh	\$0.41
	Storm Protection Charge	12 kWh @ \$0.00577/kWh	\$0.07
	Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
	Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.61

Avg kWh Used Per Day



Current Month's Electric Charges **\$20.61**

Billing information continues on next page →



Sub-Account #: 221000915951
Statement Date: 07/31/2025

Service Address: 6120 SHADOWLAKE DR, APOLLO BEACH, FL 33572

Meter Read

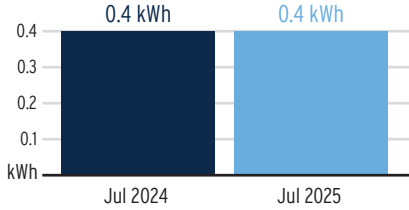
Meter Location: IRRIGATION
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456192	06/27/2025	854		841		13 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	13 kWh @ \$0.08641/kWh	\$1.12
	Fuel Charge	13 kWh @ \$0.03391/kWh	\$0.44
	Storm Protection Charge	13 kWh @ \$0.00577/kWh	\$0.08
	Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05
	Storm Surcharge	13 kWh @ \$0.02121/kWh	\$0.28
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.76

Avg kWh Used Per Day



Current Month's Electric Charges \$20.76

Billing information continues on next page →



Sub-Account #: 211006786498
Statement Date: 07/31/2025

Service Address: 6806 PARADISO DR, APOLLO BEACH, FL 33572-0000

Meter Read

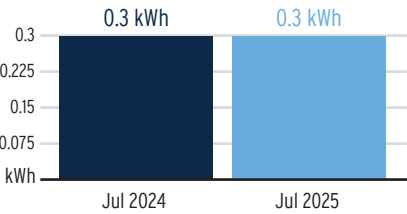
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000441728	06/27/2025	683		674		9 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	9 kWh @ \$0.08641/kWh	\$0.78
Fuel Charge	9 kWh @ \$0.03391/kWh	\$0.31
Storm Protection Charge	9 kWh @ \$0.00577/kWh	\$0.05
Clean Energy Transition Mechanism	9 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	9 kWh @ \$0.02121/kWh	\$0.19
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.14

Avg kWh Used Per Day



Current Month's Electric Charges **\$20.14**

Billing information continues on next page →



Sub-Account #: 211006786084
Statement Date: 07/31/2025

Service Address: 7315 HERMES CT IRR, APOLLO BEACH, FL 33572-0000

Meter Read

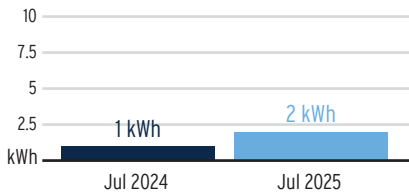
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533648	06/27/2025	19,628		19,583		45 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	45 kWh @ \$0.08641/kWh	\$3.89
Fuel Charge	45 kWh @ \$0.03391/kWh	\$1.53
Storm Protection Charge	45 kWh @ \$0.00577/kWh	\$0.26
Clean Energy Transition Mechanism	45 kWh @ \$0.00418/kWh	\$0.19
Storm Surcharge	45 kWh @ \$0.02121/kWh	\$0.95
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.73
State Tax		\$2.17
Total Electric Cost, Local Fees and Taxes		\$27.90

Avg kWh Used Per Day



Current Month's Electric Charges \$27.90

Billing information continues on next page →



Sub-Account #: 211006785920
Statement Date: 07/31/2025

Service Address: 6332 WAVES END PL, APOLLO BEACH, FL 33572-1738

Meter Read

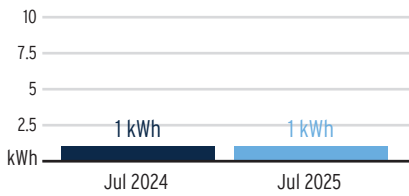
Meter Location: Irr
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000476328	06/27/2025	3,684		3,645		39 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	39 kWh @ \$0.08641/kWh		\$3.37
Fuel Charge	39 kWh @ \$0.03391/kWh		\$1.32
Storm Protection Charge	39 kWh @ \$0.00577/kWh		\$0.23
Clean Energy Transition Mechanism	39 kWh @ \$0.00418/kWh		\$0.16
Storm Surcharge	39 kWh @ \$0.02121/kWh		\$0.83
Florida Gross Receipt Tax			\$0.62
Electric Service Cost			\$24.80
State Tax			\$2.10
Total Electric Cost, Local Fees and Taxes			\$26.90

Avg kWh Used Per Day



Current Month's Electric Charges \$26.90

Billing information continues on next page →



Sub-Account #: 211006785722
Statement Date: 07/31/2025

Service Address: 6326 LANTERN VIEW PL, APOLLO BEACH, FL 33572-1572

Meter Read

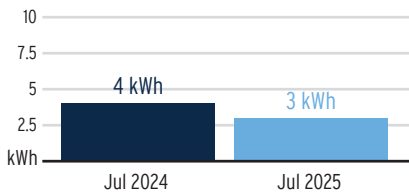
Meter Location: Irr
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475745	06/27/2025	6,177		6,077		100 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	100 kWh @ \$0.08641/kWh		\$8.64
Fuel Charge	100 kWh @ \$0.03391/kWh		\$3.39
Storm Protection Charge	100 kWh @ \$0.00577/kWh		\$0.58
Clean Energy Transition Mechanism	100 kWh @ \$0.00418/kWh		\$0.42
Storm Surcharge	100 kWh @ \$0.02121/kWh		\$2.12
Florida Gross Receipt Tax			\$0.86
Electric Service Cost			\$34.28
State Tax			\$2.90
Total Electric Cost, Local Fees and Taxes			\$37.18

Avg kWh Used Per Day



Current Month's Electric Charges \$37.18

Billing information continues on next page ➡



Sub-Account #: 211006785540
Statement Date: 07/31/2025

Service Address: 7298 MEETING HOUSE LN, APOLLO BEACH, FL 33572-0000

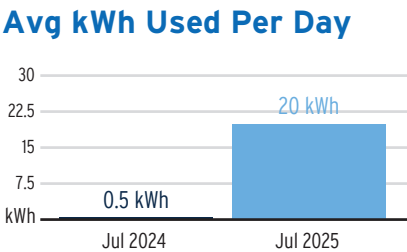
Meter Read

Service Period: 05/30/2025 - 06/27/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000477188	06/27/2025	1,970		1,398		572 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	572 kWh @ \$0.08641/kWh	\$49.43
Fuel Charge	572 kWh @ \$0.03391/kWh	\$19.40
Storm Protection Charge	572 kWh @ \$0.00577/kWh	\$3.30
Clean Energy Transition Mechanism	572 kWh @ \$0.00418/kWh	\$2.39
Storm Surcharge	572 kWh @ \$0.02121/kWh	\$12.13
Florida Gross Receipt Tax		\$2.69
Electric Service Cost		\$107.61



Current Month's Electric Charges **\$107.61**

Billing information continues on next page →



Sub-Account #: 211006785425
Statement Date: 07/31/2025

Service Address: 7250 PARKSHORE DR, APOLLO BEACH, FL 33572-0000

Meter Read

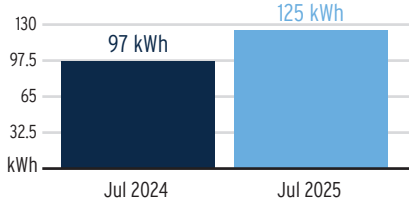
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000486105	06/27/2025	24,695		21,075		3,620 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	3,620 kWh @ \$0.08641/kWh		\$312.80
Fuel Charge	3,620 kWh @ \$0.03391/kWh		\$122.75
Storm Protection Charge	3,620 kWh @ \$0.00577/kWh		\$20.89
Clean Energy Transition Mechanism	3,620 kWh @ \$0.00418/kWh		\$15.13
Storm Surcharge	3,620 kWh @ \$0.02121/kWh		\$76.78
Florida Gross Receipt Tax			\$14.53
Electric Service Cost			\$581.15
State Tax			\$49.11
Total Electric Cost, Local Fees and Taxes			\$630.26

Avg kWh Used Per Day



Current Month's Electric Charges **\$630.26**

Billing information continues on next page →



Sub-Account #: 211006785219
Statement Date: 07/31/2025

Service Address: 6417 TIDELINE DR, APOLLO BEACH, FL 33572-1571

Meter Read

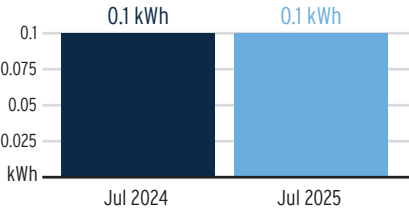
Meter Location: Irr
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000453391	06/27/2025	238		235		3 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
	Fuel Charge	3 kWh @ \$0.03391/kWh	\$0.10
	Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
	Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
	Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.20

Avg kWh Used Per Day



Current Month's Electric Charges \$19.20

Billing information continues on next page →



Sub-Account #: 211006785037
Statement Date: 07/31/2025

Service Address: 7218 HOURGLASS DR, APOLLO BEACH, FL 33572-1579

Meter Read

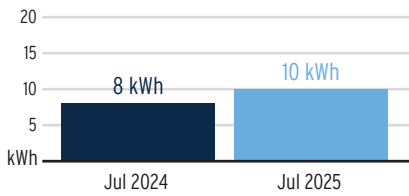
Meter Location: Irr
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451807	06/27/2025	6,410		6,129		281 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	281 kWh @ \$0.08641/kWh		\$24.28
Fuel Charge	281 kWh @ \$0.03391/kWh		\$9.53
Storm Protection Charge	281 kWh @ \$0.00577/kWh		\$1.62
Clean Energy Transition Mechanism	281 kWh @ \$0.00418/kWh		\$1.17
Storm Surcharge	281 kWh @ \$0.02121/kWh		\$5.96
Florida Gross Receipt Tax			\$1.56
Electric Service Cost			\$62.39

Avg kWh Used Per Day



Current Month's Electric Charges \$62.39

Billing information continues on next page →



Sub-Account #: 211006784865
Statement Date: 07/31/2025

Service Address: 6480 TIDELINE DR, APOLLO BEACH, FL 33572-1571

Meter Read

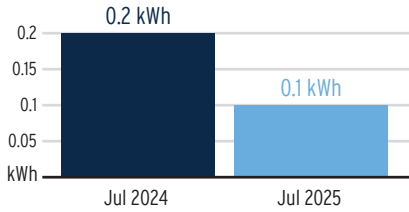
Meter Location: Irr
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000448546	06/27/2025	241		238		3 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
Fuel Charge	3 kWh @ \$0.03391/kWh	\$0.10
Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.20

Avg kWh Used Per Day



Current Month's Electric Charges **\$19.20**

Billing information continues on next page →



Sub-Account #: 211006784683
Statement Date: 07/31/2025

Service Address: 7580 MILESTONE DR IRR, APOLLO BEACH, FL 33572-0000

Meter Read

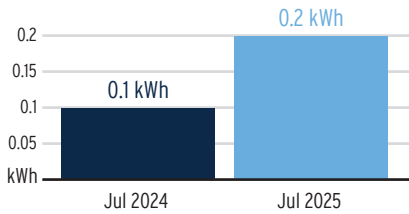
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533631	06/27/2025	212		207		5 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	5 kWh @ \$0.08641/kWh	\$0.43
Fuel Charge	5 kWh @ \$0.03391/kWh	\$0.17
Storm Protection Charge	5 kWh @ \$0.00577/kWh	\$0.03
Clean Energy Transition Mechanism	5 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	5 kWh @ \$0.02121/kWh	\$0.11
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.52

Avg kWh Used Per Day



Current Month's Electric Charges **\$19.52**

Billing information continues on next page →



Sub-Account #: 211006784535
Statement Date: 07/31/2025

Service Address: 6976 CRESTPOINT DR, APOLLO BEACH, FL 33572-1752

Meter Read

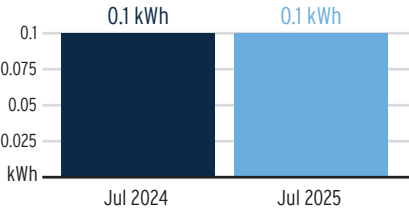
Meter Location: Irr
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451798	06/27/2025	208		205		3 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
	Fuel Charge	3 kWh @ \$0.03391/kWh	\$0.10
	Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
	Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
	Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.20
	State Tax		\$1.62
	Total Electric Cost, Local Fees and Taxes		\$20.82

Avg kWh Used Per Day



Current Month's Electric Charges \$20.82

Billing information continues on next page ➡



Sub-Account #: 211006784279
Statement Date: 07/31/2025

Service Address: 6415 SALT CREEK AVE, APOLLO BEACH, FL 33572-1769

Meter Read

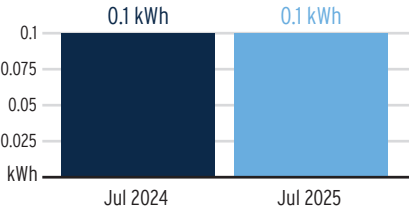
Meter Location: Irr
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000467238	06/27/2025	227		225		2 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2 kWh @ \$0.08641/kWh	\$0.17
Fuel Charge	2 kWh @ \$0.03391/kWh	\$0.07
Storm Protection Charge	2 kWh @ \$0.00577/kWh	\$0.01
Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.05
State Tax		\$1.61
Total Electric Cost, Local Fees and Taxes		\$20.66

Avg kWh Used Per Day



Current Month's Electric Charges \$20.66

Billing information continues on next page ➡



Sub-Account #: 211006784139
Statement Date: 07/31/2025

Service Address: 6507 PARK STRAND DR, APOLLO BEACH, FL 33572-1561

Meter Read

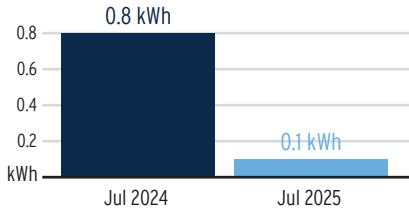
Meter Location: Irr
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000446213	06/27/2025	1,755		1,751		4 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	4 kWh @ \$0.08641/kWh	\$0.35
Fuel Charge	4 kWh @ \$0.03391/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.36

Avg kWh Used Per Day



Current Month's Electric Charges \$19.36

Billing information continues on next page →



Sub-Account #: 211006783933
Statement Date: 07/31/2025

Service Address: 7087 MILESTONE DR IRR, APOLLO BEACH, FL 33572-0000

Meter Read

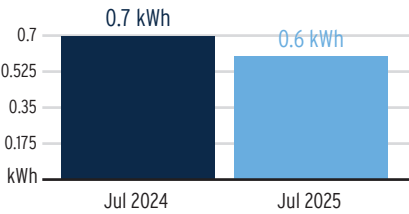
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559564	06/27/2025	1,083		1,065		18 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	18 kWh @ \$0.08641/kWh	\$1.56
Fuel Charge	18 kWh @ \$0.03391/kWh	\$0.61
Storm Protection Charge	18 kWh @ \$0.00577/kWh	\$0.10
Clean Energy Transition Mechanism	18 kWh @ \$0.00418/kWh	\$0.08
Storm Surcharge	18 kWh @ \$0.02121/kWh	\$0.38
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.54

Avg kWh Used Per Day



Current Month's Electric Charges **\$21.54**

Billing information continues on next page →



Sub-Account #: 211006783719
Statement Date: 07/31/2025

Service Address: 6539 MAYPORT DR, APOLLO BEACH, FL 33572-1557

Meter Read

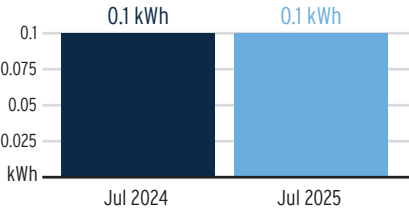
Meter Location: Irr
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445678	06/27/2025	250		246		4 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	4 kWh @ \$0.08641/kWh	\$0.35
	Fuel Charge	4 kWh @ \$0.03391/kWh	\$0.14
	Storm Protection Charge	4 kWh @ \$0.00577/kWh	\$0.02
	Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
	Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.36

Avg kWh Used Per Day



Current Month's Electric Charges \$19.36

Billing information continues on next page →



Sub-Account #: 211006783495
Statement Date: 07/31/2025

Service Address: 7230 BOWSPIRIT PL IRR, APOLLO BEACH, FL 33572-0000

Meter Read

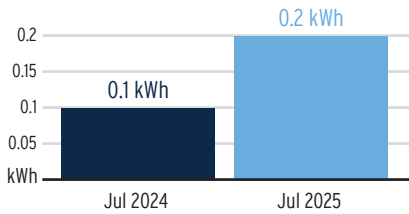
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445680	06/27/2025	250		245		5 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	5 kWh @ \$0.08641/kWh	\$0.43
Fuel Charge	5 kWh @ \$0.03391/kWh	\$0.17
Storm Protection Charge	5 kWh @ \$0.00577/kWh	\$0.03
Clean Energy Transition Mechanism	5 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	5 kWh @ \$0.02121/kWh	\$0.11
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.52

Avg kWh Used Per Day



Current Month's Electric Charges \$19.52

Billing information continues on next page →



Sub-Account #: 211006783297
Statement Date: 07/31/2025

Service Address: 7444 MILESTONE DR IRR, APOLLO BEACH, FL 33572-0000

Meter Read

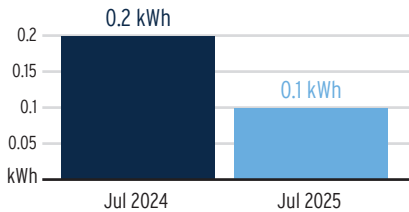
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000694640	06/27/2025	364		360		4 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	4 kWh @ \$0.08641/kWh	\$0.35
Fuel Charge	4 kWh @ \$0.03391/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.36

Avg kWh Used Per Day



Current Month's Electric Charges **\$19.36**

Billing information continues on next page →



Sub-Account #: 211006783073
Statement Date: 07/31/2025

Service Address: 6928 SAIL VIEW LN, APOLLO BEACH, FL 33572-1536

Meter Read

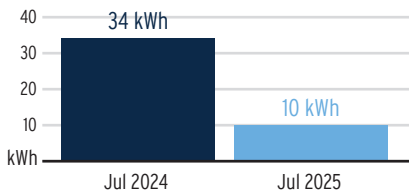
Meter Location: Shed
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000443163	06/27/2025	30,942		30,650		292 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	292 kWh @ \$0.08641/kWh	\$25.23
	Fuel Charge	292 kWh @ \$0.03391/kWh	\$9.90
	Storm Protection Charge	292 kWh @ \$0.00577/kWh	\$1.68
	Clean Energy Transition Mechanism	292 kWh @ \$0.00418/kWh	\$1.22
	Storm Surcharge	292 kWh @ \$0.02121/kWh	\$6.19
	Florida Gross Receipt Tax		\$1.60
	Electric Service Cost		\$64.09
	State Tax		\$5.42
	Total Electric Cost, Local Fees and Taxes		\$69.51

Avg kWh Used Per Day



Current Month's Electric Charges \$69.51

Billing information continues on next page →



Sub-Account #: 211006782885
Statement Date: 07/31/2025

Service Address: 7025 SAIL VIEW LN, APOLLO BEACH, FL 33572-0000

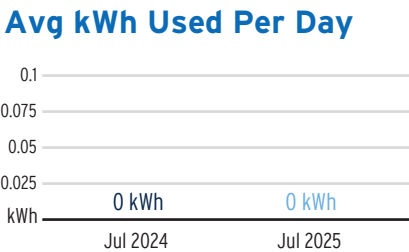
Meter Read

Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000472004	06/27/2025	20		20		0 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Florida Gross Receipt Tax		\$0.47
Electric Service Cost		\$18.74
State Tax		\$1.58
Total Electric Cost, Local Fees and Taxes		\$20.32



Current Month's Electric Charges \$20.32

Billing information continues on next page ➡



Sub-Account #: 211006782778
Statement Date: 07/31/2025

Service Address: 7008 WATERSET BL, LNSC LTS, APOLLO BEACH, FL 33572-0000

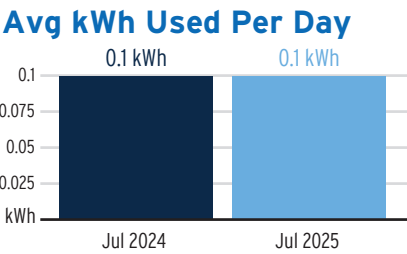
Meter Read

Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000863276	06/27/2025	99		96		3 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
Fuel Charge	3 kWh @ \$0.03391/kWh	\$0.10
Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.20
State Tax		\$1.62
Total Electric Cost, Local Fees and Taxes		\$20.82



Current Month's Electric Charges \$20.82

Billing information continues on next page →



Sub-Account #: 211006782554
Statement Date: 07/31/2025

Service Address: 7092 WATERSET BL, SIGN, APOLLO BEACH, FL 33572-0000

Meter Read

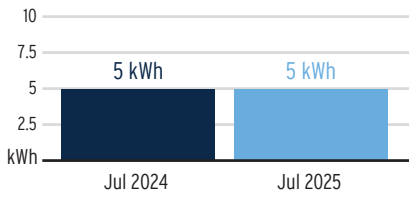
Service Period: 05/30/2025 - 06/27/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000856891	06/27/2025	10,556		10,417		139 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	139 kWh @ \$0.08641/kWh		\$12.01
Fuel Charge	139 kWh @ \$0.03391/kWh		\$4.71
Storm Protection Charge	139 kWh @ \$0.00577/kWh		\$0.80
Clean Energy Transition Mechanism	139 kWh @ \$0.00418/kWh		\$0.58
Storm Surcharge	139 kWh @ \$0.02121/kWh		\$2.95
Florida Gross Receipt Tax			\$1.01
Electric Service Cost			\$40.33

Avg kWh Used Per Day



Current Month's Electric Charges **\$40.33**

Billing information continues on next page →



Sub-Account #: 211006782356
Statement Date: 07/31/2025

Service Address: 6633 PARK STRAND DR, APOLLO BEACH, FL 33572-1548

Meter Read

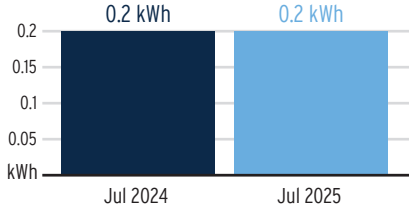
Meter Location: Irrri
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000458561	06/27/2025	416		411		5 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	5 kWh @ \$0.08641/kWh	\$0.43
	Fuel Charge	5 kWh @ \$0.03391/kWh	\$0.17
	Storm Protection Charge	5 kWh @ \$0.00577/kWh	\$0.03
	Clean Energy Transition Mechanism	5 kWh @ \$0.00418/kWh	\$0.02
	Storm Surcharge	5 kWh @ \$0.02121/kWh	\$0.11
	Florida Gross Receipt Tax		\$0.49
	Electric Service Cost		\$19.52
	State Tax		\$1.65
	Total Electric Cost, Local Fees and Taxes		\$21.17

Avg kWh Used Per Day



Current Month's Electric Charges \$21.17

Billing information continues on next page →



Sub-Account #: 211006782182
Statement Date: 07/31/2025

Service Address: 6702 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

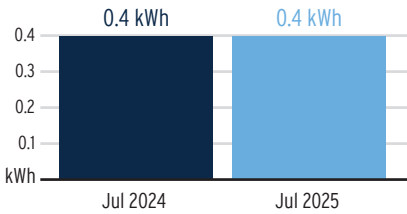
Service Period: 05/30/2025 - 06/27/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000579246	06/27/2025	659		648		11 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	11 kWh @ \$0.08641/kWh		\$0.95
Fuel Charge	11 kWh @ \$0.03391/kWh		\$0.37
Storm Protection Charge	11 kWh @ \$0.00577/kWh		\$0.06
Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh		\$0.05
Storm Surcharge	11 kWh @ \$0.02121/kWh		\$0.23
Florida Gross Receipt Tax			\$0.51
Electric Service Cost			\$20.44

Avg kWh Used Per Day



Current Month's Electric Charges **\$20.44**

Billing information continues on next page →



Sub-Account #: 211006781994
Statement Date: 07/31/2025

Service Address: 6904 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

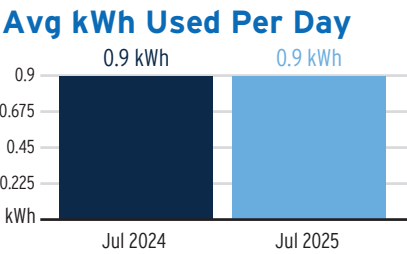
Meter Read

Service Period: 05/30/2025 - 06/27/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846145	06/27/2025	1,089		1,064		25 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	25 kWh @ \$0.08641/kWh	\$2.16
Fuel Charge	25 kWh @ \$0.03391/kWh	\$0.85
Storm Protection Charge	25 kWh @ \$0.00577/kWh	\$0.14
Clean Energy Transition Mechanism	25 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	25 kWh @ \$0.02121/kWh	\$0.53
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.62



Current Month's Electric Charges **\$22.62**

Billing information continues on next page →



Sub-Account #: 211006781838
Statement Date: 07/31/2025

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Meter Read

Service Period: 05/30/2025 - 06/27/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000789803	06/27/2025	10,388		10,211		14,160 kWh	80.0000	29 Days
1000789803	06/27/2025	0.39		0		30.96 kW	80.0000	29 Days

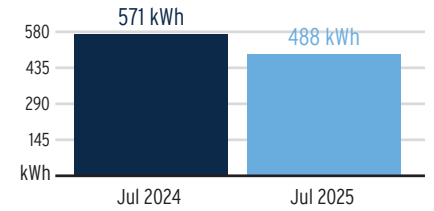
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	31 kW @ \$18.07000/kW	\$560.17
Energy Charge	14,160 kWh @ \$0.00773/kWh	\$109.46
Fuel Charge	14,160 kWh @ \$0.03391/kWh	\$480.17
Capacity Charge	31 kW @ \$0.30000/kW	\$9.30
Storm Protection Charge	31 kW @ \$2.08000/kW	\$64.48
Energy Conservation Charge	31 kW @ \$0.93000/kW	\$28.83
Environmental Cost Recovery	14,160 kWh @ \$0.00068/kWh	\$9.63
Clean Energy Transition Mechanism	31 kW @ \$1.15000/kW	\$35.65
Storm Surcharge	14,160 kWh @ \$0.01035/kWh	\$146.56
Florida Gross Receipt Tax		\$37.82
Electric Service Cost		\$1,512.81

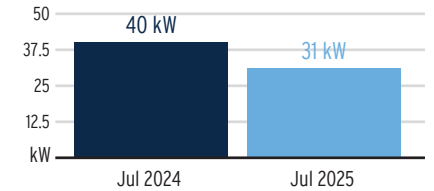
Current Month's Electric Charges **\$1,512.81**

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.



Sub-Account #: 211006781838
Statement Date: 07/31/2025

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Service Period: 05/30/2025 - 06/27/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	190 kWh @ \$0.03412/kWh	\$6.48
Fixture & Maintenance Charge	10 Fixtures	\$166.10
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	190 kWh @ \$0.03363/kWh	\$6.39
Storm Protection Charge	190 kWh @ \$0.00559/kWh	\$1.06
Clean Energy Transition Mechanism	190 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	190 kWh @ \$0.01230/kWh	\$2.34
Florida Gross Receipt Tax		\$0.42
Lighting Charges		\$466.07

Current Month's Electric Charges \$466.07

Billing information continues on next page ➡



Sub-Account #: 211006781655
Statement Date: 07/31/2025

Service Address: 6938 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

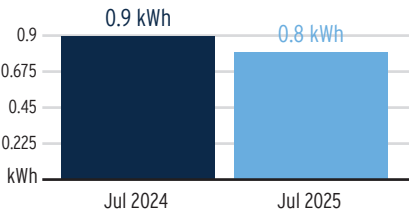
Service Period: 05/30/2025 - 06/27/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835802	06/27/2025	1,400		1,376		24 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	24 kWh @ \$0.08641/kWh	\$2.07
Fuel Charge	24 kWh @ \$0.03391/kWh	\$0.81
Storm Protection Charge	24 kWh @ \$0.00577/kWh	\$0.14
Clean Energy Transition Mechanism	24 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	24 kWh @ \$0.02121/kWh	\$0.51
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.46

Avg kWh Used Per Day



Current Month's Electric Charges **\$22.46**

Total Current Month's Charges **\$3,633.51**

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02055H

Date 07/18/2025

RECEIVED
07/17/25

Attn:
Waterset North CDD 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 # 25-02055H Notice of Public Hearing and Board of Supervisors Meeting RE: Waterset North CDD Fiscal Year 2025-2026 Budget Board of Supervisors Meeting on 8/26/25 @ 6:00 PM Published: 7/18/2025, 7/25/2025	\$730.62
---	----------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$730.62

Payment is expected within 30 days of the
first publication date of your notice.

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

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

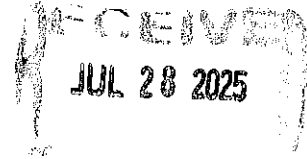
The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately 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
25-02055H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH



STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Waterset North CDD Fiscal Year 2025-2026 Budget Board of Supervisors Meeting on 8/26/25 @ 6:00 PM

in the Court, was published in said newspaper by print in the

issues of 7/18/2025, 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

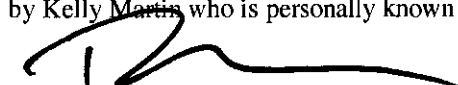
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

1082

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN OPERATION AND MAINTENANCE ASSESSMENT ROLL AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for Waterset North Community Development District ("District") will hold two public hearings and a regular meeting as follows:

TWO PUBLIC HEARINGS AND REGULAR MEETING

DATE: August 26, 2025
TIME: 6:00 p.m.
LOCATION: Landings
7012 Sail View Lane
Apollo Beach, Florida 33572

The purpose of the first public hearing is to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026 Budget"). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operation and maintenance special assessments to help fund the District's Fiscal Year 2025/2026 Budget; to consider the adoption of an operation and maintenance assessment roll; and to provide for the levy, collection, and enforcement of the operation and maintenance special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy operations and maintenance special assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on benefited property within the District in order to fund the District's general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the District boundaries is identified in the map attached hereto. The District presently operates and maintains stormwater facilities, amenity centers, landscaping, and other improvements. The District adopts its budgets for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefited lands within the District pay operation and maintenance assessments. Lands within the District are assigned units of measurement, known as "Equivalent Assessment Units" or "EAUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance special assessment for each product type within the District. (Note that this does not include any debt assessment previously levied by the District and due to be collected for Fiscal Year 2025/2026.)

WATERSET NORTH CDD FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$2,391,286.00	
COLLECTION COSTS AND EARLY PAYMENT DISCOUNTS @ 6%		\$152,635.28	
TOTAL O&M ASSESSMENTS		\$2,543,921.28	
Product Type	Number of Units	Operation and Maintenance Assessment Amounts: FY 2024/2025 and FY 2025/2026	
Platted Parcels (per lot)		Fiscal Year 2024-2025	Fiscal Year 2025-2026
Single Family 30'	44	\$1,084.84	\$1,150.10
Single Family 40'	301	\$1,356.05	\$1,437.62
Single Family 50'	592	\$1,506.72	\$1,597.36
Single Family 60'	349	\$1,808.06	\$1,916.83
Single Family 70'	153	\$2,109.41	\$2,236.30
Single Family 80'	25	\$2,410.76	\$2,555.78
Montessori School	1	\$1,506.72	\$1,597.36
Daycare	1	\$1,506.72	\$1,597.36
Townhome	46	\$753.36	\$798.68

The proposed operation and maintenance special assessments exclude collection cost and/or payment discounts that Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than \$2,543,921.28 in gross revenue (this gross revenue amount includes Hillsborough County's 6% collection costs and early payment discounts).

By operation of law, the District's yearly assessments constitute a lien against benefited property located within the District in the same manner as yearly property taxes. For Fiscal Year 2025/2026, the District intends to have the tax collector for Hillsborough County, Florida collect the assessments. It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property, which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll does not preclude the District from later expecting to collect those on assessments in a different manner at a future time.

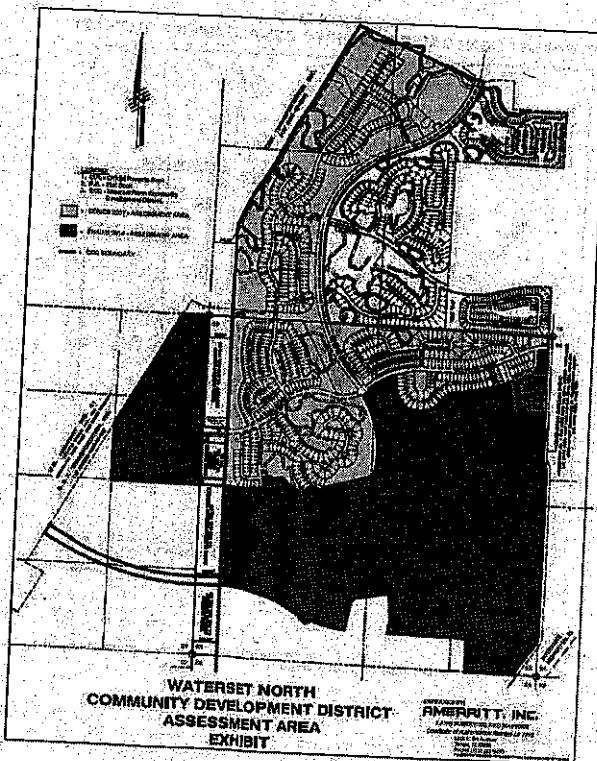
Miscellaneous Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578, Ph: 813-533-2950, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Final note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager within twenty (20) days of publication of the notice. Each person who desires to appear at the hearings must file the District with respect to any such request on the public hearing or meeting in addition that person will need a record of presentation and their assessment. The person may need to obtain that a complete record of the proceedings is made, including the testimony and exhibits upon which such appeal is to be based.

Ruben Durand, District Manager



July 18, 25, 2025

25-02055H

20f2



INVOICE

Page 1 of 2

RECEIVED
07/28/25

Customer ID:

25-60912-33002

Customer Name:

WATERSET NORTH CDD

Service Period:

08/01/25-08/31/25

Invoice Date:

07/25/2025

Invoice Number:

0173793-2206-2

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (813) 621-3055

Your Payment is Due

Aug 24, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$388.62

If payment is received after
08/24/2025: **\$ 398.34**

Previous Balance

388.62

+

Payments

(388.62)

+

Adjustments

0.00

+

Current Invoice Charges

388.62

=

Total Account Balance Due

388.62

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
07/25/2025	0173793-2206-2	25-60912-33002
Payment Terms	Total Due	Amount
Total Due by 08/24/2025	\$388.62	
If Received after 08/24/2025	\$398.34	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$388.62.

2206000256091233002001737930000003886200000038862 0

I0290C68

**WATERSET NORTH CDD
7006 SAIL VIEW LN
APOLLO BEACH FL 33572**

Remit To: **WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648**

405-0242669-2206-1

DETAILS OF SERVICE

Details for Service Location:
Waterset North Cdd, 7006 Sail View Ln, Apollo Beach FL 33572

Customer ID: 25-60912-33002

Description	Date	Ticket	Quantity	Amount
Disposal 8 Yard Dumpster 1X Week	08/01/25		1.00	216.57
8 Yard Dumpster 1X Week	08/01/25		1.00	172.05
Total Current Charges				388.62

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

Your Payment Is Due

10/25/2022

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$123.45

If payment is received after 10/25/2022: \$128.45

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE

Details for Service Location:
Seymour, John, Town and Country Way, Saint Paul MN 55106-2627

Customer ID: 21-51809-22222

Description	Date	Ticket	Quantity	Amount
95 Gallon Toler	10/01/22		1.00	86.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				12.45
Total Current Charges				123.45

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info		☐ Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1			
Address 2			
City			
State		Email	
Zip		Date	
Email		Bank Account Holder Signature	
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



INVOICE

Page 1 of 2

RECEIVED
07/28/25**Customer ID:**

Customer Name:

Service Period:

Invoice Date:

Invoice Number:

25-79480-43002

WATERSET AMENITY CENTER

08/01/25-08/31/25

07/25/2025

0173986-2206-2

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (813) 621-3055****Your Payment is Due****Aug 24, 2025**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$943.29**

If payment is received after
08/24/2025: **\$ 966.87**

Previous Balance

683.29

+

Payments

(683.29)

+

Adjustments

0.00

+

**Current Invoice
Charges**

943.29

=

**Total Account
Balance Due****943.29****IMPORTANT MESSAGES**

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
07/25/2025	0173986-2206-2	25-79480-43002
Payment Terms	Total Due	Amount
Total Due by 08/24/2025	\$943.29	
If Received after 08/24/2025	\$966.87	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$943.29.

2206000257948043002001739860000009432900000094329 1

I0290C68

WATERSET AMENITY CENTER
7250 PARKSHORE DR
APOLLO BEACH FL 33572

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

405-0243178-2206-2

DETAILS OF SERVICE

Details for Service Location:
Waterset Amenity Center, 7250 Parkshore Dr, Apollo Beach FL 33572
Customer ID: 25-79480-43002

Description	Date	Ticket	Quantity	Amount
Overage Service Yards Incident# 63885757 Picture taken on 06/27/2025 at 10:20 AM Ticket Total	06/27/25	548527	1.00	260.00 0.00 260.00
Lock Per Unit	08/01/25		1.00	40.00
Disposal 4 Yard Dumpster 3X Week	08/01/25		1.00	131.30
4 Yard Dumpster 3X Week	08/01/25		1.00	511.99
Total Current Charges				943.29

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:


AutoPay

Set up recurring payments with us at wm.com/myaccount

Online

Use wm.com for quick and easy payments

By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

<

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.


Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info		☐ Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2		Date	
City		Bank Account	
State		Holder Signature	
Zip			
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)