



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting March 24, 2026

**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 Patricia Cianci-Deckard Cathleen DeLucia Mike Tobin Paul Anderson	Chairman Vice Chairman Assistant Secretary Assistant Secretary 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
Waterset North Community
Development District**

March 20, 2026

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset North Community Development District will be held on **Tuesday, March 24, 2026, 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**
 - 1. Consideration of Amendment to Retain District Counsel..... Tab 1
 - B. District Engineer**
 - i. Consideration of Land Pond Monument Repairs Tab 2
 - C. Landscape & Irrigation**
 - i. Presentation of Landscape Inspection Report.....USC
 - a. Consideration of Landscape Proposals Tab 3
 - ii. Landscape Contractor Update
 - iii. Landscape Contractor Responses
 - iv. Irrigation Report
 - D. Aquatics Lake Management**
 - i. Presentation of Waterway Inspection Report Tab 4
 - E. Clubhouse Manager**
 - i. Presentation of Property Management Report Tab 5
 - ii. Consideration of Copier Lease Proposals Tab 6
 - F. District Manager**
- 4. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Financial Statement for January 2026,..... Tab 7
 - B.** Consideration of Operation and Maintenance Expenditure January 2026,..... Tab 8
 - C.** Consideration of Minutes of Board of Supervisors’ Regular Meeting held on February 24, 2026,..... Tab 9
- 5. BUSINESS ITEMS**
 - A.** Consideration of CMS Monument Repair Tab 10
 - B.** Consideration of Playmore Trash Container/Bench Proposal . Tab 11
 - C.** Ratification of Cooper Pool Proposal #658..... Tab 12
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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www.WatersetNorthCDD.org

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

Rachel Welborn

District Manager

Tab 1

FISHBACK DOMINICK

ATTORNEYS AT LAW

1947 LEE ROAD

WINTER PARK, FLORIDA 32789-1834

G. BEN FISHBACK (1893-1983)
JULIAN K. DOMINICK (1924-2003)

TEL (407) 262-8400

FAX (407) 262-8402

WWW.FISHBACKLAW.COM

MARK F. AHLERS

* A. KURT ARDAMAN

JOHN F. BENNETT

JOHN T. CONNER

KURT H. GARBER

* RICHARD S. GELLER

HILLARY G. GRIFFITH

PAUL "JJ" JOHNSON, JR.

ERIC B. JONTZ

JEFFRY R. JONTZ

* DANIEL W. LANGLEY

KATHERINE RUIZ

BENJAMIN W. SCHAFER

MICHAEL D. TEMPKINS

* FLORIDA BAR BOARD CERTIFIED IN
CITY, COUNTY AND LOCAL GOVERNMENT

February 26, 2026

VIAL EMAIL

Waterset North Community Development District
c/o Rachel Welborn, District Manager
Rizzetta & Company
Colwell Ave Suite 200
Tampa, Florida 33614

RE: Amendment to Retainer Agreement for Legal Services

Dear Ms. Welborn:

It has been a pleasure for my law firm, Fishback Dominick LLP (herein "Fishback Dominick" or the "firm") to represent Waterset North Community Development District (sometimes herein "Waterset North CDD"). This letter constitutes an amendment to the engagement agreement between Waterset North CDD and Fishback Dominick to adjust our rates as follows:

Commencing on April 1, 2026, Fishback Dominick's attorneys' fees will be billed in quarter of an hour increments at the following rates:

Partners/Of-Counsel/Board Certified Attorneys	\$330.00/hr.
Associates	\$275.00/hr.
Paralegals	\$175.00/hr.
Legal Assistants	\$100.00/hr.

FISHBACK DOMINICK LLP

For legal services involving the issuance of an opinion letter concerning the legality of the District's issuance of general obligation bonds, revenue bonds, or other types of bonds or notes, the firm shall receive a lump sum fee for such services to compensate the firm not only for the time incurred in reviewing and revising the bond documents and the drafting of an legal opinion letter, but also to compensate the firm for the risks associated with issuing the opinion letter based on the following:

.005 of bond amount for bonds up to \$10,000,000 (minimum \$25,000);
Over \$10,000,000 – Charge the above up \$10,000,000 plus .0025 of amounts over \$10,000,000.

All other terms of the engagement agreement remain the same. Please indicate your agreement with the above by executing below and returning a signed copy to me. Thank you again for the District's continued relationship with my firm.

Sincerely,

Daniel Langley
Daniel W. Langley

The District agrees to the above terms and conditions of representation.

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

By: _____
TJ Pyche, Chairman

Date: _____

Tab 2

WATERSET NORTH CDD

ENGINEER'S REPORT FOR MARCH 24th, 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Pergola & Mailbox Kiosk Repairs:

The materials for the replacement of the Lantern Park Mailbox Kiosks and the Hourglass Park Pergola have been ordered. Construction Management Services was given a 4–6-week lead time to get the materials. CMS let us know they will prioritize doing the work as soon as the materials arrive.

Covington Stone Ditch Inlets:

The grading and riprap work has been completed at the Covington Stone ditch inlets project. 3 ditch inlets have been graded and stabilized with riprap rock. New grates for 3 inlets are currently on order and will be replaced by Finn Outdoor when they are received at their warehouse. In the meantime, the caution tape needs to stay up for pedestrian safety.

The Landing Pond Monument Repairs:

We inspected and obtained a proposal to do repairs at the monument on the North side of the Landing pond where the wood on the monument is failing. The Dimensions for the repairs are approximately 21'8" x 7'. The same materials we have been using to repair wood pergolas and mailbox kiosks around the District were proposed by Construction Management Services. Please see attached report and proposal for consideration.

SWFWMD Release of Mitigation Monitoring Letter:

The District received a letter releasing the District from the wetland mitigation monitoring requirements associated with environmental resource permit #43018888.057. Based on a site inspection by SWFWMD, the area has met and maintained the successful criteria established by the permit for the required time since construction. While vegetation monitoring is no longer required in this area, the area is still under District control for vegetation maintenance and oversight. The District just no longer has an obligation to send regular reports on the permit. District Management should check to ensure that the District is no longer paying a mitigation monitoring vendor to prepare reports for this permit. SWFWMD letter is attached to this report as reference.

Location 1



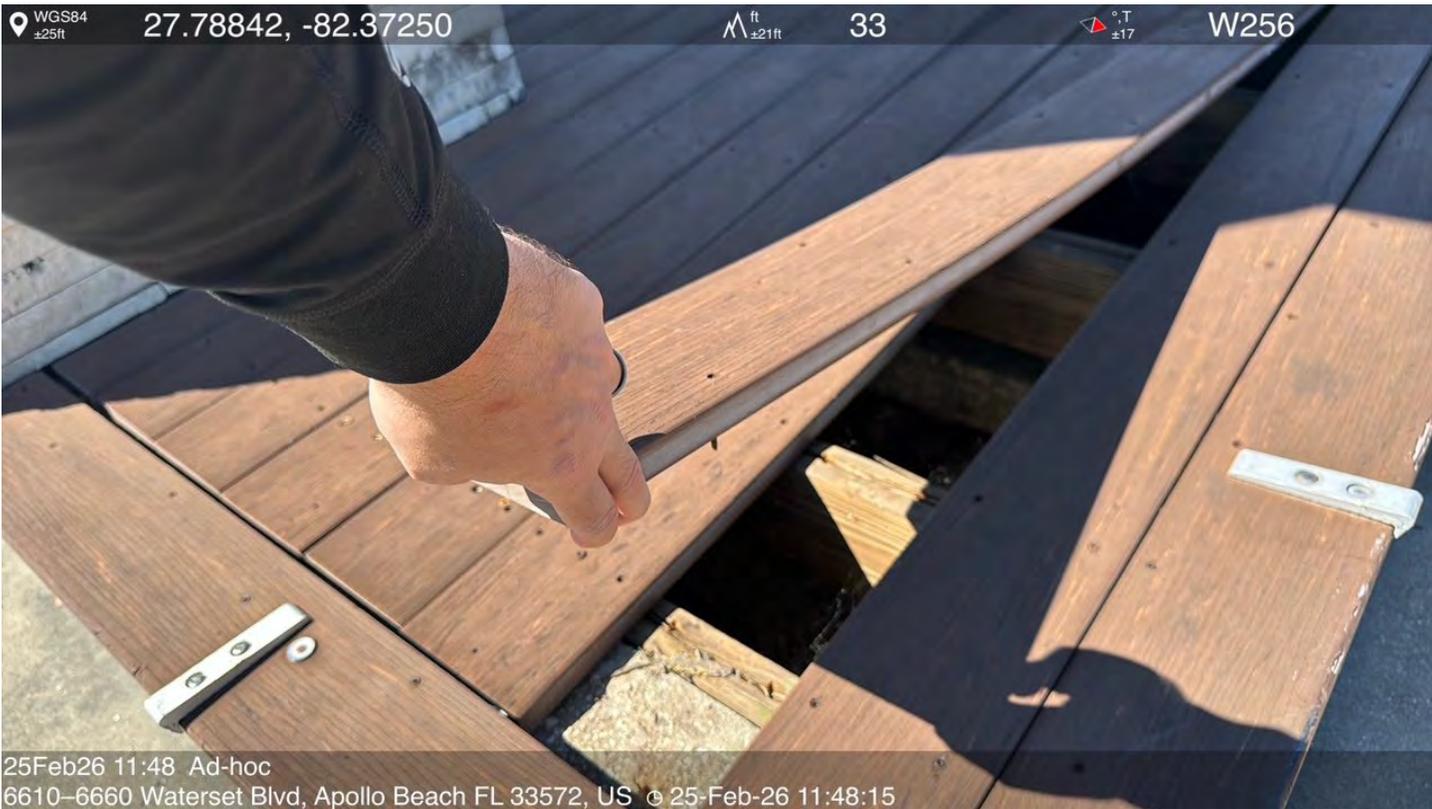
Location 2



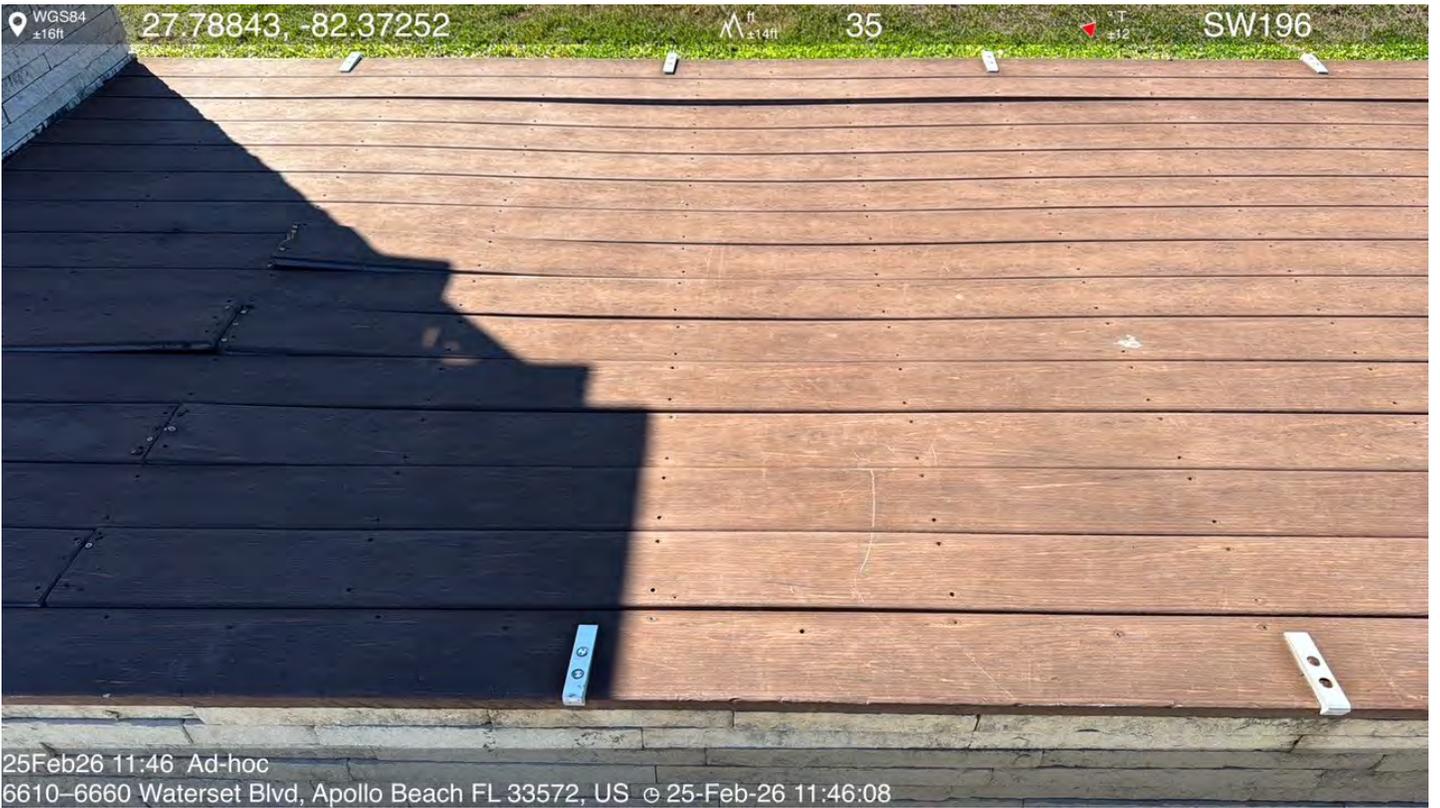
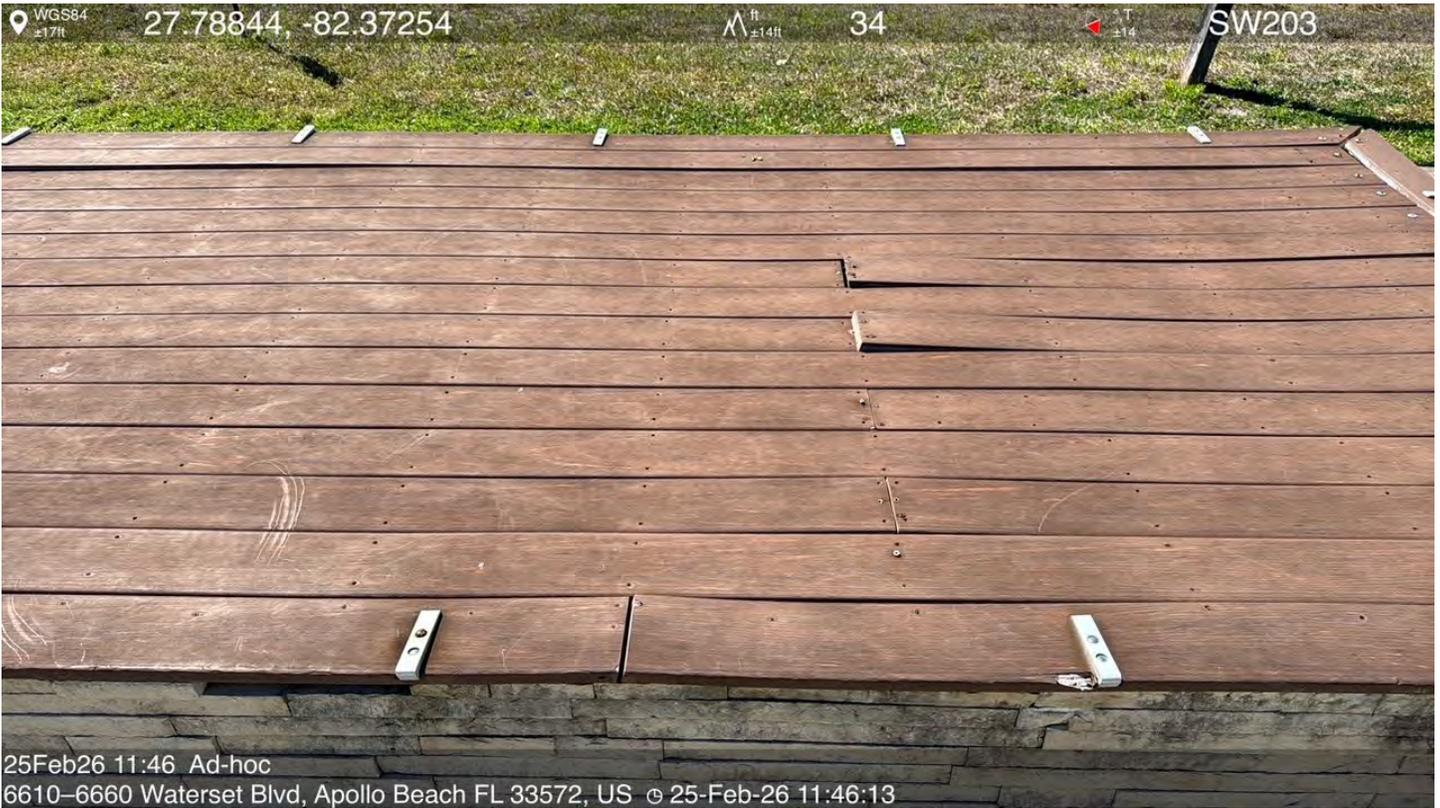
Location 3



Landing Pond Monument Inspection









WGS84
±15ft

27.78843, -82.37251

ft
±14ft

35

ft
±12

SW200

25Feb26 11:46 Ad-hoc
6610-6660 Waterset Blvd, Apollo Beach FL 33572, US © 25-Feb-26 11:46:03



WGS84
±13ft

27.78835, -82.37249

ft
±11ft

36

ft
±13

N346

25Feb26 11:45 Ad-hoc
6610-6660 Waterset Blvd, Apollo Beach FL 33572, US © 25-Feb-26 11:45:49



25Feb26 11:45 Ad-hoc
6610-6660 Waterset Blvd, Apollo Beach FL 33572, US © 25-Feb-26 11:45:19

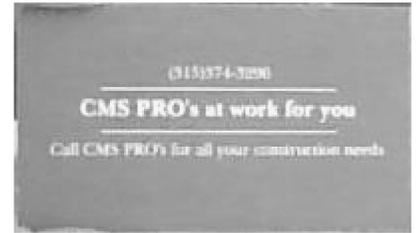


25Feb26 11:45 Ad-hoc
6610-6660 Waterset Blvd, Apollo Beach FL 33572, US © 25-Feb-26 11:45:11

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

Ship to
Waterset North CDD

Estimate details

Estimate no.: 1144
Estimate date: 03/03/2026
Expiration date: 03/31/2026

#	Date	Description	Rate	Amount
1.		The Landing Bench Monument repair Remove all old wood decking and joist (21'8" x 7') Install new 2x6 Wear deck structural joist with new brackets and tapcons Install new 5/4 Wear decking deck boards with stainless screws.		\$8,350.00
			Total	\$8,350.00
			Expiry date	03/31/2026

Accepted date

Accepted by



An Equal Opportunity Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

January 30, 2026

Waterset North CDD
C/o Rizzetta & Company, Inc.
Attn: Rachel Welborn
2700 S. Falkenburg Rd., Suite 2745
Riverview, FL 33578

Subject: **RELEASE FROM WETLAND MITIGATION MONITORING REQUIREMENTS**
Project Name: Paseo Al Mar Boulevard - West Segment
Permit No.: 43018888.057
Compliance No.: 435696
Sec/Twp/Rge: S22/T31S/R19E
County: Hillsborough

Dear Ms. Welborn:

The District performed a site review of the wetland mitigation area for the subject permit on January 28, 2026. The purpose of this review was to inspect the mitigation areas to determine if it meets or exceeds the success criteria listed in your permit.

Based on the results of our site review, mitigation area WS-1 has met and maintained the success criteria established by the permit referenced above. No further reporting of monitoring and maintenance of the area will be required.

Please be advised that while vegetative monitoring of the released mitigation area is no longer required, Specific Condition No. 8 states that mitigation provided as a requirement of this construction permit shall be preserved in perpetuity and maintained as part of the surface water management system.

Thank you for your efforts in completing the requirements of this permit. If you have questions regarding the content of this letter or the permit requirements for this project, please contact me in the Tampa Service Office, at Shannon.Bind@WaterMatters.org or 813-355-0438.

Sincerely,

Shannon Blind
Environmental Scientist
Environmental Resource Permit Bureau
Regulation Division

cc: Timothy L. Neldner, Heidt Design, LLC;

Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

PALM TREE PRUNING SERVICE RECOVERY PROPOSAL – Proposal # 3
FOR
WATERSET NORTH CDD

Attention: Ms. Rachel Welborn – District Manager

January 30, 2026

Background

The previous landscape maintenance contract did not perform palm tree booting and trimming according to the contracted terms and frequency schedules. As a result, an extensive service recovery pruning is necessary to bring the palm trees into a reasonable state of maintenance.

Scope of Work

- Booting and trimming of all palm trees on
- Includes debris removal, hauling fees and dumping fees.

Total Project Cost: \$19,500.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscape.com / Cell Phone: (727) 919-3915

Tab 4A



MONTHLY REPORT

MARCH, 2026



WATERSET NORTH CDD

MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS



Google Earth

4000 ft

SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!



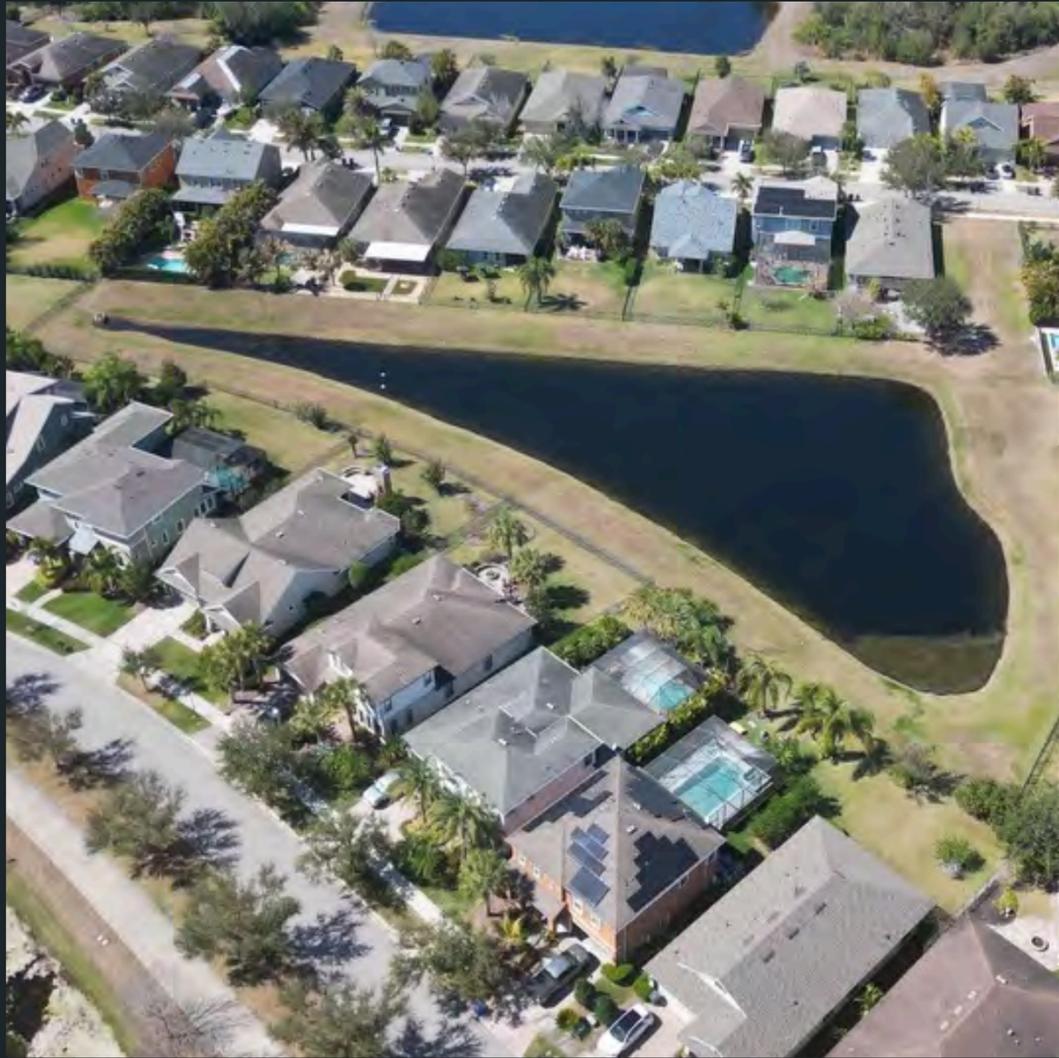
Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.

Tab 5

WATERSET®



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

Community Director Report **March 2026 Meeting**



Unparalleled Property Services

Administrative

CDD Access Requests: None

Management has been unable to order the square terminal as the account has not yet been created.

Playmore has provided a proposal in the amount of \$5,505.00, which includes the replacement and installation of two benches and one trash can.

District engineer provided a proposal in the amount of \$8,350.00 to remove all the old wood of the monument by pond #1 and replacement with composite deck

Cooper Pools provided a proposal in the amount of \$2,045.70 to replace the chemical controller for the Landing pool.

Playmore is currently working on a design based on what we currently have onsite. They will provide their recommendation, and then we will schedule a time for the representative to be on site so we can review the design and discuss any changes we may want to make. Once it is received, management will be reaching out to Trish to attend the onsite meeting.

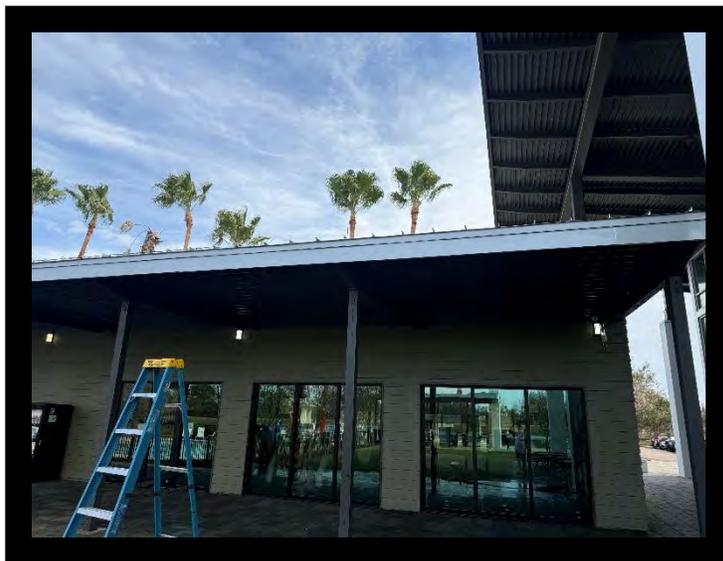
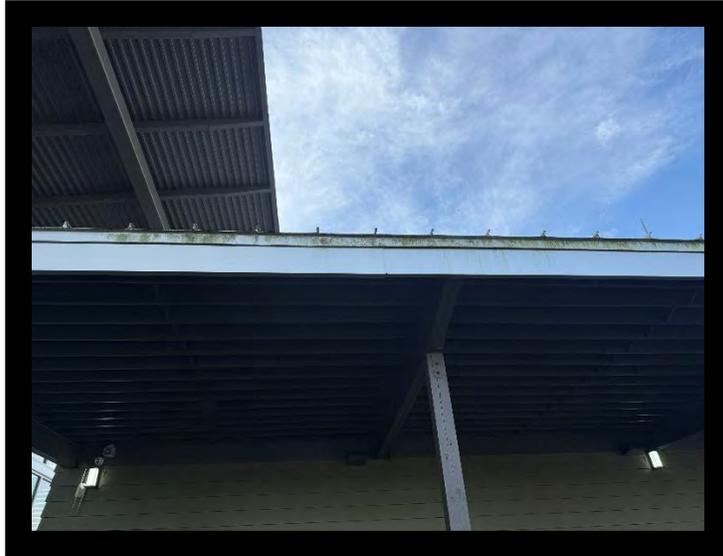
Citywide completed their quarterly deep cleaning of the facilities the weekend of March 6th. This deep cleaning included acid washing the floors in the restrooms and other amenities.

Maintenance

The maintenance team pressure washed the landing pool and the splash pad area.

The maintenance team replaced the shower hooks on the handicap wall bars inside the Landing showers, as some had been pulled off the wall.

The maintenance team pressure washed the metal roof decking of the fitness center as it was full of algae.



The maintenance team replaced the gate locks and latches for the splash pad equipment area as someone had broken it off.

Respectfully Submitted,

Katiria Parodi, LCAM

Tab 6

From: Katiria Parodi <kparodi@castlegroup.com>

Sent: Monday, March 16, 2026 11:21 AM

To: Tj Pyche <tpyche@outlook.com>

Cc: Rachel Welborn <RWelborn@rizzetta.com>; Heidy Torres <heidy.torres@castlegroup.com>

Subject: [EXTERNAL]Waterset North CDD - Copier Lease Renewal and Proposal Options

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good morning TJ,

We have received notice that the current Canon copier lease for the office, which is under Waterset North CDD and currently split between the HOA and the CDD, has come to an end.

SIGNA Digital Solutions has provided a renewal proposal with the following terms:

Current Agreement

- Monthly equipment lease: \$259
- Toner-inclusive maintenance agreement: \$226.21
- Current total: \$485.21 per month
- Overage charges:
 - Black & white copies over 2,500: \$0.013 per page
 - Color copies over 2,300: \$0.075 per page

Renewal Proposal

- New monthly equipment lease: \$279
- Toner-inclusive maintenance agreement: \$205.00
- New total monthly cost: \$484.00
- Overage charges remain the same:

- Black & white copies over 2,500: \$0.013 per page
- Color copies over 2,300: \$0.075 per page

I have attached the most recent proposals and invoices, which also show our monthly overages, particularly for color copies.

I also requested a second quote from Konica Minolta. Their proposal includes the following options:

- Option 1: 36-month lease – \$241 per month
- Option 2: 60-month lease – \$167 per month
- Option 3: Purchase – \$7,066.00

They also offer an unlimited black and white and color copy plan for \$187 per month, which I would recommend since we currently exceed the included color copy limits each month.

Additionally, if the unit is ordered and delivered by March 31, 2026, the district would receive a \$900 rebate.

I would also recommend that the copier expense be split among Waterset Central CDD, Waterset South CDD, Waterset North CDD, and Waterset HOA, rather than only between Waterset North CDD and the HOA.

Please advise how you would like to proceed.

Thank you,

Waterset North

Community Development District

3434 Colwell Ave., Ste 200
Tampa, FL 33614
Phone 813.933.5571

INVOICE

DATE: December 31, 2025

INVOICE: OMR1225-4

Bill To:

Waterset Home Owners Association, Inc.
C/O Castle Management Group
12270 SW 3rd Street, Ste 200
Plantation, FL 33325

DUE DATE	DESCRIPTION	AMOUNT
January 31, 2026	Reimburse District for Copier Cost Share Invoices per the Agreement dated 10/11/19	
	De Lage Landen Invoice #592301197	259.00
	De Lage Landen Invoice #592743434	259.00
	De Lage Landen Invoice #593223095	259.00
	Signa Digital Solutions Invoice #AR-S336848	222.95
	Signa Digital Solutions Invoice #AR-S338524	234.98
	Signa Digital Solutions Invoice #AR-S339841	226.01
	Total	1,460.94
50 % Cost Share District Portion	(730.47)	
TOTAL		\$ 730.47

If you have any questions concerning this invoice, contact Eric Kanjirathingal at 813-933-5571 or ekanjirathingal@rizzetta.com.

Make all checks payable to Waterset North CDD



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

Remittance Section

Invoice Number: 592301197
 Due Date: 10/15/2025
 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

2100005923011970000259006

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: 592301197
 Account Number: 1299196
 Site Number: 5556430
 Invoice Date: 09/21/2025
 Period of Performance: 09/15/2025 - 10/14/2025
 Due This Period: \$259.00

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
- ✓ View Invoice and Contract Copies
- ✓ Enroll in Paperless Invoicing
- ✓ Update your insurance
- ✓ Update your Billing and Asset Address
- ✓ 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



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

Remittance Section

Invoice Number: 592743434
 Due Date: 11/15/2025
 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

2100005927434340000259001

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: 592743434
 Account Number: 1299196
 Site Number: 5556430
 Invoice Date: 10/21/2025
 Period of Performance: 10/15/2025 - 11/14/2025
 Due This Period: \$259.00

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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
- ✓ View Invoice and Contract Copies
- ✓ Enroll in Paperless Invoicing
- ✓ Update your insurance
- ✓ Update your Billing and Asset Address
- ✓ 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



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

Remittance Section

Invoice Number: 593223095
 Due Date: 12/15/2025
 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

2100005932230950000259001

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: 593223095
 Account Number: 1299196
 Site Number: 5556430
 Invoice Date: 11/20/2025
 Period of Performance: 11/15/2025 - 12/14/2025
 Due This Period: \$259.00

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

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

customersupport@leasedirect.com

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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.
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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



8902 ACTIVITY ROAD SUITE B SAN DIEGO, CA 92126
 P: 858-467-7979 F: 858-467-7980

CONTRACT INVOICE

Invoice Number: AR-S336848
Invoice Date: 10/24/2025
Account Number: WN00
Balance Due: \$222.95

Bill To: WATERSSET NORTH COMMUNITY DEVELOPMENT DISTRICT
 9428 Camden Field Parkway
 Riverview, FL 33578

Customer: WATERSSET CLUB
 7281 PARASIDO DR
 APOLLO BEACH, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
WN00	NET 10	11/3/2025	\$222.95	\$222.95
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
3FY03185-03	GARIELLE DAVIS	\$222.95		5/27/2024	11/26/2025
Contract Remarks					

EXTENDED PENDING UPGRADE
 36-MONTH PREMIUM COLOR COPIER MAINTENANCE INCLUDES ALL PARTS, LABOR AND TONER PLUS 2,500 B/W @ .0137 AND 2,300 COLOR @ .0788.
 THANK YOU FOR CHOOSING SIGNA DIGITAL SOLUTIONS! NOTE: SERVICED LOCALLY BY BORING.

Summary:

Contract base rate charge for the 10/27/2025 to 11/26/2025 billing period \$215.25
 Contract overage charge for the 9/27/2025 to 10/26/2025 overage period \$7.70 **

Detail:

Equipment included under this contract

Canon/imageRUNNER ADVANCE DX C3830i

Number	Serial Number	Base Adj.	Location
3FY03185	3FY03185	\$0.00	WATERSSET CLUB 7281 PARASIDO DR APOLLO BEACH, FL 33578 BORING - SERVICE & TONER

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color 124	C	47,352	48,854	1,502	2,300	0	\$0.078800	\$0.00
B/W 109	B	63,731	66,793	3,062	2,500	562	\$0.013700	\$7.70
								\$7.70

Pay your invoice online- www.gosigna.com/portal or request access - www.gosigna.com/portal-request

Invoice Subtotal:	\$222.95
EXEMPT	\$0.00
Total Tax:	\$0.00
Invoice Total:	\$222.95



8902 ACTIVITY ROAD SUITE B SAN DIEGO, CA 92126
 P: 858-467-7979 F: 858-467-7980

CONTRACT INVOICE

Invoice Number: AR-S338524
Invoice Date: 11/25/2025
Account Number: WN00
Balance Due: \$234.98

Bill To: WATERSSET NORTH COMMUNITY DEVELOPMENT
 DISTRICT
 9428 Camden Field Parkway
 Riverview, FL 33578

Customer: WATERSSET CLUB
 7281 PARASIDO DR
 APOLLO BEACH, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
WN00	NET 10	12/5/2025	\$234.98	\$234.98
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
3FY03185-03	GARIELLE DAVIS	\$234.98		5/27/2024	5/26/2026
Contract Remarks					

EXTENDED 12-MONTHS PENDING UPGRADE - 5% INCREASE
 EXTENDED 12-MONTHS PENDING UPGRADE - 5% INCREASE

36-MONTH PREMIUM COLOR COPIER MAINTENANCE INCLUDES ALL PARTS, LABOR AND TONER PLUS 2,500 B/W @ .0144 AND 2,300 COLOR @ .0827.
 THANK YOU FOR CHOOSING SIGNA DIGITAL SOLUTIONS! NOTE: SERVICED LOCALLY BY BORING.

Summary:

Contract base rate charge for the 11/27/2025 to 12/26/2025 billing period \$226.01
 Contract overage charge for the 10/27/2025 to 11/26/2025 overage period \$8.97 **

Detail:

Equipment included under this contract

Canon/imageRUNNER ADVANCE DX C3830i

Number	Serial Number	Base Adj.	Location
3FY03185	3FY03185	\$0.00	WATERSSET CLUB 7281 PARASIDO DR APOLLO BEACH, FL 33578 BORING - SERVICE & TONER

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color 124	C	48,854	50,765	1,911	2,300	0	\$0.082700	\$0.00
B/W 109	B	66,793	69,916	3,123	2,500	623	\$0.014400	\$8.97
								\$8.97

Pay your invoice online- www.gosigna.com/portal or request access - www.gosigna.com/portal-request

Invoice Subtotal:	\$234.98
EXEMPT	\$0.00
Total Tax:	\$0.00
Invoice Total:	\$234.98



8902 ACTIVITY ROAD SUITE B SAN DIEGO, CA 92126
 P: 858-467-7979 F: 858-467-7980

CONTRACT INVOICE

Invoice Number: AR-S339841
Invoice Date: 12/22/2025
Account Number: WN00
Balance Due: \$226.01

Bill To: WATERSET NORTH COMMUNITY DEVELOPMENT
 DISTRICT
 9428 Camden Field Parkway
 Riverview, FL 33578

Customer: WATERSET CLUB
 7281 PARASIDO DR
 APOLLO BEACH, FL 33578

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
WN00	NET 10	1/1/2026	\$226.01	\$226.01
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
3FY03185-03	GARIELLE DAVIS	\$226.01		5/27/2024	5/26/2026
Contract Remarks					

EXTENDED 12-MONTHS PENDING UPGRADE - 5% INCREASE

ITT36-MONTH PREMIUM COLOR COPIER MAINTENANCE INCLUDES ALL PARTS, LABOR AND TONER PLUS 2,500 B/W @ .0144 AND 2,300 COLOR @ .0827. THANK YOU FOR CHOOSING SIGNA DIGITAL SOLUTIONS! NOTE: SERVICED LOCALLY BY BORING.

Summary:

Contract base rate charge for the 12/27/2025 to 1/26/2026 billing period \$226.01
 Contract overage charge for the 11/27/2025 to 12/26/2025 overage period \$0.00 **

Detail:

Equipment included under this contract

Canon/imageRUNNER ADVANCE DX C3830i

Number	Serial Number	Base Adj.	Location
3FY03185	3FY03185	\$0.00	WATERSET CLUB 7281 PARASIDO DR APOLLO BEACH, FL 33578 BORING - SERVICE & TONER

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
Color 124	C	50,765	51,152	387	2,300	0	\$0.082700	\$0.00
B/W 109	B	69,916	70,796	880	2,500	0	\$0.014400	\$0.00

Pay your invoice online- www.gosigna.com/portal or request access - www.gosigna.com/portal-request

Invoice Subtotal:	\$226.01
EXEMPT	\$0.00
Total Tax:	\$0.00
Invoice Total:	\$226.01

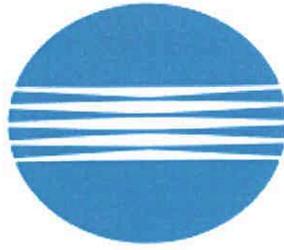


KONICA MINOLTA



**PROPOSAL FOR:
CASTLE GROUP**

PRESENTED BY:
Mario Pettineo
Senior Account Executive
Konica Minolta Business Solutions U.S.A., Inc.



KONICA MINOLTA

EQUIPMENT

BIZHUB C301i

30 per minute copy/print speed

100 per minute scan speed

3 x 500 paper cassettes/stand

(OPTION 1 – 36 Month Lease)

\$241 a month with \$900 rebate*

(OPTION 2 – 60 Month Lease)

\$167 a month with \$900 rebate*

(OPTION 3 – Purchase)

\$7,066 with \$900 rebate*

SERVICE/SUPPLIES

(OPTION 1 – OneRate Platinum Plan)

\$187 a month for unlimited color/b&w copies

(OPTION 2 – Base+ Plan)

\$130 a month for 1.5K black/1.5K color copies

(OPTION 3 – Cost Per Copy Plan)

Black -- .01155

Color -- .07468

*** Unit must be delivered by 3/31/26
to qualify for rebate ***



KONICA MINOLTA

**bizhub
i-SERIES IS
SMARTER
WORKING**
RETHINK IT



bizhub C301i
Color A3 multifunctional



Giving Shape to Ideas

CUSTOMER BENEFITS



Intuitive operability
Operate the bizhub like a smartphone or tablet with fully customized user interface



Mobile connectivity
Print anytime from anywhere with Konica Minolta's innovative mobile technologies



Security
Secure network integration, data encryption, SSD overwrite, and advanced user authentication



Application ecosystem
Enhanced efficiency thanks to Konica Minolta's extensive applications portfolio



Productivity
Reliability, high-speed scanning and printing, combined with powerful finishing functions



Sustainability
Efficient printer fleet management, including automatic consumables delivery, pro-active maintenance and remote setup

OPTIONS

1 ENHANCED FEATURES

- Barcode fonts
LK-106
- Unicode fonts
LK-107
- OCR A and B fonts
LK-108
- Document converter pack
LK-110v2
- ThinPrint® client
LK-111
- Antivirus
LK-116
- IP fax (T.38 fax)
LK-117 (TBD)



2 CONNECTIVITY

- Fax board
FK-514
- Fax board
FK-515
- Mount kit
MK-742
- Wireless LAN
UK-221
- USB I/F kit
EK-608
- USB I/F kit
EK-609
- Fiery controller
IC-420
- Interface kit
VI-516
- Interface board
UK-115
- ID Card Reader
AU-205H
- Mount kit
MK-735

3 OTHERS

- Working table
WT-506
- 10-Key pad
KP-102
- Security kit
SC-509
- Keyboard holder
KH-102
- Off-line stapler
FS-P04
- Keyboard
External Keyboard

4 MEDIA INPUT

- 1 Universal tray
PC-116
- 2 Universal tray
PC-216
- Large capacity tray
PC-416
- Large capacity tray
PC-417
- Copier desk
DK-516
- Large Capacity tray
LU-302
- Banner tray
MK-730

5 MEDIA OUTPUT

- Job Separator
JS-506
- Inner Finisher
FS-533
- Punch kit
PK-524
- Staple finisher
FS-539
- Relay unit
RU-513
- Staple/booklet finisher
FS-539SD
- Relay unit
RU-513
- Punch kit
PK-520

LEGEND

- Mandatory option
- Option
- This option can only be installed with the respective option above it

FINISHING FUNCTIONALITIES



Corner stapling



Two-point stapling



Two-hole punching



Three-hole punching



Duplex



Combined mixplex/mixmedia



Half-fold



Sheet insertion, report



Letter-fold



Booklet



Offset sorting



Banner printing

DESCRIPTIONS

ENHANCED FEATURES

LK-106 Barcode fonts	Supports native barcode printing
LK-107 Unicode fonts	Supports native Unicode printing
LK-108 OCR A and B fonts	Supports native OCR A and B font printing
LK-110v2 Document converter pack	Generates various file formats incl. DOCX; XLSX and PDF/A
LK-111 ThinPrint® Client	Print data compression for reduced network impact
LK-116 Antivirus	Bitdefender® Antivirus provides real time scanning of all input/output data
LK-117 IP fax (T.38 fax) (TBD)	Fax over IP networks (T.38), requires fax kit

CONNECTIVITY

FK-514 Fax board	Super G3 fax, digital fax functionality
FK-515 Fax board	Super G3 fax, digital fax functionality, lines 3 & 4 support
MK-742	Installation kit for FK-515
UK-221 Wireless LAN	Wireless LAN and wireless LAN Access Point Mode
EK-608 USB I/F kit	USB keyboard connection
EK-609 USB I/F kit	USB keyboard connection; Bluetooth
IC-420 Fiery controller	Professional color print controller
VI-516 Interface kit for IC-420	Fiery controller interface card
UK-115 Interface board for IC-420	Fiery controller interface board
AU-205H card reader	Various ID card technologies
MK-735 Mount kit	Installation kit for ID card reader

OTHERS

DF-714 Document feeder	Dual scan automatic document feeder, capacity 100 originals
WT-506 Working table	Authentication device placement
KP-102 10-Key pad	For use instead of touchscreen
SC-509 Security kit	Copy guard function (2 kits required for dual scan ADF)
KH-102 Keyboard holder	To place USB keyboard
External Keyboard	Keyboard for alpha numeric data entry
FS-P04 Off-line stapler	20-sheet off-line stapling

MEDIA INPUT

PC-116 1 Universal tray	500 sheets, 5.5" x 8.5" - 11" x 17" / 52-256 g/m ²
PC-116 2 Universal tray	2x 500 sheets, 5.5" x 8.5" - 11" x 17" / 52-256 g/m ²
PC-216 2 Universal tray	2x 500 sheets, 5.5" x 8.5" to 11" x 17", 52-256 g/m ²
PC-416 Large capacity tray	2,500 sheets, 8.5" x 11" / 52-256 g/m ²
PC-417 Large capacity tray	2,500 sheets, 8.5" x 11", 52-256 g/m ²
LU-302 Large capacity tray	3,000 sheets, 8.5" x 11" / 52-256 g/m ²
MK-730 Banner tray	Multipage banner feeding
DK-516 Copier desk	Provides storage space for print media and other materials

MEDIA OUTPUT

FS-533 Inner finisher	50-sheet stapling, 500 sheets max. output
PK-519 Punch kit for FS-533	2/3 hole punching, autoswitching
FS-539 Staple finisher	50-sheet stapling, 3,200 sheets max. output
FS-539SD Booklet finisher	50-sheet staple finisher; 20-sheet booklet finisher; 2,200 sheets max. output
PK-524 Punch kit for FS-536(SD)	2/3 hole punching; autoswitching
RU-513 Relay unit	For FS-539/SD installation, (Max. 100 sheets output capacity)
JS-506 Job separator	Separation of fax output; etc.

TECHNICAL SPECIFICATIONS

SYSTEM SPECIFICATIONS

Panel size/resolution	10.1" / 1024 x 600
System memory (standard/max)	8 GB
Solid State Drive	256 GB (standard)
Interface	10/100/1,000-Base-T Ethernet; USB 2.0; Wi-Fi 802.11 b/g/n (optional)
Network protocols	TCP/IP (IPv4/IPv6); SMB; LPD; IPP; SNMP; HTTP(S); AppleTalk; Bonjour
Automatic document feeder (optional)	Up to 100 originals; A6-A3; 35-163 gsm; RADF or Dual scan ADF available
Paper input capacity (standard/max)	1,150 sheets / 6,650 sheets
Paper tray input (standard)	1x 500 sheets; 3.5" x 8.5" to 11" x 17"; custom sizes; 52-256 gsm 1x 500 sheets; 5.5" x 8.5" to 12" x 18"; custom sizes; 52-256 gsm
Paper tray input (optional)	2x 500 sheets; 5.5" x 8.5" to 11" x 17"; 52-256 gsm 1x 2,500 sheets; 8.5" x 11"; custom sizes; 52-256 gsm
Large capacity tray (optional)	1x 3,000 sheets; 8.5" x 11"; custom sizes; 52-256 gsm
Manual bypass	150 sheets; 3.5" x 8.5" to 12" x 18"; Custom sizes; Banner; 60-300 gsm
Automatic duplexing	5.5" x 8.5" to 12" x 18"; 52-256 gsm
Finishing modes (optional)	Offset; Group; Sort; Staple; Punch; Half-fold; Letter-fold; Booklet
Output capacity (standard)	Max. 250 sheets
Output Capacity (optional)	Max. 3,300 sheets
Stapling	Max. 50 sheets or 48 sheets + 2 cover sheets (up to 209 gsm)
Letter fold	Max. 3 sheets
Letter fold capacity	Max. 30 sheets; unlimited (without tray)
Booklet	Max. 20 sheets or 19 sheets + 1 cover sheet (up to 209 gsm)
Booklet output capacity	Max. 100 booklets; unlimited (without tray)
Copy/print volume (monthly)	Max. ¹ 130,000 pages
Toner lifetime	Black up to 28,000 pages CMY up to 28,000 pages

Imaging unit lifetime	Black up to 225,000/1,000,000 pages (drum/developer) CMY up to 105,000/1,000,000 pages (drum/developer)
Power consumption	110-120 V / 50/60 Hz; Less than 1.50 kW
System dimension (W x D x H)	24.2" x 27" x 31" (without options)
System weight	Approx. 187 lbs. (without options)

PRINTER SPECIFICATIONS (STANDARD)

Print resolution	1,800 (equivalent) x 600 dpi; 1200 x 1200 dpi
Print Speed letter (mono/color)	Up to 25/25 ppm
Page description language	PCL 6 (XL3.0); PCL 5c; PostScript 3 (CPSI 3016); XPS
Operating System	Windows 10 (32/64); Windows 11; Windows Server 2012; Windows Server 2012 R2; Windows Server 2016; Windows Server 2019; Windows Server 2022; macOS 10.14 or later; Unix; Linux; Citrix
Printer fonts	80 PCL Latin; 137 PostScript 3 Emulation Latin
Mobile printing	AirPrint (iOS); Mopria (Android); Konica Minolta Mobile Print (iOS/Android/Windows 10 Mobile); Mobile Authentication and Pairing (iOS/Android) Optional: Google Cloud Print; WiFi Direct

PRINTER SPECIFICATIONS (OPTIONAL)

Print controller	Embedded Fiery IC-420
Controller CPU	AMD GX-424CC @ 2.4 GHz
Memory/HDD	2 GB / 500 GB
Page description language	Adobe PostScript 3 (CPSI 3020); PCL 6; PCL 5c

SCANNER SPECIFICATIONS

Scan speed (mono/color)	Up to 100/100 ipm in simplex Up to 200/200 ipm in duplex
Scan modes	Scan-to-eMail (Scan-to-Me); Scan-to-SMB (Scan-to-Home); Scan-to-FTP; Scan-to-Box; Scan-to-USB; Scan-to-WebDAV; Scan-to-URL; TWAIN scan
File formats	JPEG; TIFF; PDF; Compact PDF; Encrypted PDF; XPS; Compact XPS; PPTX Optional: Searchable PDF; PDF/A 1a and 1b; Searchable DOCX/PPTX/XLSX
Scan destinations	2,100 (single + group); LDAP support

COPIER SPECIFICATIONS

Imaging technology	Laser
Toner technology	Simitri® HD polymerized toner
Copy/print speed letter (mono/color)	Up to 25/25 ppm
Copy/print speed 11x17 (mono/color)	Up to 12/12 ppm
1 st copy out time letter	5.2/6.9 sec.
Warm-up time	Approx. 12 sec. in mono; 13 sec. in color ²
Copy resolution	600 x 600 dpi
Gradation	256 gradations
Multicopy	1–9,999
Original format	3.5" x 8.5" to 11" x 17"; Custom sizes
Magnification	25–400% in 0.1% steps; Auto-zooming

FAX SPECIFICATIONS

Fax standard	Super G3 (optional)
Fax transmission	Analog; i-Fax; Color i-Fax
Fax resolution	Up to 600 x 600 dpi
Fax compression	MH; MR; MMR; JBIG
Fax modem	Up to 33.6 Kbps
Fax destinations	2,100 (single + group)

USER BOX SPECIFICATIONS

Storable documents	Up to 3,000 documents or 10,000 pages
Type of user boxes	Public; Personal (with password or authentication); Group (with authentication)
Type of system boxes	Secure print; Encrypted PDF print; Fax receipt; Fax polling

SYSTEM FEATURES

Security Functions (standard)	ISO 15408 HCD-PP Common Criteria (in evaluation); IP filtering and port blocking; SSL2; SSL3 and TLS1.0/1.1/1.2/1.3 network communication; IPsec support; IEEE 802.1x support; User authentication; Authentication log; Secure print; Kerberos; Overwrite all data function; SSD Self-Encryption (AES 256)/ Storage lock password; Memory data auto deletion; Confidential fax receipt; Print user data encryption
Security Functions (optional)	Antivirus realtime scanning (Bitdefender®); Copy protection (Copy Guard, Password Copy)
Accounting (standard)	Up to 1,000 user accounts; Active Directory support (user name + password + e-mail + smb folder); User function access definition
Accounting Functions (optional)	ID card authentication (ID card reader); Authentication by mobile device (Android/iOS)
Software	Net Care Device Manager; Data Administrator; Web Connection; Log Management Utility

¹ Maximum monthly copy/print volume supported under standard vendor supplied service. Defines the upper end of the expected customer volume for the device. Customers should consider multiple machines if average monthly volume approaches duty cycle on a continual basis.

² Warm-up time may vary depending on the operating environment and usage.

- All specifications refer to letter-size paper of 80 gsm weight.
- The support and availability of the listed specifications and functionalities varies depending on operating systems, applications and network protocols as well as network and system configurations.
- The stated life expectancy of each consumable is based on specific operating conditions such as page coverage for a particular page size (6% coverage of letter). The actual life of each consumable will vary depending on use and other printing variables including page coverage, page size, media type, continuous or intermittent printing, ambient temperature and humidity.
- Some of the product illustrations contain optional accessories.
- Specifications and accessories are based on the information available at the time of printing and are subject to change without notice.
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INFORMATION MANAGEMENT

Intelligent Information Management (IIM)
Document Management
Automated Workflow Solutions
Business Process Automation
Security and Compliance
Mobility

IT SERVICES

Application Services
Cloud Services
IT Security
Managed IT Services
IT Consulting & Projects
Business Consulting Services

TECHNOLOGY

Office Multifunction Business Solutions
Commercial and Production Printers
Wide Format Printers
Laptops, Desktops and Computer Hardware
Servers and Networking Equipment
Managed Print Services (MPS)
Managed Enterprise Services

For complete information on Konica Minolta products and solutions, please visit: [CountOnKonicaMinolta.com](https://www.koniaminolta.com)



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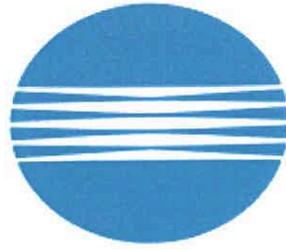


KONICA MINOLTA



**PROPOSAL FOR:
CASTLE GROUP**

PRESENTED BY:
Mario Pettineo
Senior Account Executive
Konica Minolta Business Solutions U.S.A., Inc.



KONICA MINOLTA

EQUIPMENT

BIZHUB C301i

30 per minute copy/print speed

100 per minute scan speed

3 x 500 paper cassettes/stand

(OPTION 1 – 36 Month Lease)

\$241 a month with \$900 rebate*

(OPTION 2 – 60 Month Lease)

\$167 a month with \$900 rebate*

(OPTION 3 – Purchase)

\$7,066 with \$900 rebate*

SERVICE/SUPPLIES

(OPTION 1 – OneRate Platinum Plan)

\$187 a month for unlimited color/b&w copies

(OPTION 2 – Base+ Plan)

\$130 a month for 1.5K black/1.5K color copies

(OPTION 3 – Cost Per Copy Plan)

Black -- .01155

Color -- .07468

*** Unit must be delivered by 3/31/26
to qualify for rebate ***



KONICA MINOLTA

**bizhub
i-SERIES IS
SMARTER
WORKING**
RETHINK IT



bizhub C301i
Color A3 multifunctional



Giving Shape to Ideas

CUSTOMER BENEFITS



Intuitive operability
Operate the bizhub like a smartphone or tablet with fully customized user interface



Mobile connectivity
Print anytime from anywhere with Konica Minolta's innovative mobile technologies



Security
Secure network integration, data encryption, SSD overwrite, and advanced user authentication



Application ecosystem
Enhanced efficiency thanks to Konica Minolta's extensive applications portfolio



Productivity
Reliability, high-speed scanning and printing, combined with powerful finishing functions



Sustainability
Efficient printer fleet management, including automatic consumables delivery, pro-active maintenance and remote setup

OPTIONS

1 ENHANCED FEATURES

- Barcode fonts
LK-106
- Unicode fonts
LK-107
- OCR A and B fonts
LK-108
- Document converter pack
LK-110v2
- ThinPrint® client
LK-111
- Antivirus
LK-116
- IP fax (T.38 fax)
LK-117 (TBD)



2 CONNECTIVITY

- Fax board
FK-514
- Fax board
FK-515
- Mount kit
MK-742
- Wireless LAN
UK-221
- USB I/F kit
EK-608
- USB I/F kit
EK-609
- Fiery controller
IC-420
- Interface kit
VI-516
- Interface board
UK-115
- ID Card Reader
AU-205H
- Mount kit
MK-735

3 OTHERS

- Working table
WT-506
- 10-Key pad
KP-102
- Security kit
SC-509
- Keyboard holder
KH-102
- Off-line stapler
FS-P04
- Keyboard
External Keyboard

4 MEDIA INPUT

- 1 Universal tray
PC-116
- 2 Universal tray
PC-216
- Large capacity tray
PC-416
- Large capacity tray
PC-417
- Copier desk
DK-516
- Large Capacity tray
LU-302
- Banner tray
MK-730

5 MEDIA OUTPUT

- Job Separator
JS-506
- Inner Finisher
FS-533
- Punch kit
PK-524
- Staple finisher
FS-539
- Relay unit
RU-513
- Staple/booklet finisher
FS-539SD
- Relay unit
RU-513
- Punch kit
PK-520

LEGEND

- Mandatory option
- Option
- This option can only be installed with the respective option above it

FINISHING FUNCTIONALITIES



Corner stapling



Two-point stapling



Two-hole punching



Three-hole punching



Duplex



Combined mixplex/mixmedia



Half-fold



Sheet insertion, report



Letter-fold



Booklet



Offset sorting



Banner printing

DESCRIPTIONS

ENHANCED FEATURES

LK-106 Barcode fonts	Supports native barcode printing
LK-107 Unicode fonts	Supports native Unicode printing
LK-108 OCR A and B fonts	Supports native OCR A and B font printing
LK-110v2 Document converter pack	Generates various file formats incl. DOCX; XLSX and PDF/A
LK-111 ThinPrint® Client	Print data compression for reduced network impact
LK-116 Antivirus	Bitdefender® Antivirus provides real time scanning of all input/output data
LK-117 IP fax (T.38 fax) (TBD)	Fax over IP networks (T.38), requires fax kit

CONNECTIVITY

FK-514 Fax board	Super G3 fax, digital fax functionality
FK-515 Fax board	Super G3 fax, digital fax functionality, lines 3 & 4 support
MK-742	Installation kit for FK-515
UK-221 Wireless LAN	Wireless LAN and wireless LAN Access Point Mode
EK-608 USB I/F kit	USB keyboard connection
EK-609 USB I/F kit	USB keyboard connection; Bluetooth
IC-420 Fiery controller	Professional color print controller
VI-516 Interface kit for IC-420	Fiery controller interface card
UK-115 Interface board for IC-420	Fiery controller interface board
AU-205H card reader	Various ID card technologies
MK-735 Mount kit	Installation kit for ID card reader

OTHERS

DF-714 Document feeder	Dual scan automatic document feeder, capacity 100 originals
WT-506 Working table	Authentication device placement
KP-102 10-Key pad	For use instead of touchscreen
SC-509 Security kit	Copy guard function (2 kits required for dual scan ADF)
KH-102 Keyboard holder	To place USB keyboard
External Keyboard	Keyboard for alpha numeric data entry
FS-P04 Off-line stapler	20-sheet off-line stapling

MEDIA INPUT

PC-116 1 Universal tray	500 sheets, 5.5" x 8.5" - 11" x 17" / 52-256 g/m ²
PC-116 2 Universal tray	2x 500 sheets, 5.5" x 8.5" - 11" x 17" / 52-256 g/m ²
PC-216 2 Universal tray	2x 500 sheets, 5.5" x 8.5" to 11" x 17", 52-256 g/m ²
PC-416 Large capacity tray	2,500 sheets, 8.5" x 11" / 52-256 g/m ²
PC-417 Large capacity tray	2,500 sheets, 8.5" x 11", 52-256 g/m ²
LU-302 Large capacity tray	3,000 sheets, 8.5" x 11" / 52-256 g/m ²
MK-730 Banner tray	Multipage banner feeding
DK-516 Copier desk	Provides storage space for print media and other materials

MEDIA OUTPUT

FS-533 Inner finisher	50-sheet stapling, 500 sheets max. output
PK-519 Punch kit for FS-533	2/3 hole punching, autoswitching
FS-539 Staple finisher	50-sheet stapling, 3,200 sheets max. output
FS-539SD Booklet finisher	50-sheet staple finisher; 20-sheet booklet finisher; 2,200 sheets max. output
PK-524 Punch kit for FS-536(SD)	2/3 hole punching; autoswitching
RU-513 Relay unit	For FS-539/SD installation, (Max. 100 sheets output capacity)
JS-506 Job separator	Separation of fax output; etc.

TECHNICAL SPECIFICATIONS

SYSTEM SPECIFICATIONS

Panel size/resolution	10.1" / 1024 x 600
System memory (standard/max)	8 GB
Solid State Drive	256 GB (standard)
Interface	10/100/1,000-Base-T Ethernet; USB 2.0; Wi-Fi 802.11 b/g/n (optional)
Network protocols	TCP/IP (IPv4/IPv6); SMB; LPD; IPP; SNMP; HTTP(S); AppleTalk; Bonjour
Automatic document feeder (optional)	Up to 100 originals; A6-A3; 35-163 gsm; RADF or Dual scan ADF available
Paper input capacity (standard/max)	1,150 sheets / 6,650 sheets
Paper tray input (standard)	1x 500 sheets; 3.5" x 8.5" to 11" x 17"; custom sizes; 52-256 gsm 1x 500 sheets; 5.5" x 8.5" to 12" x 18"; custom sizes; 52-256 gsm
Paper tray input (optional)	2x 500 sheets; 5.5" x 8.5" to 11" x 17"; 52-256 gsm 1x 2,500 sheets; 8.5" x 11"; custom sizes; 52-256 gsm
Large capacity tray (optional)	1x 3,000 sheets; 8.5" x 11"; custom sizes; 52-256 gsm
Manual bypass	150 sheets; 3.5" x 8.5" to 12" x 18"; Custom sizes; Banner; 60-300 gsm
Automatic duplexing	5.5" x 8.5" to 12" x 18"; 52-256 gsm
Finishing modes (optional)	Offset; Group; Sort; Staple; Punch; Half-fold; Letter-fold; Booklet
Output capacity (standard)	Max. 250 sheets
Output Capacity (optional)	Max. 3,300 sheets
Stapling	Max. 50 sheets or 48 sheets + 2 cover sheets (up to 209 gsm)
Letter fold	Max. 3 sheets
Letter fold capacity	Max. 30 sheets; unlimited (without tray)
Booklet	Max. 20 sheets or 19 sheets + 1 cover sheet (up to 209 gsm)
Booklet output capacity	Max. 100 booklets; unlimited (without tray)
Copy/print volume (monthly)	Max. ¹ 130,000 pages
Toner lifetime	Black up to 28,000 pages CMY up to 28,000 pages

Imaging unit lifetime	Black up to 225,000/1,000,000 pages (drum/developer) CMY up to 105,000/1,000,000 pages (drum/developer)
Power consumption	110-120 V / 50/60 Hz; Less than 1.50 kW
System dimension (W x D x H)	24.2" x 27" x 31" (without options)
System weight	Approx. 187 lbs. (without options)

PRINTER SPECIFICATIONS (STANDARD)

Print resolution	1,800 (equivalent) x 600 dpi; 1200 x 1200 dpi
Print Speed letter (mono/color)	Up to 25/25 ppm
Page description language	PCL 6 (XL3.0); PCL 5c; PostScript 3 (CPSI 3016); XPS
Operating System	Windows 10 (32/64); Windows 11; Windows Server 2012; Windows Server 2012 R2; Windows Server 2016; Windows Server 2019; Windows Server 2022; macOS 10.14 or later; Unix; Linux; Citrix
Printer fonts	80 PCL Latin; 137 PostScript 3 Emulation Latin
Mobile printing	AirPrint (iOS); Mopria (Android); Konica Minolta Mobile Print (iOS/Android/Windows 10 Mobile); Mobile Authentication and Pairing (iOS/Android) Optional: Google Cloud Print; WiFi Direct

PRINTER SPECIFICATIONS (OPTIONAL)

Print controller	Embedded Fiery IC-420
Controller CPU	AMD GX-424CC @ 2.4 GHz
Memory/HDD	2 GB / 500 GB
Page description language	Adobe PostScript 3 (CPSI 3020); PCL 6; PCL 5c

SCANNER SPECIFICATIONS

Scan speed (mono/color)	Up to 100/100 ipm in simplex Up to 200/200 ipm in duplex
Scan modes	Scan-to-eMail (Scan-to-Me); Scan-to-SMB (Scan-to-Home); Scan-to-FTP; Scan-to-Box; Scan-to-USB; Scan-to-WebDAV; Scan-to-URL; TWAIN scan
File formats	JPEG; TIFF; PDF; Compact PDF; Encrypted PDF; XPS; Compact XPS; PPTX Optional: Searchable PDF; PDF/A 1a and 1b; Searchable DOCX/PPTX/XLSX
Scan destinations	2,100 (single + group); LDAP support

COPIER SPECIFICATIONS

Imaging technology	Laser
Toner technology	Simitri® HD polymerized toner
Copy/print speed letter (mono/color)	Up to 25/25 ppm
Copy/print speed 11x17 (mono/color)	Up to 12/12 ppm
1 st copy out time letter	5.2/6.9 sec.
Warm-up time	Approx. 12 sec. in mono; 13 sec. in color ²
Copy resolution	600 x 600 dpi
Gradation	256 gradations
Multicopy	1–9,999
Original format	3.5" x 8.5" to 11" x 17"; Custom sizes
Magnification	25–400% in 0.1% steps; Auto-zooming

FAX SPECIFICATIONS

Fax standard	Super G3 (optional)
Fax transmission	Analog; i-Fax; Color i-Fax
Fax resolution	Up to 600 x 600 dpi
Fax compression	MH; MR; MMR; JBIG
Fax modem	Up to 33.6 Kbps
Fax destinations	2,100 (single + group)

USER BOX SPECIFICATIONS

Storable documents	Up to 3,000 documents or 10,000 pages
Type of user boxes	Public; Personal (with password or authentication); Group (with authentication)
Type of system boxes	Secure print; Encrypted PDF print; Fax receipt; Fax polling

SYSTEM FEATURES

Security Functions (standard)	ISO 15408 HCD-PP Common Criteria (in evaluation); IP filtering and port blocking; SSL2; SSL3 and TLS1.0/1.1/1.2/1.3 network communication; IPsec support; IEEE 802.1x support; User authentication; Authentication log; Secure print; Kerberos; Overwrite all data function; SSD Self-Encryption (AES 256)/ Storage lock password; Memory data auto deletion; Confidential fax receipt; Print user data encryption
Security Functions (optional)	Antivirus realtime scanning (Bitdefender®); Copy protection (Copy Guard, Password Copy)
Accounting (standard)	Up to 1,000 user accounts; Active Directory support (user name + password + e-mail + smb folder); User function access definition
Accounting Functions (optional)	ID card authentication (ID card reader); Authentication by mobile device (Android/iOS)
Software	Net Care Device Manager; Data Administrator; Web Connection; Log Management Utility

¹ Maximum monthly copy/print volume supported under standard vendor supplied service. Defines the upper end of the expected customer volume for the device. Customers should consider multiple machines if average monthly volume approaches duty cycle on a continual basis.

² Warm-up time may vary depending on the operating environment and usage.

- All specifications refer to letter-size paper of 80 gsm weight.
- The support and availability of the listed specifications and functionalities varies depending on operating systems, applications and network protocols as well as network and system configurations.
- The stated life expectancy of each consumable is based on specific operating conditions such as page coverage for a particular page size (6% coverage of letter). The actual life of each consumable will vary depending on use and other printing variables including page coverage, page size, media type, continuous or intermittent printing, ambient temperature and humidity.
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Tab 7



Rizzetta & Company

Waterset North Community Development District

**Financial Statements
(Unaudited)**

January 31, 2026

Prepared by: Rizzetta & Company, Inc.

watersetnorthcdd.org

rizzetta.com

Wasset North Community Development District

Balance Sheet

As of 01/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,615,713	198,494	28,243	1,842,449	0	0
Investments	86,471	659,116	1,460,398	2,205,986	0	0
Accounts Receivable	98,654	0	43,928	142,582	0	0
Refundable Deposits	6,747	0	0	6,747	0	0
Fixed Assets	0	0	0	0	55,910,853	0
Amount Available in Debt Service	0	0	0	0	0	1,532,569
Amount To Be Provided Debt Service	0	0	0	0	0	11,217,431
Total Assets	1,807,585	857,610	1,532,569	4,197,764	55,910,853	12,750,000
Liabilities						
Accounts Payable	73,393	27,518	0	100,911	0	0
Accrued Expenses	6,400	0	0	6,400	0	0
Due To Other	22	0	0	22	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	12,750,000
Total Liabilities	79,815	27,518	0	107,333	0	12,750,000
Fund Equity & Other Credits						
Beginning Fund Balance	332,695	651,280	668,463	1,652,438	0	0
Investment In General Fixed Assets	0	0	0	0	55,910,853	0
Net Change in Fund Balance	1,395,075	178,812	864,106	2,437,993	0	0
Total Fund Equity & Other Credits	1,727,770	830,092	1,532,569	4,090,431	55,910,853	0
Total Liabilities & Fund Equity	1,807,585	857,610	1,532,569	4,197,764	55,910,853	12,750,000

See Notes to Unaudited Financial Statements

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,772	1,772
Special Assessments				
Tax Roll	2,191,286	2,191,286	2,209,637	18,351
Other Misc. Revenues				
Miscellaneous Revenue	0	0	249	249
Total Revenues	<u>2,191,286</u>	<u>2,191,286</u>	<u>2,211,658</u>	<u>20,372</u>
Expenditures				
Legislative				
Supervisor Fees	13,000	4,333	3,800	533
Total Legislative	<u>13,000</u>	<u>4,333</u>	<u>3,800</u>	<u>533</u>
Financial & Administrative				
Accounting Services	22,500	7,500	7,500	0
Administrative Services	5,569	1,857	1,856	0
Arbitrage Rebate Calculation	1,000	500	500	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	7,000	0	0	0
Disclosure Report	6,000	2,000	2,000	0
District Engineer	40,000	13,333	9,630	3,704
District Management	28,264	9,421	9,422	0
Dues, Licenses & Fees	550	278	524	(247)
Financial & Revenue Collections	5,569	1,856	1,856	0
Legal Advertising	1,500	500	206	294
Miscellaneous Fees	500	167	175	(8)
Public Officials Liability Insurance	5,025	5,025	3,566	1,459
Trustees Fees	7,700	3,850	1,728	2,121
Website Hosting, Maintenance, Backup & E	4,000	1,333	2,210	(876)
Total Financial & Administrative	<u>140,746</u>	<u>53,189</u>	<u>46,742</u>	<u>6,447</u>
Legal Counsel				
District Counsel	25,000	8,333	5,761	2,572
Total Legal Counsel	<u>25,000</u>	<u>8,333</u>	<u>5,761</u>	<u>2,572</u>
Electric Utility Services				
Utility - Recreation Facilities	25,000	8,334	6,336	1,997
Utility - Street Lights	15,000	5,000	3,361	1,640
Utility Services	35,000	11,666	8,819	2,847
Total Electric Utility Services	<u>75,000</u>	<u>25,000</u>	<u>18,516</u>	<u>6,484</u>
Gas Utility Service				
Utility - Recreation Facilities	23,000	7,667	6,038	1,629
Total Gas Utility Service	<u>23,000</u>	<u>7,667</u>	<u>6,038</u>	<u>1,629</u>
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	27,000	9,000	7,414	1,586
Total Garbage/Solid Waste Control Ser-	<u>27,000</u>	<u>9,000</u>	<u>7,414</u>	<u>1,586</u>

See Notes to Unaudited Financial Statements

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
vices				
Water-Sewer Combination Services				
Utility - Reclaimed	40,000	13,333	7,326	6,008
Utility Services	10,500	3,500	3,187	313
Total Water-Sewer Combination Services	50,500	16,833	10,513	6,321
Stormwater Control				
Aquatic Maintenance	50,500	16,834	18,550	(1,717)
Lake/Pond Bank Maintenance & Repair	3,000	1,000	0	1,000
Wetland Monitoring & Maintenance	5,000	1,666	0	1,667
Total Stormwater Control	58,500	19,500	18,550	950
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,000	5,000	0	5,000
General Liability Insurance	8,250	8,250	6,359	1,891
Holiday Decorations	25,000	25,000	9,000	16,000
Irrigation Maintenance & Repair	60,000	20,000	63,257	(43,257)
Landscape - Mulch	150,000	50,000	0	50,000
Landscape Inspection Services	13,200	4,400	4,400	0
Landscape Maintenance	776,000	258,667	163,915	94,751
Landscape Replacement Plants, Shrubs, Tr	150,000	50,000	282,922	(232,922)
Property Insurance	50,250	50,250	30,724	19,526
Total Other Physical Environment	1,247,700	471,567	560,577	(89,011)
Road & Street Facilities				
Sidewalk Maintenance & Repair	1,000	333	0	333
Street Sign Repair & Replacement	4,500	1,500	437	1,063
Total Road & Street Facilities	5,500	1,833	437	1,396
Parks & Recreation				
Access Control Maintenance & Repair	15,000	5,000	3,011	1,989
Clubhouse Facility Janitorial Supplies	15,000	5,000	462	4,538
Clubhouse Facility Maintenance	5,400	1,800	55	1,745
Clubhouse Janitorial Services	0	0	6,710	(6,710)
Clubhouse Miscellaneous Expense	10,000	3,334	1,867	1,467
Computer Support, Maintenance & Re- pair	500	166	0	166
Equipment Lease	13,600	4,534	0	4,534
Facility A/C & Heating Maintenance & Rep	5,000	1,666	4,892	(3,226)
Facility Funding	2,500	834	0	834
Fitness Equipment Maintenance & Re- pair	3,000	1,000	457	543
Furniture Repair & Replacement	7,500	2,500	0	2,500
Maintenance & Repairs	45,000	15,000	6,571	8,429
Management Contract	258,760	86,253	79,962	6,291
Office Supplies	1,000	333	7	326
Pest Control	9,100	3,034	3,590	(557)
Playground Equipment & Maintenance	13,000	4,333	0	4,334
Pool Permits	500	0	0	0
Pool Repairs	15,000	5,000	12,638	(7,638)

See Notes to Unaudited Financial Statements

Wareset North Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	24,480	8,160	8,160	0
Security System Monitoring Services & Ma	6,000	2,000	6,800	(4,800)
Telephone, Internet, Cable	7,500	2,500	3,053	(553)
Trail/Bike Path Maintenance	3,000	1,000	0	1,000
Vehicle Maintenance	3,000	1,000	0	1,000
Total Parks & Recreation	463,840	154,447	138,235	16,212
Contingency				
Miscellaneous Contingency	61,500	20,500	0	20,500
Total Contingency	61,500	20,500	0	20,500
Total Expenditures	2,191,286	792,202	816,583	(24,381)
Total Excess of Revenues Over(Under) Ex- penditures	0	1,399,084	1,395,075	(4,009)
Fund Balance, Beginning of Period	0	0	332,695	332,695
Total Fund Balance, End of Period	0	1,399,084	1,727,770	328,686

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,888	8,888
Special Assessments				
Tax Roll	200,000	200,000	200,000	0
Total Revenues	<u>200,000</u>	<u>200,000</u>	<u>208,888</u>	<u>8,888</u>
Expenditures				
Contingency				
Capital Reserve	200,000	200,000	30,077	169,923
Total Contingency	<u>200,000</u>	<u>200,000</u>	<u>30,077</u>	<u>169,923</u>
Total Expenditures	<u>200,000</u>	<u>200,000</u>	<u>30,077</u>	<u>169,923</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>178,811</u>	<u>178,811</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>651,281</u>	<u>651,281</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>830,092</u>	<u>830,092</u>

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,935	5,935
Special Assessments				
Tax Roll	488,748	488,748	492,499	3,751
Total Revenues	<u>488,748</u>	<u>488,748</u>	<u>498,434</u>	<u>9,686</u>
Expenditures				
Debt Service				
Interest	248,748	248,748	108,319	140,429
Principal	240,000	240,000	0	240,000
Total Debt Service	<u>488,748</u>	<u>488,748</u>	<u>108,319</u>	<u>380,429</u>
Total Expenditures	<u>488,748</u>	<u>488,748</u>	<u>108,319</u>	<u>380,429</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>390,115</u>	<u>390,115</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>534,853</u>	<u>534,853</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>924,968</u>	<u>924,968</u>

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	983	983
Special Assessments				
Tax Roll	583,977	583,977	588,458	4,481
Total Revenues	<u>583,977</u>	<u>583,977</u>	<u>589,441</u>	<u>5,464</u>
Expenditures				
Debt Service				
Interest	308,977	308,977	115,449	193,528
Principal	275,000	275,000	0	275,000
Total Debt Service	<u>583,977</u>	<u>583,977</u>	<u>115,449</u>	<u>468,528</u>
Total Expenditures	<u>583,977</u>	<u>583,977</u>	<u>115,449</u>	<u>468,528</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>473,992</u>	<u>473,992</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>133,609</u>	<u>133,609</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>607,601</u>	<u>607,601</u>

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Other Misc. Revenues				
Facility Funding	2,500	2,500	0	(2,500)
Total Revenues	<u>2,500</u>	<u>2,500</u>	<u>0</u>	<u>(2,500)</u>
Expenditures				
Financial & Administrative				
Dues, Licenses & Fees	500	167	0	167
Miscellaneous Fees	100	33	0	33
Total Financial & Administrative	<u>600</u>	<u>200</u>	<u>0</u>	<u>200</u>
Parks & Recreation				
Maintenance & Repairs	1,900	633	0	633
Total Parks & Recreation	<u>1,900</u>	<u>633</u>	<u>0</u>	<u>633</u>
Total Expenditures	<u>2,500</u>	<u>833</u>	<u>0</u>	<u>833</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>1,667</u>	<u>0</u>	<u>(1,667)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Fund Balance, End of Period	<u>0</u>	<u>1,667</u>	<u>0</u>	<u>(1,667)</u>

Waterset North CDD

Investment Summary

January 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2026</u>
Valley National Bank FLCLASS	Governmental Checking Average Monthly Yield 3.8084%	\$ 358 86,113
Total General Fund Investments		\$ 86,471
Valley National Bank FLCLASS	Governmental Checking Average Monthly Yield 3.8084%	\$ 1 659,115
Total Reserve Fund Investments		\$ 659,116
US Bank Series 2017A-1 Reserve	First American Funds Inc SHSInstitutional Government Fund 3763	\$ 173,792
US Bank Series 2017A-1 Prepayment	First American Funds Inc SHSInstitutional Government Fund 3763	569
US Bank Series 2017A-2 Reserve	First American Funds Inc SHSInstitutional Government Fund 3763	72,025
US Bank Series 2017 Revenue	First American Funds Inc SHSInstitutional Government Fund 3763	645,700
US Bank Series 2025 Revenue	First American Funds Inc SHSInstitutional Government Fund 3763	566,761
US Bank Series 2025 Interest	First American Funds Inc SHSInstitutional Government Fund 3763	1,551
Total Debt Service Fund Investments		\$ 1,460,398

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Waterset North Community Development District
Summary A/R Ledger
From 01/01/2026 to 01/31/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
435, 2493	435-001	435 General Fund	Hillsborough County Tax Collec- tor	AR00002916	12110	10/01/2025	97,923.51
	435-001	435 General Fund	Waterset HOA	AR00003194	11510	12/31/2025	730.47
Sum for 435, 2493							98,653.98
435, 2495	435-200	435 Debt Service Fund S2017	Hillsborough County Tax Collec- tor	AR00002916	12110	10/01/2025	20,014.28
Sum for 435, 2495							20,014.28
435, 2496	435-201	435 Debt Service Fund S2025	Hillsborough County Tax Collec- tor	AR00002916	12110	10/01/2025	23,913.93
Sum for 435, 2496							23,913.93
Sum for 435							142,582.19
Sum Total							142,582.19

See Notes to Unaudited Financial Statements

**Waterset North Community Development District
Summary A/P Ledger
From 01/01/2026 to 01/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
435, 2493					
435 General Fund	01/01/2026	Brletic Dvorak, Inc.	2315	Engineering Services 01/26	2,070.00
435 General Fund	01/01/2026	Castle Management, LLC	PREIM12-26-25-138	Payroll Period 12/06/25-12/19/25	7,158.54
435 General Fund	01/01/2026	Castle Management, LLC	INS-0126-331	Insurance Reimburse- ment 01/26	560.36
435 General Fund	01/01/2026	Castle Management, LLC	PREIM01-23-26-447	Payroll Period 01/03/26-01/16/26	6,825.75
435 General Fund	01/01/2026	Cathleen Mary DeLu- cia	CD012726	Board of Supervisors Meeting 01/27/26	200.00
435 General Fund	01/01/2026	Fishback Dominick LLP	125936	General Legal Ser- vices 01/26	1,718.75
435 General Fund	01/01/2026	Nvirotect Pest Control Service, Inc.	383701	Pest Control 01/26	30.00
435 General Fund	01/01/2026	Nvirotect Pest Control Service, Inc.	383700	Pest Control 01/26	515.00
435 General Fund	01/01/2026	Patricia A. Cianci- Deckard	PD012726	Board of Supervisors Meeting 01/27/26	200.00
435 General Fund	01/01/2026	Paul R Anderson Jr	PA012726	Board of Supervisors Meeting 01/27/26	200.00
435 General Fund	01/01/2026	RedTree Landscape Systems, LLC	33145	January 2026 Monthly Service	50,958.34
435 General Fund	01/01/2026	Signa Digital Solu- tions, Inc.	AR-S341247	Color Copier Mainte- nance Contract 3FY03185-03 01/26	226.01
435 General Fund	01/01/2026	Spark Energy Gas, LLC	36519997	Gas Sales 10/28/25-12/01/25	2,529.97
435 General Fund	01/01/2026	TJ Pyche	TP012726	Board of Supervisors Meeting 01/27/26	200.00
Sum for 435, 2493					73,392.72
435, 2494					
435 Reserve Fund	01/01/2026	Playmore West, Inc.	31468	Final 50% -Park Project 01/26	27,518.00
Sum for 435, 2494					27,518.00
Sum for 435					100,910.72
Sum Total					100,910.72

Waterset North Community Development District
Notes to Unaudited Financial Statements
January 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 01/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice #AR00002916 in the amount of \$28,573.63 was received in February 2026.
6. Debt Service 200 Fund – Payment for Invoice #AR00002916 in the amount of \$5,840.08 was received in February 2026.
7. Debt Service 201 Fund – Payment for Invoice #AR00002916 in the amount of \$6,977.97 was received in February 2026.

Tab 8

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 January 2026 For Board Approval

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

The total items being presented: **\$374,764.25**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	200183	138609	Quarterly Maintenance - Monthly Billing 01/26	\$ 102.00
Alvarez Plumbing Company	200184	77240	HVAC System Maintenance 12/25	\$ 169.00
Alvarez Plumbing Company	200184	77242	HVAC Scheduled System Maintenance 12/25	\$ 945.00
Ballenger Landcare, LLC	200179	575	Irrigation Repairs 12/25	\$ 401.98
Ballenger Landcare, LLC	200179	576	Irrigation Repairs 12/25	\$ 1,012.01
Ballenger Landcare, LLC	200185	610	Irrigation Repairs 12/25	\$ 10,237.68
Ballenger Landcare, LLC	200185	612	Irrigation Repairs 12/25	\$ 2,129.75
Brletic Dvorak, Inc.	200186	2270	Engineering Services 12/25	\$ 1,710.00
Card Accessories Company	200193	4512175	Access Cards 12/25	\$ 759.09
Castle Management, LLC	200187	INS-1225-309	Insurance Reimbursement 12/25	\$ 302.09
Castle Management, LLC	200187	MGT-010126-514	Contract Management Fees 01/26	\$ 1,379.77
Castle Management, LLC	200187	PREIM01-09-26-280	Payroll Period 12/20/25-01/02/26	\$ 6,128.86
Castle Management, LLC	200197	PREIM10-03-25-131-d	Payroll Period 09/13/25-09/26/25	\$ 9,275.10

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Castle Management, LLC	200187	PREIM12-12-25-142	Payroll Period 11/22/25-12/15/25	\$ 7,217.60
Construction Management Services, LLC	200188	289	Hourglass Park - Stone Replacement 01/26	\$ 2,300.00
Cooper Pools Inc.	200196	2026-1009	Monthly Pool Services 01/26	\$ 2,040.00
Cooper Pools Inc.	200196	2026-1082	Pool Repairs 01/26	\$ 58.86
Cooper Pools Inc.	200196	2026-1083	Pool Repairs 01/26	\$ 105.28
Cooper Pools Inc.	200196	328	Pool Repairs 12/25	\$ 250.00
DCSI, Inc.	200189	34613	Interactive Monitoring - 01/26	\$ 199.00
DCSI, Inc.	200189	34617	Interactive Monitoring - 01/26	\$ 199.00
De Lage Landen Financial Services, Inc.	010226-01	593592510	Cannon Copier Lease 12/25	\$ 85.82
De Lage Landen Financial Services, Inc.	011626-02	593686965 ACH	Cannon Copier Lease 01/26	\$ 259.00
Fishback Dominick LLP	200190	125678	Legal Services 12/25	\$ 1,291.75
FitRev, Inc.	200191	37497	Fitness Equipment 01/26	\$ 95.00
Frontier Communications of FL	011326-01	813-671-9333-091724-5 01/26	Phone & Internet Services 01/26	\$ 75.47

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of FL	012126-01	813-672-4806-052115-5 01/26	7250 Park Shore Dr-Dog Park & Splash Pad Service 01/26	\$ 241.54
Hillsborough County Board of County Commissioners	200192	DHCFR475219-121025	Fire Inspection 12/25	\$ 55.00
Hillsborough County BOCC	012826-02	9581654736-011426	Reclaimed Water 01/26	\$ 4,032.24
Nvirotect Pest Control Service, Inc.	200180	380898	Pest Control 12/25	\$ 515.00
Nvirotect Pest Control Service, Inc.	200180	380899	Pest Control 12/25	\$ 30.00
Nvirotect Pest Control Service, Inc.	200180	448163	Pest Control 12/25	\$ 275.00
Owens Electric, Inc.	200194	35654744	Troubleshoot Pool Equipment 09/25	\$ 626.50
Republic Services	010726-01	0696-001318847 01/26 ACH	Amenity 7250 Parkshore Drive - Recycling 01/26	\$ 641.53
Rizzetta & Company, Inc.	200178	INV0000106231	Accounting Services 01/26	\$ 6,958.49
Sitex Aquatics, LLC	200195	10600-b	Monthly Lake Maintenance 01/26	\$ 4,000.00
Spectrum	011626-01	2.44353E+12	7012 Sail View-Cafe, Pool, Fitness Room Service 01/26	\$ 448.00
Sunrise Landscape	200181	11 49889	Pest Control 12/25	\$ 846.33
TECO	012826-01	221008743546-010626	7012 Sail View Ln, Solar 12/25	\$ 310.85

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	012826-01	221008768089-010626	Lantern Park Ave - Walkpath, Solar 12/25	\$ 783.73
TECO	012826-01	221009368202-010626	7250 Parkshore Drive, Ballard 12/25	\$ 264.32
TECO	012626-03	321000019844-010726	Utility Services 11/25	\$ 4,466.32
United Land Services	200177	182837	Job #205317 - Street Trees 11/30/25	\$ 173,797.76
United Land Services	200177	182842	Job #205328 - Design 11/30/25	\$ 107,756.30
United Land Services	200182	185098	Maintenance 12/25	\$ 18,850.00
Waste Management Inc. of Florida	012126-02	0216331-2206-0	7006 Sailview Lane 01/26	\$ 428.66
Waste Management Inc. of Florida	012126-02	0216519-2206-0	7250 Parkshore Dr 01/26	\$ <u>707.57</u>
Total				\$ <u>374,764.25</u>

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
1/1/2026	138609

Bill To
WATERSET NORTH C.D.D. 3434 COLWELL AVE, SUITE 200 TAMPA, FL 33614

Ship To
WATERSET NORTH C.D.D. 7012 SAIL VIEW LANE APOLLO BEACH, FL 33572

P.O. No.	Terms
JERRY WHITED	Net 30

Quantity	Description	Rate	Amount
1	** QUARTERLY MAINTENANCE CONTRACT WITH MONTHLY BILLING - CONTRACT #092322-WSN-LANDING ** BILLING MONTHLY MAINTENANCE FEE FOR : JANUARY 2026 (1) DSX 1042 PANEL (4) CARD READERS (4) MAGLOCKS (4) EXIT BUTTONS (2) PIR MOTION SENSORS	102.00	102.00
	(CONTRACT TERM 1 YEAR TO RENEW FOR SUCCESSIVE ONE YEAR TERMS UNLESS CANCELED IN WRITING 30 DAYS PRIOR TO TERM END.)	0.00	0.00
	7% Sales tax rate	7.00%	0.00
		Total	\$102.00

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	\$0.00
Balance Due	\$102.00



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

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

BILL TO

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

Customer PO
Payment Term Net 30
Due Date 1/29/2026

JOB ADDRESS

Splash Pad
7205 Parkshore Drive
Apollo Beach, FL 33572 USA

INVOICE #
77240

INVOICE DATE
12/30/2025

DESCRIPTION OF WORK

12/30/2025 - Alvarez Plumbing & A/C performed maintenance on the mini-split system, washing all coils, cleaning and treating the primary drain, and washing the filters.

SS1230

TOTAL DUE	\$169.00
PAYMENT	\$0.00
BALANCE DUE	\$169.00

CUSTOMER AUTHORIZATION

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

Sign here 

Date 12/30/2025

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 12/30/2025



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

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION

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. Alvarez Plumbing & Air Conditioning will not be responsible for damage, if any, to water, gas, electric or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees, or roots, etc. APAC shall not be liable for any delay due to circumstances beyond our control including strikes, casualty, and general unavailability of materials, errors, omissions or deletions by the Owner, General Contractor, Architect Engineers, etc. All invoices not paid within thirty days will accrue interest at the highest rate allowed by law. The purchaser agrees to pay all costs for collection, including attorney fees, court fees, and collection agency fees if placed for collections.

PLEASE NOTE:

Payment is not contingent upon time or manner in which customer may be paid. A notice to owner will be filed on this property for any job not paid COD. Any location of utilities for digging is the responsibility of the customer.

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning 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.



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

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

BILL TO

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

Customer PO
Payment Term Net 30
Due Date 1/29/2026

JOB ADDRESS

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

INVOICE #
77242

INVOICE DATE
12/30/2025

DESCRIPTION OF WORK

12/30/2025 - Alvarez Plumbing & A/C performed maintenance on three air handlers and six condensers; system #3 was not accessible. Repaired a burned wire in condenser 1A and replaced a 70 µF run capacitor and a 7.5 µF run capacitor. Vacuumed primary drain lines, cleaned evaporator coils with self-rinsing foaming cleaner, replaced filters, and cleaned condenser coils. Removed roots and mulch from around condensers. Verified refrigerant levels and checked amp draw and capacitor readings.

Quarterly maintenance \$945.00

SS1231

TOTAL DUE	\$945.00
PAYMENT	\$0.00
BALANCE DUE	\$945.00

CUSTOMER AUTHORIZATION

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

Sign here

Date 12/30/2025

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 12/30/2025



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

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION

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. Alvarez Plumbing & Air Conditioning will not be responsible for damage, if any, to water, gas, electric or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees, or roots, etc. APAC shall not be liable for any delay due to circumstances beyond our control including strikes, casualty, and general unavailability of materials, errors, omissions or deletions by the Owner, General Contractor, Architect Engineers, etc. All invoices not paid within thirty days will accrue interest at the highest rate allowed by law. The purchaser agrees to pay all costs for collection, including attorney fees, court fees, and collection agency fees if placed for collections.

PLEASE NOTE:

Payment is not contingent upon time or manner in which customer may be paid. A notice to owner will be filed on this property for any job not paid COD. Any location of utilities for digging is the responsibility of the customer.

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning 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.



822 A1A N, Suite 310
Ponte Vedra Beach, FL 32082

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

Invoice 575

Date	PO#
12/23/25	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Property Address
Waterset North CDD Apollo Beach, FL

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

Water leak at Lantern Park

This proposal is for the water leak @t Lantern Park (South West) inline filter broken, needs replacement.







Irrigation Repair - 12/23/2025

\$401.98

Subtotal	\$401.98
Sales Tax	\$0.00
Total	\$401.98
Credits/Payments	(\$0.00)
Balance Due	\$401.98

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,413.99	\$26,651.96	\$12,500.00	\$0.00	\$0.00



822 A1A N, Suite 310
 Ponte Vedra Beach, FL 32082

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

Invoice 576

Date	PO#
12/23/25	
Sales Rep	Terms
Christopher Zotti	Due on Receipt

Property Address
Waterset North CDD Apollo Beach, FL

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

Damaged valve and broken pipes were caused by a vehicle running over the area.

Water leak possibly caused by a broken faulty valve.



Irrigation Repair - 12/23/2025

\$1,012.01

Subtotal	\$1,012.01
Sales Tax	\$0.00
Total	\$1,012.01
Credits/Payments	(\$0.00)
Balance Due	\$1,012.01

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,413.99	\$26,651.96	\$12,500.00	\$0.00	\$0.00



822 A1A N, Suite 310
 Ponte Vedra Beach, FL 32082

Invoice 610

Date	PO#
12/31/25	
Sales Rep	Terms
Christopher Zotti	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
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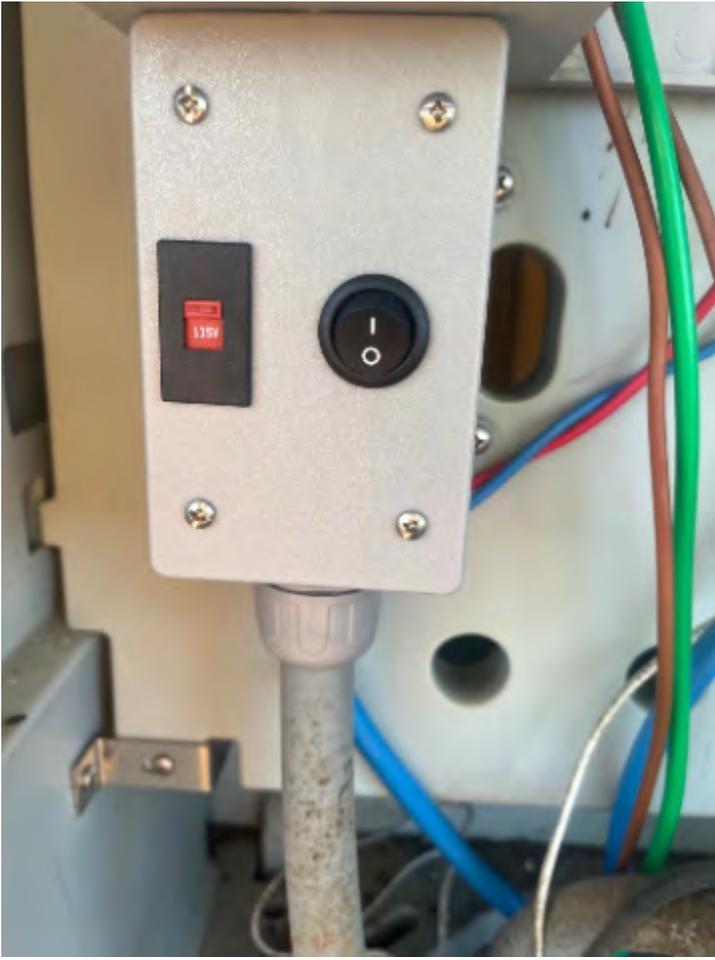
Burned modules & transformer on Pedestal

This pedestal is damaged and has two burned wire modules and one failed transformer. There is no power supplying the unit. Replacement with an ACC2 controller is required, as the ACC model is no longer supported by Hunter.

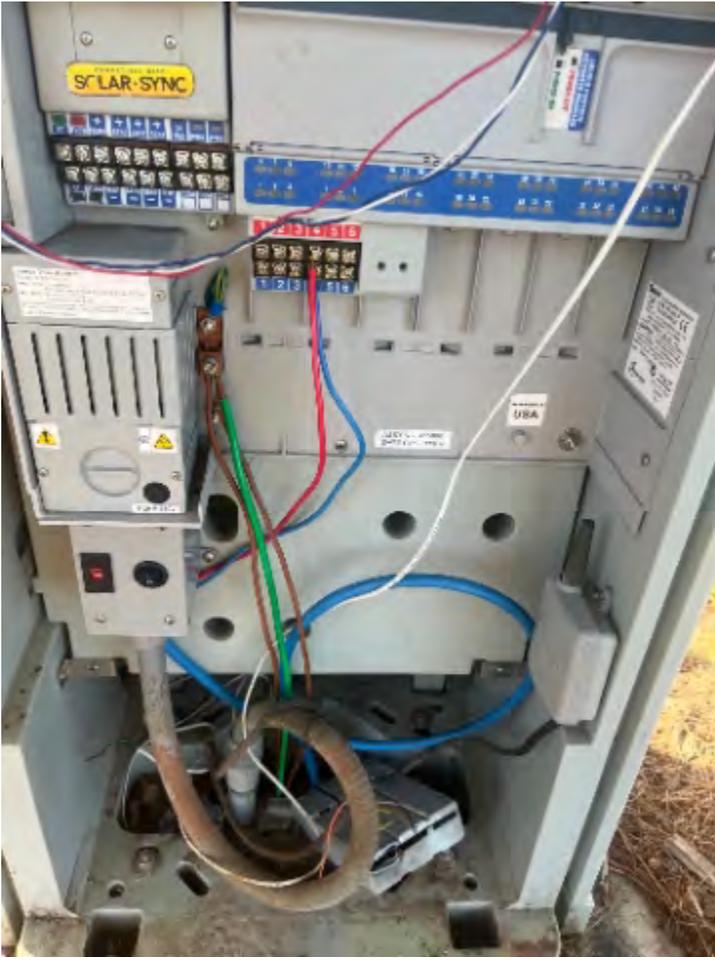
This pedestal also controls the Parkshore area, where new plants and trees are currently being installed.















Irrigation Repair - 12/31/2025

\$10,237.68

Subtotal	\$10,237.68
Sales Tax	\$0.00
Total	\$10,237.68
Credits/Payments	(\$0.00)
Balance Due	\$10,237.68

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$25,803.63	\$0.00	\$12,500.00	\$0.00



822 A1A N, Suite 310
 Ponte Vedra Beach, FL 32082

Invoice 612

Date	PO#
01/02/26	
Sales Rep	Terms
Christopher Zotti	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
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Decoders troubleshoot and replacement

Troubleshoot and replacement of decoders (5) damage found during pedestal replacement.

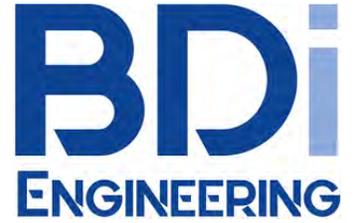
Irrigation Repair - 12/31/2025 \$2,129.75

Subtotal	\$2,129.75
Sales Tax	\$0.00
Total	\$2,129.75
Credits/Payments	(\$0.00)
Balance Due	\$2,129.75

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$27,668.38	\$265.00	\$12,500.00	\$0.00

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 2270
DATE 12/29/2025
TERMS Net 30
DUE DATE 01/28/2026

PROJECT NAME

Waterset North CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[December 03 - December 29]	9:30	180.00	1,710.00

BALANCE DUE

\$1,710.00



WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
Dec-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	5.00	\$210 \$180	S. Brletic J. Whited	\$0.00 \$900.00
Current Drive Inlet Inspection.	1.00 0.00	\$180 \$120	J. Whited K. Wagner	\$180.00 \$0.00
Grate Repair Vendor Communication.	0.50 0.00	\$180 \$120	J. Whited K. Wagner	\$90.00 \$0.00
Pergola and Stonework Contractor Coordination.	1.00 0.00	\$180 \$120	J. Whited K. Wagner	\$180.00 \$0.00
Maiden Sea Ditch Erosion SWFWMD Communication.	1.00 0.00	\$180 \$120	J. Whited K. Wagner	\$180.00 \$0.00
Lantern Park Mailbox Kiosk Contractor RFI's.	1.00 0.00	\$180 \$120	J. Whited K. Wagner	\$180.00 \$0.00
INVOICE TOTAL	9.50			\$1,710.00

INVOICE

INVOICE NO. 4512175

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

<p>SOLD TO: Waterset North CDD</p> <p>Email: cddinvoice@rizzetta.com</p>	<p>Waterset Clubhouse ATTN: Ms. Katiria Parodi 7281 Paradiso Drive Apollo Beach, FL 33572</p> <p>Phone: 813-677-2114 Email: ljorin@castlegroup.com</p>
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CUSTOMER ORDER #	SLSN	TERMS	SHIP VIA	FOB	DATE
<i>p.o. # 12/8/25 email</i>	<i>k</i>	<i>net 30</i>	<i>UPS/FedX</i>	<i>orig.</i>	<i>December 9, 2025</i>

QUANTITY ORDERED:	QUANTITY SHIPPED:	DESCRIPTION:	UNIT PRICE:	EXTENSION
300	300	CA-Clam Prox	\$ 1.99	\$ 597.00
300	300	CA-AdBak20	.48	144.00

TOTAL MERCHANDISE: \$ 741.00
 FREIGHT: 18.09
 TOTAL INVOICE (tx xmpt): \$ 759.09

Fedex 886865683570



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

Document No:INS-1225-309
Document Date:12/31/2025

Association: Waterset North Community Development District

Total Due: \$302.09

Date	Description	Amount
12/31/2025	Insurance Reimbursement Torres, Heidi ASTPM	\$137.64
12/31/2025	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$164.45

Report Totals

Billing: \$302.09
Total Sales Tax: \$0.00
Balance Due: **\$302.09**



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

Document No:MGT-010126-514
Document Date:01/01/2026

Association: Waterset North Community Development District

Contract No: WATCD

Total Due: \$1,379.77

Fee

Amount

Contract Management

\$1,379.77

Report Totals

Billing: \$1,379.77

Total Sales Tax: \$0.00

Balance Due: **\$1,379.77**

INVOICE

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

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



Bill to
Waterset North CDD

Invoice details

Invoice no.: 289
Terms: Due on receipt
Invoice date: 01/05/2026
Due date: 01/05/2026

#	Date	Description	Qty	Rate	Amount
1.		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.		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 flates \$226.00 = 11 sqft box of corners \$216.00 = 8 sqft Southwest Blend	1	\$0.00	\$0.00

Total **\$2,300.00**

Overdue 01/05/2026

INVOICE

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

info@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.: 2026-1009
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance January 2026	1	\$2,040.00	\$2,040.00

Total **\$2,040.00**

Ways to pay



[View and pay](#)

INVOICE

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

info@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.: 2026-1082
Terms: Net 30
Invoice date: 12/31/2025
Due date: 01/30/2026

Technician: Hunter
PO#: Quote 275

#	Date	Product or service	Description	Qty	Rate	Amount
1.		CMP DECK JET ADJUSTABLE FLOW NOZZLE	CMP DECK JET ADJUSTABLE FLOW NOZZLE	1	\$58.86	\$58.86

Total \$58.86

Ways to pay



[View and pay](#)

INVOICE

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

info@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.: 2026-1083
Terms: Net 30
Invoice date: 12/31/2025
Due date: 01/30/2026

Technician: Hunter
PO#: Quote 275

#	Date	Product or service	Description	Qty	Rate	Amount
1.		CMP 25597-000-020 WHT DK JET CVR	CMP 25597-000-020 WHT DK JET CVR	7	\$15.04	\$105.28

Total **\$105.28**

Ways to pay



[View and pay](#)



4850 Allen Rd PMB 13
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/03/2026	\$250.00	12/04/2025

INVOICE NO. 328

Order No.:
Quote No.:
Job No.: 675
Site Address: 7012 Sail View Lane
Apollo Beach FL 33572

Check error code

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Commercial installation / Labor			\$250.00
Sub-Total ex Tax			\$250.00
Tax			\$0.00
Total			\$250.00

Sub-Total ex Tax	\$250.00
Tax	\$0.00
Total inc Tax	\$250.00
Amount Applied	\$0.00
Balance Due	\$250.00

How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

Please call 844-766-5256 to pay over the phone.



INVOICE NO. 328

DUE DATE:	01/03/2026	AMOUNT DUE:	\$250.00
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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
34613	01/04/2026	\$199.00	01/19/2026	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

SUBTOTAL	199.00
TAX (6.5%)	0.00
TOTAL	199.00
BALANCE DUE	\$199.00



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 CDD
 7012 Sail View Lane
 Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34617	01/05/2026	\$199.00	01/20/2026	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	0	2.00	0.00

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

SUBTOTAL	199.00
TAX (6.5%)	0.00
TOTAL	199.00
BALANCE DUE	\$199.00

DE LAGE LANDEN FINANCIAL SERVICES, INC.

PO BOX 825736
PHILADELPHIA, PA 19182-5736

Remittance Section

Invoice Number: 593592510
Due Date: 12/31/2025
Due This Period: \$85.82

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

2100005935925100000085826

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: 593592510
Account Number: 1299196
Site Number: 5556430
Invoice Date: 12/12/2025
Due This Period: \$85.82

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
PROPERTY TAX	\$78.02	\$0.00	\$78.02	\$0.00	\$78.02
PROPERTY TAX ADMIN FEE	\$7.80	\$0.00	\$7.80	\$0.00	\$7.80
Billed this Invoice	\$85.82	\$0.00	\$85.82	\$0.00	\$85.82
Balance Due Previous Invoices					\$0.00
Total Amount Due					\$85.82

(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

Asset Number	Make / Model	Units / Serial Number	PO Number	Property Tax	Admin Fee	Tax	Total Amount
50391779_1	Canon / imageRUNNER ADVANCE C3830i	3FY03185	APP #500-50391779	78.02	\$7.80	\$0.00	\$85.82
Asset Location: 7281 PARADISO DR APOLLO BEACH HILLSBOROUGH FL 33572-1637 United States							

Asset Amount Total: \$85.82

Property Tax Details

Asset Number	Jurisdiction	Lien Date	Assessed Value	Rate	Property Tax
50391779_1	Hillsborough County	01/01/2025	\$4,280.00	1.82	\$78.02



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

Remittance Section

Invoice Number: 593686965
 Due Date: 01/15/2026
 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

2100005936869650000259007

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: 593686965
 Account Number: 1299196
 Site Number: 5556430
 Invoice Date: 12/21/2025
 Period of Performance: 12/15/2025 - 01/14/2026
 Due This Period: \$259.00

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

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

customersupport@leasedirect.com

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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

LAW OFFICES

Fishback Dominick LLP

1947 LEE ROAD
WINTER PARK, FLORIDA 32789-1834

January 02, 2026

Billed through 12/31/2025

Bill Number 125678

Waterset North CDD
9428 Camden Field Parkway
Riverview, FL 33578
rizzettacddinvoices@avidbill.com

General

W539 25752

Balance Forward	\$2,131.25
Payments Applied	<u>\$2,131.25</u>
Net Balance Forward	\$0.00

FOR PROFESSIONAL SERVICES RENDERED

12/09/2025	DL	Review multiple emails from Derrick Evans regarding Waterset North Community Development District - Notice of Intent to Award Landscape Maintenance Services	0.25 hrs	\$68.75
12/15/2025	BWS	Review agenda packet and related documents to prepare for Board of Supervisors meeting on 12/16/25.	0.50 hrs	\$112.50
12/16/2025	BWS	Attend Board of Supervisors meeting via telephone.	1.25 hrs	\$281.25
12/17/2025	DL	Email and telephone call from Rachel Welborn regarding notification to vendors for non-payment of invoices for non-performance; Instructions to Ms. Ruiz to draft letters to vendors.	0.25 hrs	\$68.75
12/17/2025	KAR	Assessed correspondence from Attorney Langley relaying client's request for assistance with contract for 2026 winning bidders and cancellation notices for current vendors.	0.25 hrs	\$56.25
12/17/2025	KAR	Conference with Attorney Langley regarding his call with client and preparation of correspondence to terminated vendors and disputed invoices.	0.25 hrs	\$56.25

12/19/2025	DL	Review and revise proposed letters to landscaping vendors; Email correspondence to Rachel Welborn regarding proposed letters.	0.50 hrs	\$137.50
12/19/2025	KAR	Conducted comprehensive review of contractual agreements between the client and terminated contractors/vendors; reviewed Notices of Termination; analyzed potential applicability of statutory requirements governing notice concerning the withholding of payment; prepared Notices of Withholding Payment; Researched and confirmed proper notice recipients, including verification of active corporate entities and successor corporate entities to ensure legal sufficiency of Notice for Withholding of Payment to be mailed to terminated Contractors/Vendors.	2.00 hrs	\$450.00
12/23/2025	KAR	Reviewed client's correspondence requesting preparation of advertisement for District Engineer RFQ.	0.25 hrs	\$56.25

Total Fees for this matter \$1,287.50

DISBURSEMENTS

12/31/2025	Reproduction Costs			\$4.25
			Total Disbursements for this matter	\$4.25

BILLING SUMMARY

Schafer, Benjamin W	1.75 hrs	\$393.75
Langley, Daniel W.	1.00 hrs	\$275.00
Ruiz, Katherine	2.75 hrs	\$618.75

TOTAL FEES	5.50 hrs	\$1,287.50
TOTAL DISBURSEMENTS		\$4.25
TOTAL CURRENT CHARGES		\$1,291.75
TOTAL NET CHARGES		\$1,291.75
TOTAL BALANCE NOW DUE		\$1,291.75

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 #
1/23/2026	37497

Bill To
Wataset North CDD 3434 Colwell Ave STE 200 Tampa, Fl 33614

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

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

Item	Description	Qty	Rate	Amount
Service	Could not find any snapped cables or malfunctioning handles. Equipment was tested, pictured, and video recorded and could not find any malfunctioning pieces at this time. It's recommended to contact the manufacturer about this as we did not sell this piece of equipment.		95.00	95.00

Subtotal		\$95.00
Sales Tax (0.0%)		\$0.00
Total		\$95.00
Payments/Credits		\$0.00
Balance Due		\$95.00

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

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



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

Billing Date:
Dec 17, 2025
Billing Period:
Dec 17 - Jan 16, 2026

Hi WATERSET NORTH,

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

Total balance
\$75.47
Auto Pay is scheduled
Jan 12

Bill history

Previous balance	\$75.47
Payment received by Dec 17, thank you	-\$75.47

Service summary

	Previous month	Current month
Bundle	\$74.99	\$74.99
Taxes and Fees	\$0.48	\$0.48
Total services	\$75.47	\$75.47
Total balance		\$75.47

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Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 17 12182025 NNNNNNNN 01 996579

WATERSET NORTH
7012 SAIL VIEW LN
APOLLO BEACH FL 33572-1550

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

434003&1367193330917240000000000000000075475



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

Billing Date:
Dec 17, 2025

Billing Period:
Dec 17 - Jan 16, 2026



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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/ctnetx-privacy.



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

12.17-01.16	Business Fiber Internet 1 Gig	\$84.99
	Data	-\$10.00
	\$10.00 Discount through 09/16/27	
	Frontier Business Voice	\$19.99
	Frontier Business Voice Main line bundle discount	-\$19.99
	\$19.99 Discount through 09/16/27	

Bundle Total **\$74.99**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$75.47 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.



Taxes and Fees

Federal USF Recovery Charge	\$4.94
FCA Long Distance - Federal USF Surcharge	-\$4.94
Federal Taxes	\$0.00
Hillsborough Co VOIP 911 Surcharge	\$0.40
FL Telecommunications Relay Service	\$0.08
FL State Gross Receipts Tax	\$0.01
FL State Gross Receipts Tax	-\$0.01
State Taxes	\$0.48

Taxes and Fees Total **\$0.48**

Total current month charges **\$75.47**

**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

Billing Date:
Dec 17, 2025

Billing Period:
Dec 17 - Jan 16, 2026





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

Billing Date:
Dec 25, 2025
Billing Period:
Dec 25 - Jan 24, 2026

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	\$241.54
Payment received by Dec 25, thank you	-\$241.54

Service summary

	Previous month	Current month
Bundle	\$213.44	\$213.44
Taxes and Fees	\$28.10	\$28.10
Total services	\$241.54	\$241.54
Total balance		\$241.54

Total balance
\$241.54
Auto Pay is scheduled
Jan 20



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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 25 12262025 NNNNNNNN 01 994783

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

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

513007813672480605211500000000000000241545



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

Billing Date:
Dec 25, 2025

Billing Period:
Dec 25 - Jan 24, 2026



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.

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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/ctnetx-privacy.



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

12.25-01.24	FiberOptic Internet 200 Static IP w/ OneVoice	\$175.96
	Business FiberOptic 200/200M Static IP OneVoice Access Line	
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Bundle Total		\$213.44

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 \$119.82 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.



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$9.14
Federal USF Recovery Charge	\$3.43
Federal Excise Tax	\$2.07
Federal Taxes	\$14.64
FL State Communications Services Tax	\$5.17
County Communications Services Tax	\$5.05
FL State Gross Receipts Tax	\$1.87
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	\$13.46

Taxes and Fees Total **\$28.10**

Total current month charges **\$241.54**



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

Billing Date:
Dec 25, 2025

Billing Period:
Dec 25 - Jan 24, 2026

813-672-4806

88/KQXA/762204/ /VZFL



HILLSBOROUGH COUNTY
OFFICE OF THE FIRE MARSHALL
P.O. BOX 310398
Tampa, FL 33680



Invoice Date: 12/10/2025

Location: Waterset Amenity Center

Address: 7281 Paradiso Dr Apollo Beach, FL
33572

Account #: DHCFR475219

Inspection #: 2025003797

FIRE INSPECTION Waterset Amenity Center
ATTN: Waterset Amenity Center
7281 Paradiso Dr
Apollo Beach, FL 33572

Inspection Date: 07/23/2025

Description of Charges	Amount
Annual / Periodic	\$55.00

Total Charges: \$55.00

Total Credits: \$0.00

Amount Due: \$55.00

It is the goal of the Fire Marshal's Office to inspect all occupancies in unincorporated Hillsborough County annually. Our fire safety inspections are to ensure compliance with the code requirements in the Florida Fire Prevention Code 2007 edition. The fees for our inspections are allowed per Florida State Statute 633.081(1) and the amounts are established by County Ordinance 98-41 as amended.

^ PLEASE DETACH ALONG THE LINE ABOVE AND RETURN THIS STUB WITH YOUR PAYMENT ^

Please make checks payable to: Hillsborough County Board of County Commissioners

For credit card payments please visit HCFL.GOV/PAYFIRE

Inspection Number: 2025003797

Location: Waterset Amenity Center

Account Number: DHCFR475219

Amt Due: \$55.00

Inspection Date: 12/10/2025

Amount Enclosed _____

HILLSBOROUGH COUNTY
Federal Tax ID: 59-6000661

Remit Payment To:
OFFICE OF THE FIRE MARSHAL
P.O. BOX 310398
Tampa, FL 33680
(813) 280-9810



Hillsborough County Florida

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CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Summary of Account Charges

Previous Balance	\$2,377.82
Net Payments - Thank You	\$-2,377.82
Bill Corrections	\$-174.49
Total Account Charges	\$4,206.73

AMOUNT DUE	\$4,032.24
-------------------	-------------------

Important Message

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

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



<p>ELECTRONIC PAYMENTS BY CHECK OR Automated Payment Line: (813) 307-1000 Internet Payments: HCFL.gov/WaterBill Additional Information: HCFL.gov/Water</p>	
--	--------------

THANK YOU!



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

9,853 0

DUE DATE	02/04/2026
Auto Pay Scheduled DO NOT PAY	



0095816547368 00004032249



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

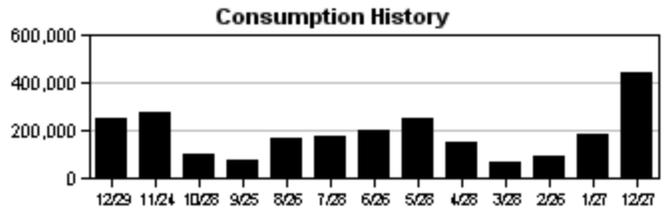
Service Address: 6633 PARK STRAND DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272125	11/24/2025	68354	12/29/2025	70813	245900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$62.64
Total Service Address Charges	\$62.64



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

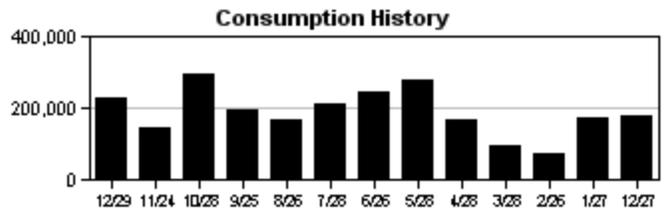
Service Address: 7218 HOURGLASS DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034973	11/24/2025	269413	12/29/2025	271716	230300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$58.45
Total Service Address Charges	\$58.45





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

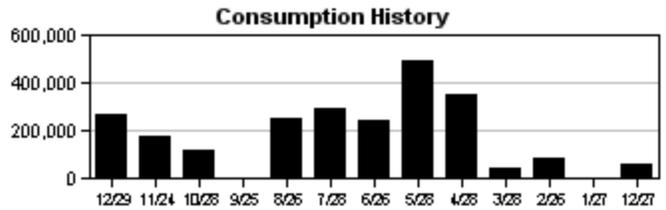
Service Address: 6507 PARK STRAND DR

M-Page 3 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034979A	11/24/2025	180668	12/29/2025	183367	269900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$169.73
Total Service Address Charges	\$169.73



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6901 COVINGTON STONE AVE

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93325564	11/24/2025	737	12/29/2025	737	0 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.44
Total Service Address Charges	\$6.44

An estimated read was used to calculate your bill





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

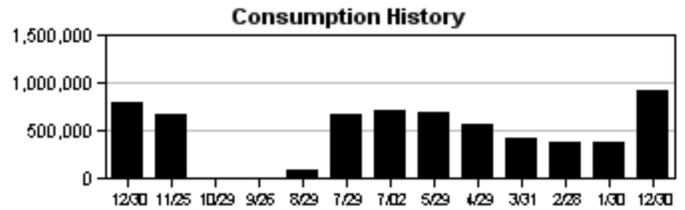
Service Address: 6398 PASEO AL MAR BLVD

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61071957	11/25/2025	448707	12/30/2025	456645	793800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$192.46
Total Service Address Charges	\$192.46



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

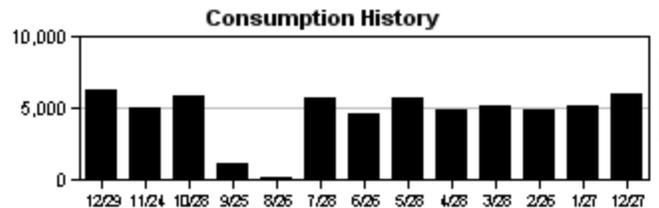
Service Address: 6918 PARK STRAND DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93788225	11/24/2025	10353	12/29/2025	10416	6300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.57
Total Service Address Charges	\$7.57





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

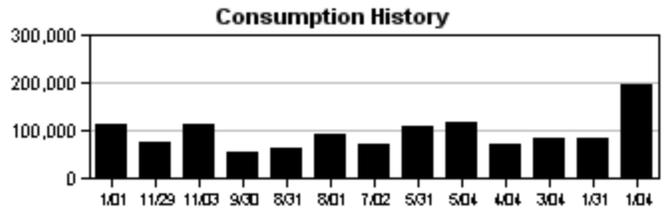
Service Address: 6128 SHADOWLAKE DR

M-Page 5 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703639762	11/29/2025	1407245	01/01/2026	1521637	114392 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$27.03
Total Service Address Charges	\$27.03



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

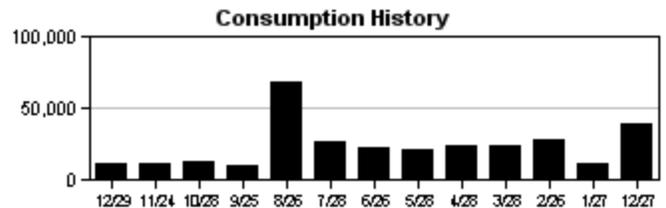
Service Address: 6937A CRESTPOINT DR

M-Page 5 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015717	11/24/2025	22675	12/29/2025	22790	11500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.51
Total Service Address Charges	\$8.51





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

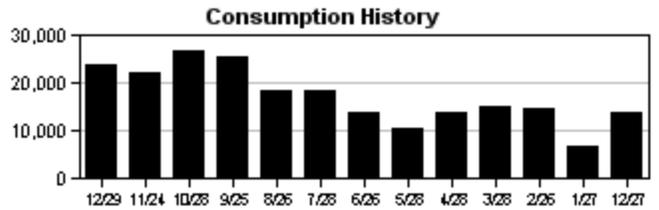
Service Address: 6933A CRESTPOINT DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674085	11/24/2025	20714	12/29/2025	20953	23900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$11.90
Total Service Address Charges	\$11.90



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

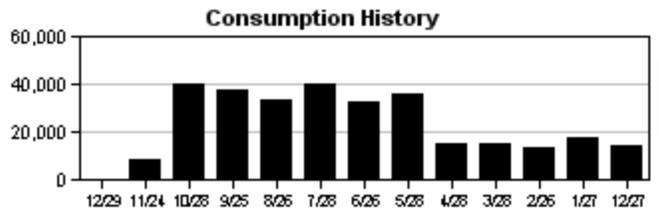
Service Address: 6846 PARK STRAND DR

M-Page 6 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
39303667	11/24/2025	8947	12/29/2025	8947	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.44
Total Service Address Charges	\$6.44





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 7051 PARADISO DR

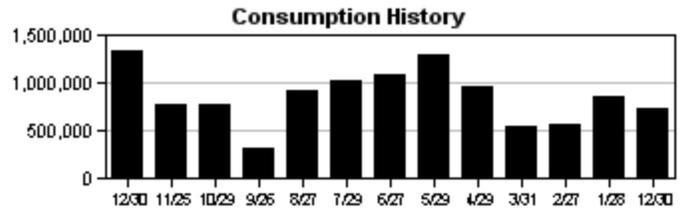
M-Page 7 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60905794	11/25/2025	824514	12/30/2025	837797	1328300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$329.25

Total Service Address Charges \$329.25



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6326 LANTERN VIEW PL

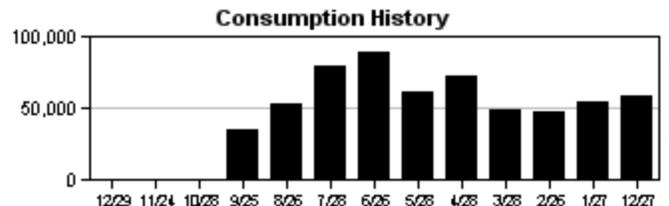
M-Page 7 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53279781	11/24/2025	57503	12/29/2025	57503	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.44

Total Service Address Charges \$6.44





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6500 MAIDEN SEA DR

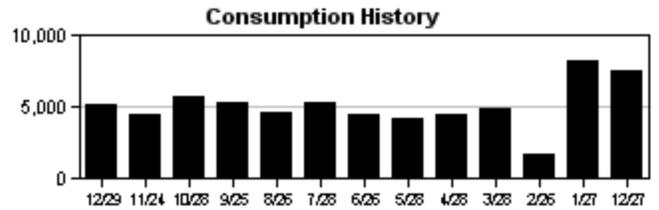
M-Page 8 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54255329	11/24/2025	6246	12/29/2025	6298	5200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.38

Total Service Address Charges \$7.38



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6233 COLMAR PL

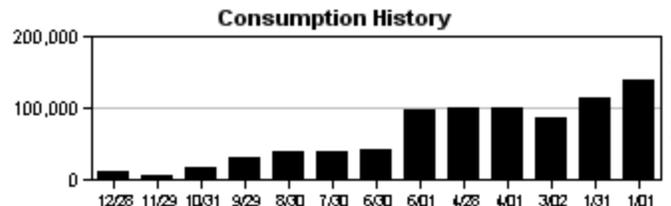
M-Page 8 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540592	11/29/2025	545400	12/28/2025	555565	10165 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.27

Total Service Address Charges \$8.27





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

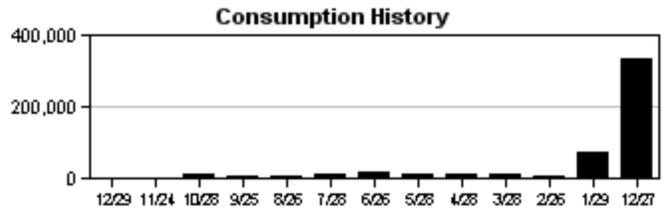
Service Address: 6510 KNOWLEDGE DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60998079	11/24/2025	313647	12/29/2025	313647	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.44
Total Service Address Charges	\$6.44



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

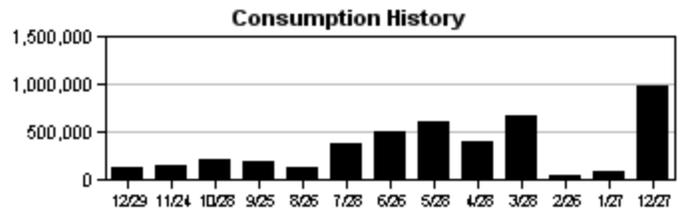
Service Address: 7315 HERMES CT

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60918426	11/24/2025	352638	12/29/2025	353902	126400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$29.19
Total Service Address Charges	\$29.19





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 7087 MILESTONE DR

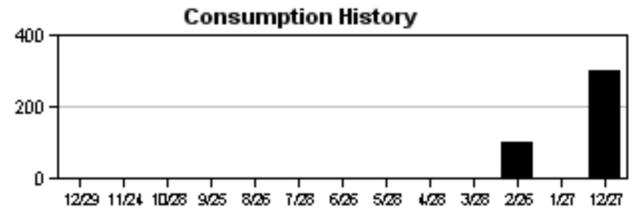
M-Page 10 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60830759	11/24/2025	514895	12/29/2025	514895	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.44

Total Service Address Charges \$6.44



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6539 MAYPORT DR

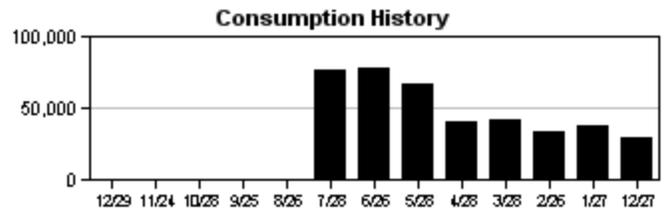
M-Page 10 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272129	11/24/2025	43004	12/29/2025	43004	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.44

Total Service Address Charges \$6.44





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

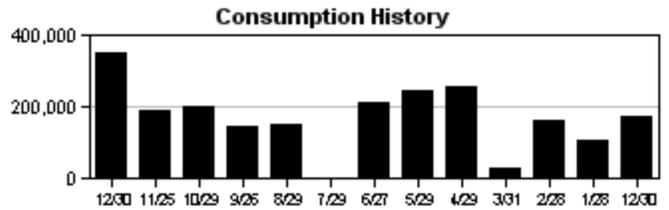
Service Address: 6806 PARADISO DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034981	11/25/2025	194219	12/30/2025	197738	351900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$106.30
Total Service Address Charges	\$106.30



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

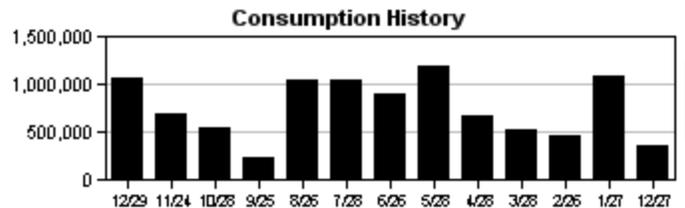
Service Address: 6906 WATERSET BLVD

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60792083	11/24/2025	921051	12/29/2025	931653	1060200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$243.47
Total Service Address Charges	\$243.47





Hillsborough County Florida

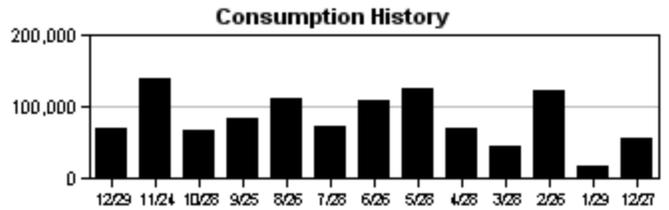
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6480 TIDELINE DR
M-Page 12 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674090	11/24/2025	99643	12/29/2025	332	68900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$19.53
Total Service Address Charges \$19.53



Hillsborough County Florida

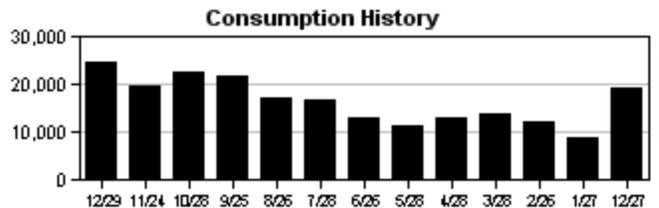
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6430 TIDELINE DR
M-Page 12 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53207883	11/24/2025	27742	12/29/2025	27988	24600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$12.02
Total Service Address Charges \$12.02





Hillsborough County Florida

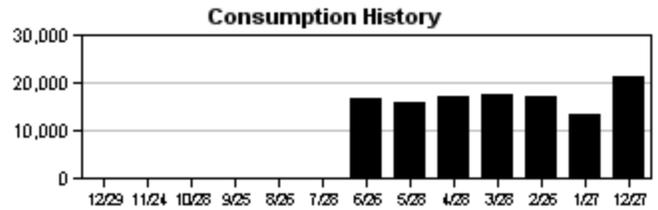
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6314 BREVADA LN
M-Page 13 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53558299	11/24/2025	12196	12/29/2025	12196	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.44
Total Service Address Charges	\$6.44



Hillsborough County Florida

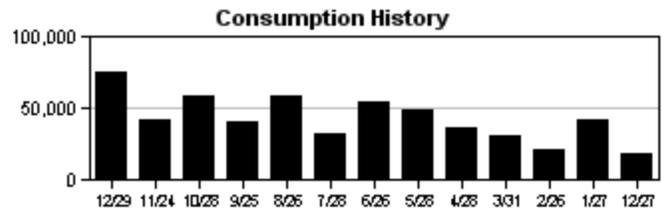
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 7312 PARKSHORE DR
M-Page 13 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53384182	11/24/2025	59414	12/29/2025	60092	67800 GAL	ACTUAL	WATER
60906266	11/24/2025	3033	12/29/2025	3111	7800 GAL	ACTUAL	WATER
61168490	11/24/2025	171244	12/29/2025	178281	703700 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$228.31
Water Base Charge	\$142.86
Water Usage Charge	\$129.98
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$55.15
Reclaimed Water Charge	\$185.06
Total Service Address Charges	\$802.78





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

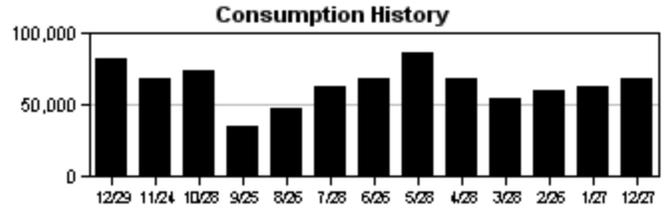
Service Address: 7024 SAIL VIEW LN

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
52617764	11/24/2025	30857	12/29/2025	31151	29400 GAL	ACTUAL	WATER
60792087	11/24/2025	15031	12/29/2025	15056	2500 GAL	ACTUAL	WATER
34272136	11/24/2025	91276	12/29/2025	92095	81900 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$96.34
Water Base Charge	\$87.59
Water Usage Charge	\$35.73
Sewer Base Charge	\$109.75
Sewer Usage Charge	\$17.68
Reclaimed Water Charge	\$58.42
Total Service Address Charges	\$412.05



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

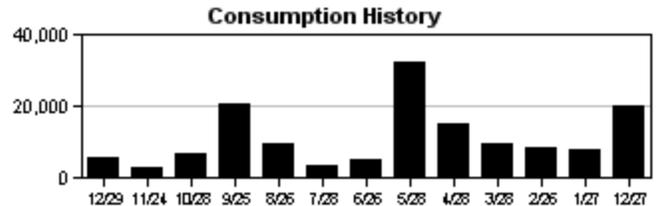
Service Address: 6307 HAVENSPORT DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53558152	11/24/2025	18095	12/29/2025	18148	5300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.39
Total Service Address Charges	\$7.39





Hillsborough County Florida

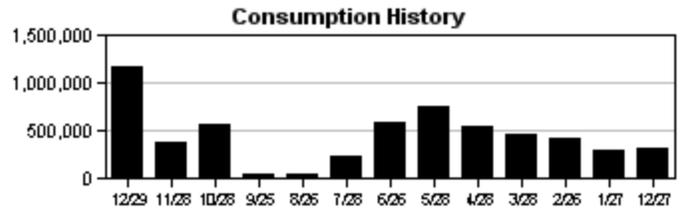
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6702 WATERSET BLVD
M-Page 15 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60792081	11/28/2025	568886	12/29/2025	580506	1162000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$687.13
Total Service Address Charges \$687.13



Hillsborough County Florida

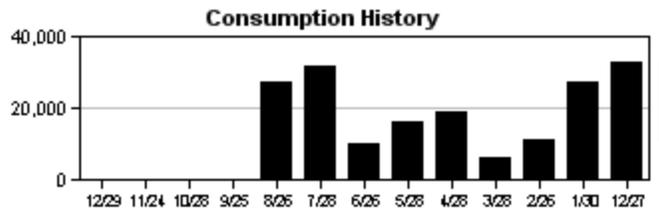
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6951A CRESTPOINT DR
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015715	11/24/2025	22949	12/29/2025	22949	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.44
Total Service Address Charges \$6.44





Hillsborough County Florida

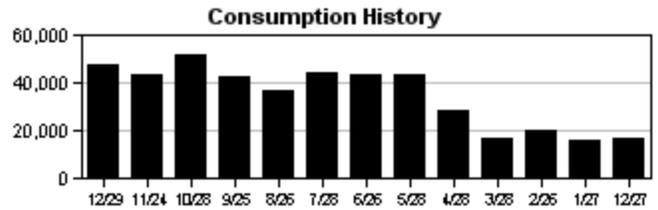
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6415 SALT CREEK AVE
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272119	11/24/2025	28600	12/29/2025	29079	47900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$20.52
Total Service Address Charges \$20.52



Hillsborough County Florida

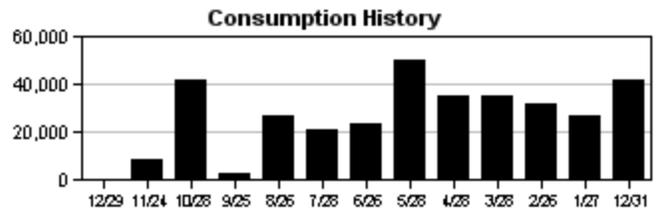
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 7140 BOWSPIRIT PL
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272127	11/24/2025	36278	12/29/2025	36278	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.44
Total Service Address Charges \$6.44





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

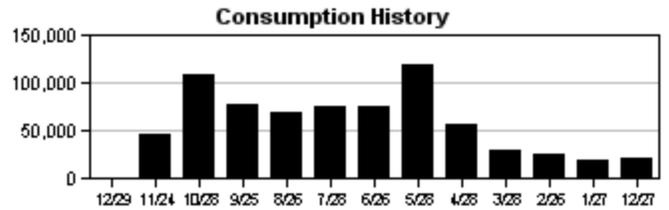
Service Address: 7444 MILESTONE DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272130	11/24/2025	66216	12/29/2025	66216	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.44
Total Service Address Charges	\$6.44



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

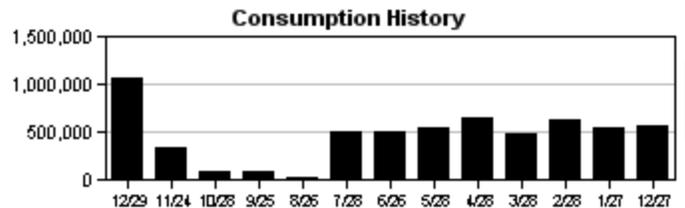
Service Address: 6213 COVINGTON GARDEN DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60961507	11/24/2025	436078	12/29/2025	446726	1064800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$612.76
Total Service Address Charges	\$612.76





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6417 TIDELINE DR

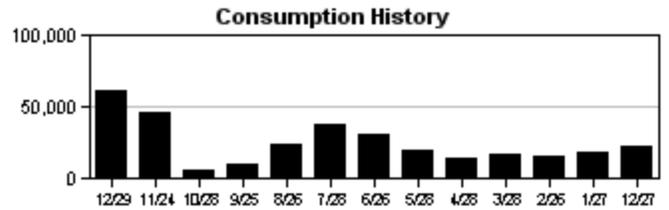
M-Page 18 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674093	11/24/2025	29134	12/29/2025	29743	60900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$20.95

Total Service Address Charges \$20.95



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 7230 BOWSPIRIT PL

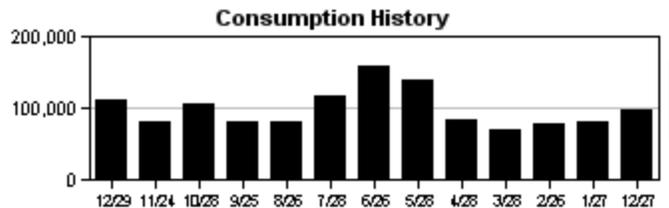
M-Page 18 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034978A	11/24/2025	151468	12/29/2025	152585	111700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$34.42

Total Service Address Charges \$34.42





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

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

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272126A	11/24/2025	0	12/29/2025	0	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.44
Total Service Address Charges	\$6.44



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

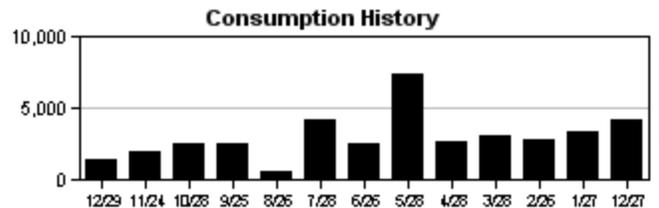
Service Address: 6633 CURRENT DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93627327	11/24/2025	20204	12/29/2025	20218	1400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.69
Total Service Address Charges	\$6.69





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6531 NESTALL CT

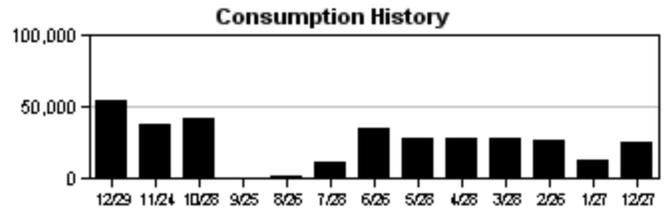
M-Page 20 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272128	11/24/2025	50893	12/29/2025	51437	54400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$23.15

Total Service Address Charges \$23.15



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6442 TIDELINE DR

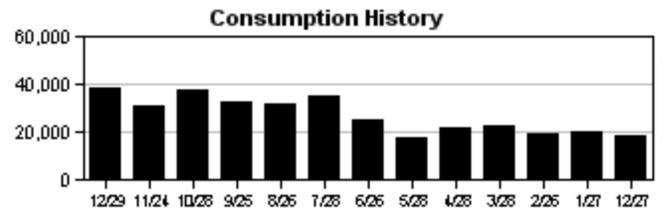
M-Page 20 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674091	11/24/2025	29642	12/29/2025	30028	38600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$15.69

Total Service Address Charges \$15.69





Hillsborough County Florida

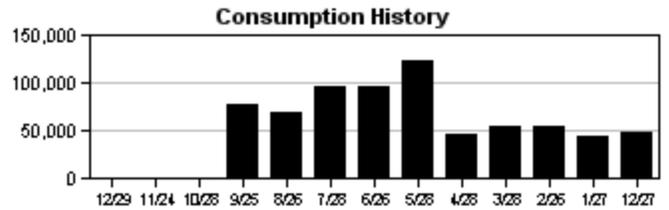
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6976 CRESTPOINT DR
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015716	11/24/2025	88927	12/29/2025	88927	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.44
Total Service Address Charges	\$6.44



Hillsborough County Florida

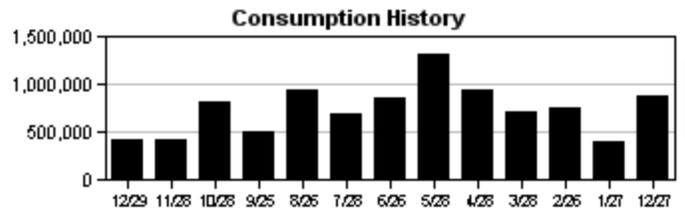
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6651 WATERSET BLVD
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111737	11/28/2025	315857	12/29/2025	320091	423400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$87.71
Total Service Address Charges	\$87.71





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

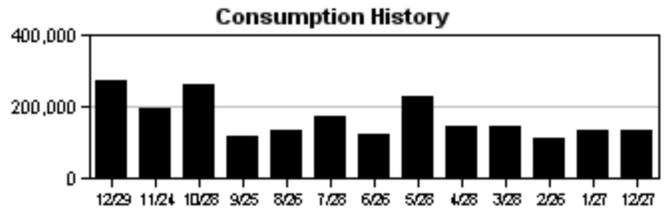
Service Address: 6904 WATERSET BLVD

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60792088	11/24/2025	485107	12/29/2025	487820	271300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$55.27
Total Service Address Charges \$55.27



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

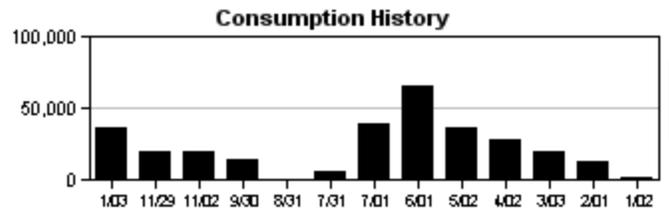
Service Address: 7580 MILESTONE DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703732134	11/29/2025	260245	01/03/2026	296185	35940 GAL	ACTUAL	RECLAIM

Service Address Charges

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





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6649-A CURRENT DR

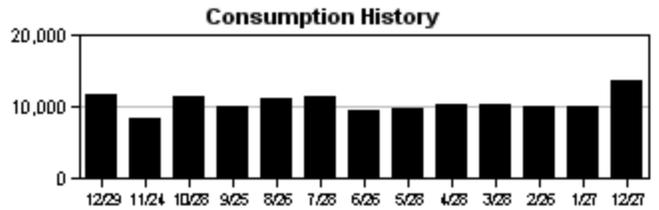
M-Page 23 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
92998107	11/24/2025	17334	12/29/2025	17451	11700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.55

Total Service Address Charges \$8.55



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 7229 HOURGLASS DR

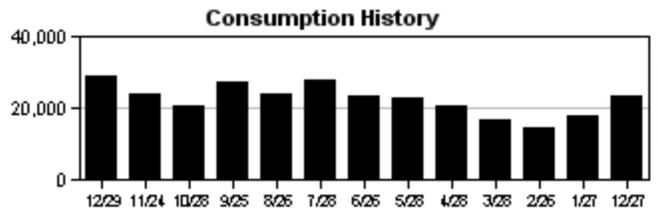
M-Page 23 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
94180523	11/24/2025	10974	12/29/2025	11263	28900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$13.45

Total Service Address Charges \$13.45





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 7501 PARKSHORE DR

M-Page 24 of 24

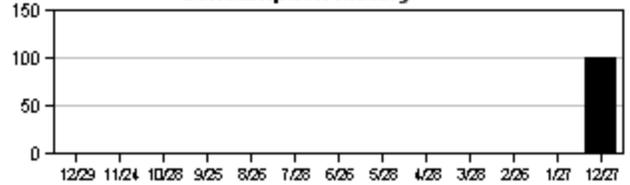
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60890616	11/24/2025	300353	12/29/2025	300353	0 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.44

Total Service Address Charges \$6.44

Consumption History



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	01/14/2026	02/04/2026

Service Address: 6401 BLUE SAIL LN

M-Page 24 of 24

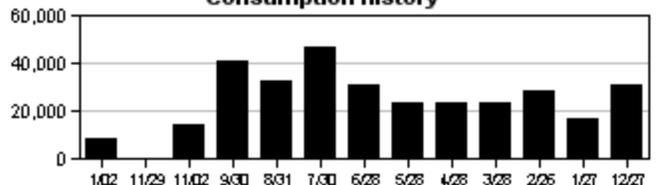
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705869098	11/29/2025	154795	01/02/2026	162836	8041 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.89

Total Service Address Charges \$7.89

Consumption History





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: 12-23-25

Account Number: 8382

Invoice Number: 380898

Previous Balance: \$0.00

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): EN

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input checked="" type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest	Treatment	
<input type="checkbox"/> Acrobat Ants	<input type="checkbox"/> Advion Ant Bait Station .1%	<input type="checkbox"/> Niban FG 5%
<input type="checkbox"/> Argentine Ants	<input type="checkbox"/> Advion Ant Gel Bait .05%	<input type="checkbox"/> Nyguard IGR 10%
<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Advion Roach Bait Stn .5%	<input type="checkbox"/> Onslaught 6.4%
<input type="checkbox"/> Carpenter Ants	<input type="checkbox"/> Advion Roach Gel Bait .6%	<input checked="" type="checkbox"/> Perimeter Sweep
<input type="checkbox"/> Crazy Ants	<input type="checkbox"/> Alpine Aerosol .25%	<input type="checkbox"/> Taurus .06%
<input type="checkbox"/> Drain Flies	<input type="checkbox"/> Biozyme	<input type="checkbox"/> Talstar Xtra .25%
<input type="checkbox"/> Fire Ants	<input type="checkbox"/> CM Insect Monitors	<input type="checkbox"/> Transport GHP .11%
<input type="checkbox"/> Fleas	<input type="checkbox"/> Dekko Silver Fish Paks 20%	<input checked="" type="checkbox"/> Transport Mikron .11%
<input type="checkbox"/> German Roaches	<input type="checkbox"/> D-Fense Dust .05%	<input type="checkbox"/> Vector Bio 5
<input type="checkbox"/> Ghost Ants	<input type="checkbox"/> Gentrol Liquid 9%	<input type="checkbox"/> Wasp Freeze .1%
<input type="checkbox"/> Mosquitos	<input checked="" type="checkbox"/> Inspection	<input type="checkbox"/> Web Out 10.5%
<input checked="" type="checkbox"/> Mud Daubers	<input type="checkbox"/> Maxforce Quantum .03%	<input type="checkbox"/> _____

Rodent Control	Treatment	
<input checked="" type="checkbox"/> Mice	<input type="checkbox"/> CM Rat Snap Traps	<input type="checkbox"/> Rodent Bait Stations
<input checked="" type="checkbox"/> Rats	<input type="checkbox"/> Contrac Blox Bait .005%	<input type="checkbox"/> T-Rex Rat Snap Traps
<input type="checkbox"/> _____	<input checked="" type="checkbox"/> Final Blox Bait .005%	<input type="checkbox"/> Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

Waterset North CDD

7250 Parkshore Dr.

Apollo Beach, FL 33572

Date: 12-23-25

Account Number: 8382

Invoice Number: 380899

Previous Balance: \$0.00

Commercial General Pests \$30.00

Sales Tax: \$0.00

Service Amount: \$30.00

Check /Cash: _____

Technician(s): EN

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Every Other Month	<input checked="" type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input checked="" type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input checked="" type="checkbox"/> Rodent Control
<input checked="" type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest

- Acrobat Ants
- Argentine Ants
- Bed Bugs
- Carpenter Ants
- Crazy Ants
- Drain Flies
- Fire Ants
- Fleas
- German Roaches
- Ghost Ants
- Mosquitos
- Mud Daubers
- Pantry pests
- Paper Wasps
- Pharaoh Ants
- Preventative
- Roaches
- Silverfish
- Spiders
- Ticks
- White Foot Ants
- _____

Treatment

- Advion Ant Bait Station .1%
- Advion Ant Gel Bait .05%
- Advion Roach Bait Stn .5%
- Advion Roach Gel Bait .6%
- Alpine Aerosol .25%
- Biozyme
- CM Insect Monitors
- Dekko Silver Fish Paks 20%
- D-Fense Dust .05%
- Gentrol Liquid 9%
- Inspection
- Maxforce Quantum .03%

- Niban FG 5%
- Nyguard IGR 10%
- Onslaught 6.4%
- Perimeter Sweep
- Taurus .06%
- Talstar Xtra .25%
- Transport GHP .11%
- Transport Mikron .11%
- Vector Bio 5
- Wasp Freeze .1%
- Web Out 10.5%
- Alpine us

Rodent Control

- Mice
- Rats
- _____

Treatment

- CM Rat Snap Traps
- Conrac Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Lawn & Shrub Care Division

Office: 813.968.7031
Fax: 813.908.3424
www.nvirotect.com

INVOICE

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

Date: 12/23/25

Call for a FREE Pest Control Quote!

Receive up to \$50 credit for each referral!*

Save 10% with yearly Prepayment!*

* Exclusions apply. Call office for details.

Account Number: **9804**

Invoice Number: 448163

Previous Balance: \$0.00

Fire Ant Treatment **\$275.00**

Sales Tax: \$0.00

Service Amount: **\$275.00**

Check /Cash: _____

Technician(s): SB

Type of Structure

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Apartments |
| <input type="checkbox"/> Residential | <input type="checkbox"/> HOA |

Type of Service

- | | | |
|-----------------------------------|---|---|
| <input type="checkbox"/> Aeration | <input checked="" type="checkbox"/> Lawn Care | <input checked="" type="checkbox"/> Regular Service |
| <input type="checkbox"/> OTC | <input type="checkbox"/> Shrub Care | <input type="checkbox"/> Extra Service |

Lawn Care

- | | |
|---|--|
| <input type="checkbox"/> Brown Patch | <input type="checkbox"/> Leaf Spot |
| <input type="checkbox"/> Chinch Bugs | <input type="checkbox"/> Mole Crickets |
| <input type="checkbox"/> Cold Damage | <input type="checkbox"/> Preventative |
| <input type="checkbox"/> Drought | <input type="checkbox"/> Sod Web Worms |
| <input checked="" type="checkbox"/> Fire Ants | <input type="checkbox"/> Ticks |
| <input type="checkbox"/> Fleas | <input type="checkbox"/> White Grubs |
| <input type="checkbox"/> Fungus | <input type="checkbox"/> _____ |

Treatment

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Bifen XTS | <input type="checkbox"/> Fert 20-0-10 | <input type="checkbox"/> T-Methyl |
| <input type="checkbox"/> Chelated Iron | <input type="checkbox"/> Lime | <input type="checkbox"/> Talstar Xtra |
| <input type="checkbox"/> Chelated Micro | <input type="checkbox"/> Manicure | <input checked="" type="checkbox"/> Top Choice |
| <input type="checkbox"/> Crosscheck | <input type="checkbox"/> Mega Micro | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Dominion | <input type="checkbox"/> Milorganite | |
| <input type="checkbox"/> Dylox | <input type="checkbox"/> Orthene | |
| <input type="checkbox"/> Fert 0-0-50 | <input type="checkbox"/> Sticker | |

Controllable Weeds Uncontrollable Weeds Treatment

- | | | | | |
|--|--|------------------------------------|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Broadleaf | <input type="checkbox"/> Bermuda Grass F B | <input type="checkbox"/> Atrazine | <input type="checkbox"/> MSM | <input type="checkbox"/> Threeway |
| <input type="checkbox"/> Purple Nutsedge | <input type="checkbox"/> Crabgrass F B | <input type="checkbox"/> Barricade | <input type="checkbox"/> ProSedge | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Yellow Nutsedge | <input type="checkbox"/> Stink Vine F B | <input type="checkbox"/> Basagran | <input type="checkbox"/> Sticker | |

Shrub Care

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Aphids | <input type="checkbox"/> Mites |
| <input type="checkbox"/> Beetles | <input type="checkbox"/> Powdery Mildew |
| <input type="checkbox"/> Black Spot | <input type="checkbox"/> Preventative |
| <input type="checkbox"/> Caterpillars | <input type="checkbox"/> Root Rot |
| <input type="checkbox"/> Chili Thrips | <input type="checkbox"/> Scale |
| <input type="checkbox"/> Grasshoppers | <input type="checkbox"/> Splash Fungus |
| <input type="checkbox"/> Lace Bugs | <input type="checkbox"/> Thrips |
| <input type="checkbox"/> Leaf Spot | <input type="checkbox"/> White Fly |
| <input type="checkbox"/> Mealy Bugs | <input type="checkbox"/> _____ |

Treatment

- | | | |
|--|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Avid | <input type="checkbox"/> Manganese | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Conserve | <input type="checkbox"/> Manicure | |
| <input type="checkbox"/> Crosscheck | <input type="checkbox"/> Merit | |
| <input type="checkbox"/> Fert. 8-0-12 | <input type="checkbox"/> Orthene | |
| <input type="checkbox"/> Fert 13-0-13 | <input type="checkbox"/> OTC | |
| <input type="checkbox"/> Fert 20-20-20 | <input type="checkbox"/> Subdue Maxx | |
| <input type="checkbox"/> Horticultural Oil | <input type="checkbox"/> Sulfur Chips | |
| <input type="checkbox"/> Magnesium | <input type="checkbox"/> Sticker | |
| <input type="checkbox"/> Malathion | <input type="checkbox"/> T-Methyl | |

PAYMENT DUE UPON RECEIPT: We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: Please water 45 minutes per zone on next water day or: _____



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

Invoice 35654744
 Invoice Date 9/17/2025
 Completed Date 9/17/2025
 Payment Term Due Upon Receipt
 Due Date 9/17/2025

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

9/5/25: Troubleshoot breaker for splash pad and pool equipment not working. Was getting 30 volts on one leg and 120 on the other. Siemens 90-amp bolt on breaker needs to be replaced.

9/17/25: Replaced the 90-amp breaker and tested the pool panel for appropriate voltage.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC-DIA	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	\$165.00	\$165.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	\$165.00	\$165.00
ELECMAT-0100	Siemens B290 (90A Bolt On Breaker)	1.00	\$197.50	\$197.50

Sub-Total \$626.50
Tax \$0.00
Total \$626.50
Payment \$0.00
Balance Due \$626.50

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



5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information

A rate adjustment has been applied to your account.
Please contact us with any questions.

Account Number 3-0696-0027254
Invoice Number 0696-001318847
Invoice Date December 17, 2025
Previous Balance \$728.76
Payments/Adjustments -\$728.76
Current Invoice Charges \$641.53

Total Amount Due \$641.53	Payment Due Date January 06, 2026
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/08	5555555	-\$728.76

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				
Waste/Recycling Overage 11/25		1.0000	\$101.12	\$101.12
Waste/Recycling Overage 12/09		1.0000	\$101.12	\$101.12
Recycling Service 01/01-01/31			\$431.82	\$431.82
Recycling Processing Charge 01/01-01/31		1.0000	\$1.73	\$7.47
CURRENT INVOICE CHARGES				\$641.53

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 \$641.53
Payment Due Date January 06, 2026
Account Number 3-0696-0027254
Invoice Number 0696-001318847

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.

IMPORTANT INFORMATION

(Continued from Page 1)

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.

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 #
1/2/2026	INV0000106231

Bill To:

WATERSET NORTH CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
January	Upon Receipt	00435

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,875.00	\$1,875.00
Administrative Services	1.00	\$464.08	\$464.08
Dissemination Services	1.00	\$500.00	\$500.00
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$464.08	\$464.08
Landscape Consulting Services	1.00	\$1,100.00	\$1,100.00
Management Services	1.00	\$2,355.33	\$2,355.33
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$6,958.49
		Total	\$6,958.49

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Waterset North CDD
Rizzetta
P.O. Box 32414 Charlotte, NC 28232

Invoice details

Invoice no.: 10600-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	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

December 27, 2025
Invoice Number: 2443533122725
Account Number: **8337 12 028 2443533**
Service At: 7012 SAIL VIEW LN
APOLLO BEACH FL 33572-1550

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

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.

Summary *Service from 12/27/25 through 01/26/26
details on following pages*

Previous Balance	448.00
Payments Received -Thank You!	-448.00
Remaining Balance	\$0.00
Spectrum Business™ TV	130.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	120.00
Other Charges	28.00
Current Charges	\$448.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/14/26</i>	
Total Due by Auto Pay	\$448.00



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 12282025 NNNNNNNN 01 996326

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

December 27, 2025

Waterset Cafe

Invoice Number: 2443533122725
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



Invoice Number: 2443533122725
Account Number: 8337 12 028 2443533

Waterset Cafe

Contact Us

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

8633 2390 DY RP 27 12282025 NNNNNNNN 01 996326

Charge Details

Table with 3 columns: Description, Amount, Balance. Includes Previous Balance (448.00), EFT Payment (12/14, -448.00), and Remaining Balance (\$0.00).

Payments received after 12/27/25 will appear on your next bill.

Service from 12/27/25 through 01/26/26

Spectrum Business™ TV

Table with 3 columns: Description, Amount, Balance. Includes Spectrum Business (75.00), Entertainment TV, Promotional Discount (-15.00), and Spectrum Receivers (5 Receivers at 14.00 each, 70.00). Total: \$130.00.

Spectrum Business™ TV Total \$130.00

Spectrum Business™ Internet

Table with 3 columns: Description, Amount, Balance. Includes 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), and Static IP 1 (20.00). Total: \$170.00.

Spectrum Business™ Internet Total \$170.00

Spectrum Business™ Voice

Table with 3 columns: Description, Amount, Balance. Includes Phone number (813) 415-2281 and Spectrum Business Voice (40.00). Total: \$40.00.

Table with 3 columns: Description, Amount, Balance. Includes Phone number (813) 415-2330 and Spectrum Business Voice (40.00). Total: \$40.00.

Spectrum Business™ Voice Continued

Table with 3 columns: Description, Amount, Balance. Includes Phone number (813) 677-2022 and Spectrum Business Voice (40.00). Total: \$40.00.

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$120.00

Other Charges

Table with 3 columns: Description, Amount, Balance. Includes Broadcast TV Surcharge (28.00), Payment Processing (5.00), Auto Pay Discount (-5.00), and Other Charges Total (\$28.00).

Current Charges \$448.00
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.

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.

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: 2443533122725
Account Number: 8337 12 028 2443533

Waterset Cafe

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 27 12282025 NNNNNNNN 01 996326

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 \$8.30.

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.



[Waterset Cafe](#)

Invoice Number:
Account Number::

2443533122725
8337 12 028 2443533



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 27 12282025 NNNNNNNN 01 996326





5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 11 49889

PO#	Date
	12/01/2025
Sales Rep	Terms
Neil Santiago	Net 30

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

Property Address
Waterset North CDD 7012 Sail Lane Apollo Beach, FL 33572

Item	Qty	Rate	Ext. Price	Amount
#31299 - Pest Control December 2025 December 2025				\$846.33

September 2023

Added Pest Control \$680.00

Total	\$846.33
Credits/Payments	(\$0.00)
Balance Due	\$846.33

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$50,260.98	\$43,864.26	\$0.00	\$0.00	\$0.00



WATERSET NORTH CDD
7012 SAIL VIEW LN, SOLAR
APOLLO BEACH, FL 33572-1550

Statement Date: January 06, 2026

Amount Due:	\$310.85
Due Date:	January 27, 2026
Account #:	221008743546

DO NOT PAY. Your account will be drafted on January 27, 2026

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025	
Previous Amount Due	\$310.85
Payment(s) Received Since Last Statement	-\$310.85
Current Month's Charges	\$310.85
Amount Due by January 27, 2026	\$310.85

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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2026
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Account #: 221008743546
Due Date: January 27, 2026

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Amount Due:	\$310.85
Payment Amount:	\$ _____

629162341474

Your account will be drafted on January 27, 2026

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: January 06, 2026
Charges Due: January 27, 2026

Service Period: Nov 27, 2025 - Dec 30, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 34 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

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 Tampa, FL 33631-3318
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- Credit or Debit Card**
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- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
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- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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WATERSET NORTH CDD
LANTERN PARK AVE - WALKPATH, SOLAR
APOLLO BEACH, FL 33572

Statement Date: January 06, 2026

Amount Due:	\$783.73
Due Date:	January 27, 2026
Account #:	221008768089

DO NOT PAY. Your account will be drafted on January 27, 2026

Account Summary

Previous Amount Due	\$783.73
Payment(s) Received Since Last Statement	-\$783.73
Current Month's Charges	\$783.73
Amount Due by January 27, 2026	\$783.73

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 221008768089
Due Date: January 27, 2026

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Amount Due:	\$783.73
Payment Amount:	\$ _____

629162341475

Your account will be drafted on January 27, 2026

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: January 06, 2026
Charges Due: January 27, 2026

Service Period: Nov 27, 2025 - Dec 30, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 34 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 →

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 Tampa, FL 33631-3318
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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

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Service For:
LANTERN PARK AVE - WALKPATH
SOLAR, APOLLO BEACH, FL 33572

Account #: 221008768089
Statement Date: January 06, 2026
Charges Due: January 27, 2026

Service Period: Nov 27, 2025 - Dec 30, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 34 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: January 06, 2026
Charges Due: January 27, 2026



WATERSET NORTH CDD
7250 PARKSHORE DR, BALLARD
APOLLO BEACH, FL 33572-0000

Statement Date: January 06, 2026

Amount Due:	\$264.32
Due Date:	January 27, 2026
Account #:	221009368202

DO NOT PAY. Your account will be drafted on January 27, 2026

Account Summary

Current Service Period: November 27, 2025 - December 30, 2025	
Previous Amount Due	\$264.32
Payment(s) Received Since Last Statement	-\$264.32
Current Month's Charges	\$264.32
Amount Due by January 27, 2026	\$264.32

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 221009368202
Due Date: January 27, 2026

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Amount Due:	\$264.32
Payment Amount:	\$ _____

692124965896

Your account will be drafted on January 27, 2026

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: January 06, 2026
Charges Due: January 27, 2026

Service Period: Nov 27, 2025 - Dec 30, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 34 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**

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

Statement Date: January 07, 2026

Amount Due: **\$4,466.32**

Due Date: January 22, 2026
Account #: 321000019844

DO NOT PAY. Your account will be drafted on January 22, 2026

Account Summary

Previous Amount Due	\$4,245.12
Payment(s) Received Since Last Statement	-\$4,245.12
Miscellaneous Credits	-\$131.54
<hr/>	
Credit Balance After Payments and Credits	-\$131.54
Current Month's Charges	\$4,597.86

Amount Due by January 22, 2026 **\$4,466.32**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

- 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550 **9,840 KWH**
- 7250 PARKSHORE DR, APOLLO BEACH, FL 33572-0000 **2,178 KWH**

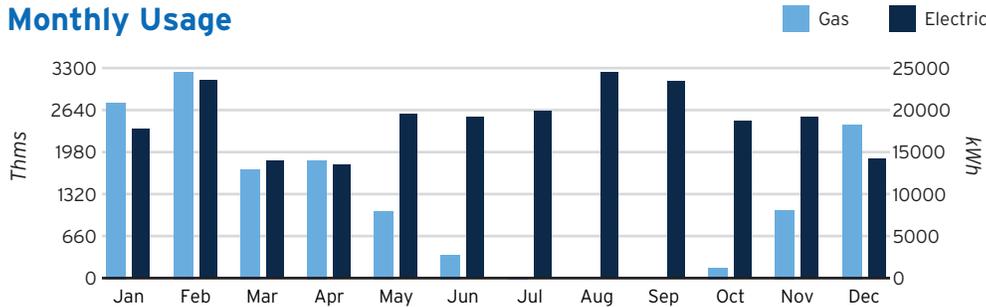
Scan here to interact with your bill online.

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.

Monthly Usage



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 321000019844
Due Date: January 22, 2026

Amount Due: **\$4,466.32**

Payment Amount: \$ _____

700250003731 **Your account will be drafted on January 22, 2026**

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.

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	12/01/2025	5,673		3,619		2,054 CCF		1.040		1.1168		2,385.7 Therms	34 Days	\$1,413.27
														129.0%

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	11/26/2025	906		892		14 kWh	1	28 Days	\$20.27
									12.5%

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	11/26/2025	29,474		28,974		500 kWh	1	28 Days	\$95.79
									12.0%

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	11/26/2025	216		214		2 kWh	1	28 Days	\$18.40
									33.3%

Continued on next page →

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Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



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Phone

Toll Free: **866-689-6469**

All Other Correspondences:
Peoples Gas/Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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863-299-0800 (Polk County)
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Hearing Impaired/TTY:
7-1-1

Natural Gas Outages:

877-832-6747
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909
Natural Gas Energy Conversation Rebates:
877-832-6747

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Summary of Charges by Service Address

Account Number: 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	11/26/2025	825		810		15 kWh	1	28 Days	\$20.43
									6.3%
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	11/26/2025	927		913		14 kWh	1	28 Days	\$20.27
									12.5%
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	11/26/2025	732		722		10 kWh	1	28 Days	\$19.64
									9.1%
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	11/26/2025	19,899		19,842		57 kWh	1	28 Days	\$29.23
									8.1%
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	11/26/2025	3,897		3,859		38 kWh	1	28 Days	\$26.03
									17.4%
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	11/26/2025	6,708		6,610		98 kWh	1	28 Days	\$36.14
									14.8%
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	11/26/2025	4,918		4,376		542 kWh	1	28 Days	\$102.31
									14.8%

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	11/26/2025	43,635		41,457		2,178 kWh	1	28 Days	\$386.60
									 16.4%

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	11/26/2025	256		252		4 kWh	1	28 Days	\$18.72
									 33.3%

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	11/26/2025	7,600		7,292		308 kWh	1	28 Days	\$65.94
									 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	11/26/2025	259		256		3 kWh	1	28 Days	\$18.55
									 25.0%

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	11/26/2025	227		224		3 kWh	1	28 Days	\$18.55
									 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	11/26/2025	222		221		1 kWh	1	28 Days	\$19.79
									 50.0%

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	11/26/2025	242		240		2 kWh	1	28 Days	\$19.95
									 50.0%

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	11/26/2025	1,776		1,772		4 kWh	1	28 Days	\$18.72
									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	11/26/2025	1,166		1,149		17 kWh	1	28 Days	\$20.74
									19.0%

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	11/26/2025	269		265		4 kWh	1	28 Days	\$18.72
									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	11/26/2025	271		267		4 kWh	1	28 Days	\$18.72
									0.0%

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	11/26/2025	384		381		3 kWh	1	28 Days	\$18.55
									40.0%

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	11/26/2025	34,766		34,538		228 kWh	1	28 Days	\$58.04
									65.2%

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	11/26/2025	20		20		0 kWh	1	28 Days	\$19.62

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	11/26/2025	113		111		2 kWh	1	28 Days	\$19.95
									 33.3%

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	11/26/2025	11,536		11,266		270 kWh	1	28 Days	\$60.05
									 11.6%

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	11/26/2025	444		439		5 kWh	1	28 Days	\$20.46
									 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	11/26/2025	712		702		10 kWh	1	28 Days	\$19.64
									 16.7%

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	11/26/2025	1,223		1,198		25 kWh	1	28 Days	\$21.97
									 13.8%

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	11/26/2025	11,234		11,111		9,840 kWh	80.0000	28 Days	\$1,906.15
1000789803	11/26/2025	0.47		0		37.92 kW	80.0000	28 Days	
									 28.1%

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	11/26/2025	1,528		1,473		55 kWh	1	28 Days	\$26.65
									 189.5%

Total Current Month's Charges **\$4,597.86**



Sub-Account #: 211006786688
Statement Date: 01/02/2026

Service Address: 7004 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Meter Read

Service Period: 10/29/2025 - 12/01/2025

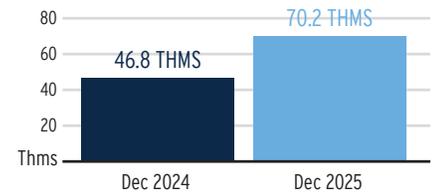
Rate Schedule: General Service 2 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX12049	12/01/2025	5,673	3,619	2,054 CCF	1.040	1.1168	2,385.7 Therms	34 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$123.47
Distribution Charge	2,385.7 THMS @ \$0.45567	\$1,087.09
Swing Service Charge	2,385.7 THMS @ \$0.02210	\$52.72
Florida Gross Receipts Tax		\$149.99
Natural Gas Service Cost		\$1,413.27

Avg THMS Used Per Day



Current Month's Natural Gas Charges \$1,413.27

Billing information continues on next page →



Sub-Account #: 221006236519
Statement Date: 01/02/2026

Service Address: 6398 PASEO AL MAR BLVD, IRRIGATION, APOLLO BEACH, FL 33572

Meter Read

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000478099	11/26/2025	906		892		14 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.51
Electric Service Cost		\$20.27

Avg kWh Used Per Day



Current Month's Electric Charges \$20.27

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.17
Total Current Month's Credits	-\$1.17

Billing information continues on next page →



Sub-Account #: 221004037877
Statement Date: 01/02/2026

Service Address: 6212 COVINGTON GARDEN DR, APOLLO BEACH, FL 33572

Meter Read

Service Period: 10/30/2025 - 11/26/2025

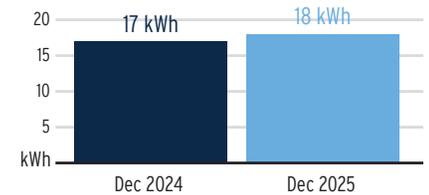
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488517	11/26/2025	29,474		28,974		500 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	500 kWh @ \$0.08641/kWh	\$43.21
Fuel Charge	500 kWh @ \$0.03391/kWh	\$16.96
Storm Protection Charge	500 kWh @ \$0.00577/kWh	\$2.89
Clean Energy Transition Mechanism	500 kWh @ \$0.00418/kWh	\$2.09
Storm Surcharge	500 kWh @ \$0.02121/kWh	\$10.61
Florida Gross Receipt Tax		\$2.39
Electric Service Cost		\$95.79

Avg kWh Used Per Day



Current Month's Electric Charges \$95.79

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.26
Total Current Month's Credits	-\$1.26

Billing information continues on next page →



Sub-Account #: 221002915736
Statement Date: 01/02/2026

Service Address: 6233 COLMAR PL, APOLLO BEACH, FL 33572-1617

Meter Read

Meter Location: IRRIGATION

Service Period: 10/30/2025 - 11/26/2025

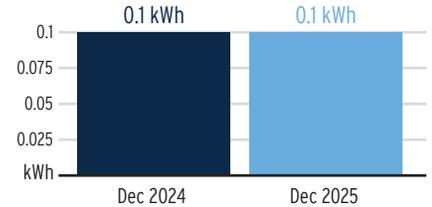
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000460426	11/26/2025	216		214		2 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.46
Electric Service Cost		\$18.40

Avg kWh Used Per Day



Current Month's Electric Charges \$18.40

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.20
Total Current Month's Credits	-\$1.20

Billing information continues on next page →



Sub-Account #: 221002692368
Statement Date: 01/02/2026

Service Address: 6890 MILESTONE DR, APOLLO BEACH, FL 33572

Meter Read

Meter Location: IRRIGATION

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456690	11/26/2025	825		810		15 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	15 kWh @ \$0.08641/kWh	\$1.30
Fuel Charge	15 kWh @ \$0.03391/kWh	\$0.51
Storm Protection Charge	15 kWh @ \$0.00577/kWh	\$0.09
Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	15 kWh @ \$0.02121/kWh	\$0.32
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.43

Avg kWh Used Per Day



Current Month's Electric Charges \$20.43

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.26
Total Current Month's Credits	-\$1.26

Billing information continues on next page →



Sub-Account #: 221000915951
Statement Date: 01/02/2026

Service Address: 6120 SHADOWLAKE DR, APOLLO BEACH, FL 33572

Meter Read

Meter Location: IRRIGATION

Service Period: 10/30/2025 - 11/26/2025

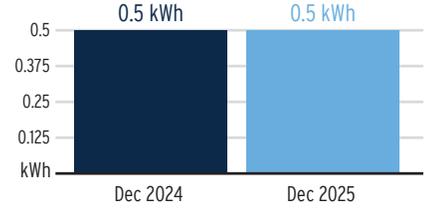
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456192	11/26/2025	927		913		14 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.51
Electric Service Cost		\$20.27

Avg kWh Used Per Day



Current Month's Electric Charges \$20.27

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.17
Total Current Month's Credits	-\$1.17

Billing information continues on next page →



Sub-Account #: 211006786498
Statement Date: 01/02/2026

Service Address: 6806 PARADISO DR, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000441728	11/26/2025	732		722		10 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	10 kWh @ \$0.08641/kWh	\$0.86
Fuel Charge	10 kWh @ \$0.03391/kWh	\$0.34
Storm Protection Charge	10 kWh @ \$0.00577/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.64

Avg kWh Used Per Day



Current Month's Electric Charges \$19.64

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.17
Total Current Month's Credits	-\$1.17

Billing information continues on next page →



Sub-Account #: 211006786084
Statement Date: 01/02/2026

Service Address: 7315 HERMES CT IRR, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533648	11/26/2025	19,899		19,842		57 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	57 kWh @ \$0.08641/kWh	\$4.93
Fuel Charge	57 kWh @ \$0.03391/kWh	\$1.93
Storm Protection Charge	57 kWh @ \$0.00577/kWh	\$0.33
Clean Energy Transition Mechanism	57 kWh @ \$0.00418/kWh	\$0.24
Storm Surcharge	57 kWh @ \$0.02121/kWh	\$1.21
Florida Gross Receipt Tax		\$0.67
Electric Service Cost		\$26.95
State Tax		\$2.28
Total Electric Cost, Local Fees and Taxes		\$29.23

Avg kWh Used Per Day



Current Month's Electric Charges \$29.23

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.84
Total Current Month's Credits	-\$1.84

Billing information continues on next page →



Sub-Account #: 211006785920
Statement Date: 01/02/2026

Service Address: 6332 WAVES END PL, APOLLO BEACH, FL 33572-1738

Meter Read

Meter Location: Irr

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000476328	11/26/2025	3,897		3,859		38 kWh	1	28 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	28 days @ \$0.63000		\$17.64
Energy Charge	38 kWh @ \$0.08641/kWh		\$3.28
Fuel Charge	38 kWh @ \$0.03391/kWh		\$1.29
Storm Protection Charge	38 kWh @ \$0.00577/kWh		\$0.22
Clean Energy Transition Mechanism	38 kWh @ \$0.00418/kWh		\$0.16
Storm Surcharge	38 kWh @ \$0.02121/kWh		\$0.81
Florida Gross Receipt Tax			\$0.60
Electric Service Cost			\$24.00
State Tax			\$2.03
Total Electric Cost, Local Fees and Taxes			\$26.03

Avg kWh Used Per Day



Current Month's Electric Charges \$26.03

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.35
Total Current Month's Credits	-\$1.35

Billing information continues on next page →



Sub-Account #: 211006785722
Statement Date: 01/02/2026

Service Address: 6326 LANTERN VIEW PL, APOLLO BEACH, FL 33572-1572

Meter Read

Meter Location: Irr

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475745	11/26/2025	6,708		6,610		98 kWh	1	28 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	28 days @ \$0.63000		\$17.64
Energy Charge	98 kWh @ \$0.08641/kWh		\$8.47
Fuel Charge	98 kWh @ \$0.03391/kWh		\$3.32
Storm Protection Charge	98 kWh @ \$0.00577/kWh		\$0.57
Clean Energy Transition Mechanism	98 kWh @ \$0.00418/kWh		\$0.41
Storm Surcharge	98 kWh @ \$0.02121/kWh		\$2.08
Florida Gross Receipt Tax			\$0.83
Electric Service Cost			\$33.32
State Tax			\$2.82
Total Electric Cost, Local Fees and Taxes			\$36.14

Avg kWh Used Per Day



Current Month's Electric Charges \$36.14

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.11
Total Current Month's Credits	-\$1.11

Billing information continues on next page →



Sub-Account #: 211006785540
Statement Date: 01/02/2026

Service Address: 7298 MEETING HOUSE LN, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

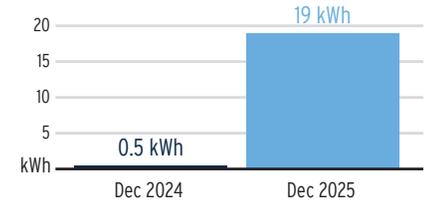
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000477188	11/26/2025	4,918		4,376		542 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	542 kWh @ \$0.08641/kWh	\$46.83
Fuel Charge	542 kWh @ \$0.03391/kWh	\$18.38
Storm Protection Charge	542 kWh @ \$0.00577/kWh	\$3.13
Clean Energy Transition Mechanism	542 kWh @ \$0.00418/kWh	\$2.27
Storm Surcharge	542 kWh @ \$0.02121/kWh	\$11.50
Florida Gross Receipt Tax		\$2.56
Electric Service Cost		\$102.31

Avg kWh Used Per Day



Current Month's Electric Charges \$102.31

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.17
Total Current Month's Credits	-\$1.17

Billing information continues on next page →



Sub-Account #: 211006785425
Statement Date: 01/02/2026

Service Address: 7250 PARKSHORE DR, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000486105	11/26/2025	43,635		41,457		2,178 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	2,178 kWh @ \$0.08641/kWh	\$188.20
Fuel Charge	2,178 kWh @ \$0.03391/kWh	\$73.86
Storm Protection Charge	2,178 kWh @ \$0.00577/kWh	\$12.57
Clean Energy Transition Mechanism	2,178 kWh @ \$0.00418/kWh	\$9.10
Storm Surcharge	2,178 kWh @ \$0.02121/kWh	\$46.20
Florida Gross Receipt Tax		\$8.91
Electric Service Cost		\$356.48
State Tax		\$30.12
Total Electric Cost, Local Fees and Taxes		\$386.60

Avg kWh Used Per Day



Current Month's Electric Charges \$386.60

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$15.07
Total Current Month's Credits	-\$15.07

Billing information continues on next page →



Sub-Account #: 211006785219
Statement Date: 01/02/2026

Service Address: 6417 TIDELINE DR, APOLLO BEACH, FL 33572-1571

Meter Read

Meter Location: Irr

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000453391	11/26/2025	256		252		4 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.47
Electric Service Cost		\$18.72

Avg kWh Used Per Day



Current Month's Electric Charges \$18.72

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.11
Total Current Month's Credits	-\$1.11

Billing information continues on next page →



Sub-Account #: 211006785037
Statement Date: 01/02/2026

Service Address: 7218 HOURGLASS DR, APOLLO BEACH, FL 33572-1579

Meter Read

Meter Location: Irr

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451807	11/26/2025	7,600		7,292		308 kWh	1	28 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	28 days @ \$0.63000		\$17.64
Energy Charge	308 kWh @ \$0.08641/kWh		\$26.61
Fuel Charge	308 kWh @ \$0.03391/kWh		\$10.44
Storm Protection Charge	308 kWh @ \$0.00577/kWh		\$1.78
Clean Energy Transition Mechanism	308 kWh @ \$0.00418/kWh		\$1.29
Storm Surcharge	308 kWh @ \$0.02121/kWh		\$6.53
Florida Gross Receipt Tax			\$1.65
Electric Service Cost			\$65.94

Avg kWh Used Per Day



Current Month's Electric Charges \$65.94

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.35
Total Current Month's Credits	-\$1.35

Billing information continues on next page →



Sub-Account #: 211006784865
Statement Date: 01/02/2026

Service Address: 6480 TIDELINE DR, APOLLO BEACH, FL 33572-1571

Meter Read

Meter Location: Irr

Service Period: 10/30/2025 - 11/26/2025

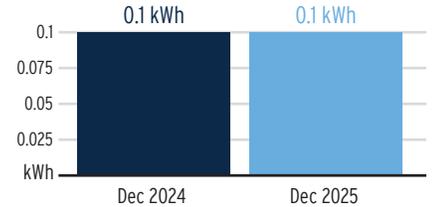
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000448546	11/26/2025	259		256		3 kWh	1	28 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	28 days @ \$0.63000		\$17.64
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			\$0.46
Electric Service Cost			\$18.55

Avg kWh Used Per Day



Current Month's Electric Charges \$18.55

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.11
Total Current Month's Credits	-\$1.11

Billing information continues on next page →



Sub-Account #: 211006784683
Statement Date: 01/02/2026

Service Address: 7580 MILESTONE DR IRR, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533631	11/26/2025	227		224		3 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.46
Electric Service Cost		\$18.55

Avg kWh Used Per Day



Current Month's Electric Charges \$18.55

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.11
Total Current Month's Credits	-\$1.11

Billing information continues on next page →



Sub-Account #: 211006784535
Statement Date: 01/02/2026

Service Address: 6976 CRESTPOINT DR, APOLLO BEACH, FL 33572-1752

Meter Read

Meter Location: Irr

Service Period: 10/30/2025 - 11/26/2025

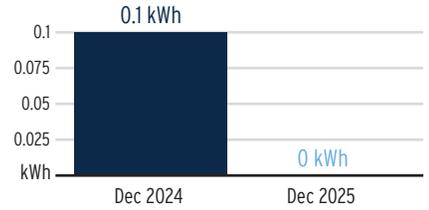
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451798	11/26/2025	222		221		1 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	1 kWh @ \$0.08641/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03391/kWh	\$0.03
Storm Protection Charge	1 kWh @ \$0.00577/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.46
Electric Service Cost		\$18.25
State Tax		\$1.54
Total Electric Cost, Local Fees and Taxes		\$19.79

Avg kWh Used Per Day



Current Month's Electric Charges \$19.79

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.11
Total Current Month's Credits	-\$1.11

Billing information continues on next page →



Sub-Account #: 211006784279
Statement Date: 01/02/2026

Service Address: 6415 SALT CREEK AVE, APOLLO BEACH, FL 33572-1769

Meter Read

Meter Location: Irr

Service Period: 10/30/2025 - 11/26/2025

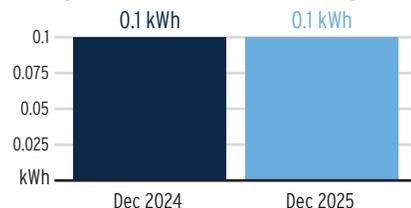
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000467238	11/26/2025	242		240		2 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.46
Electric Service Cost		\$18.40
State Tax		\$1.55
Total Electric Cost, Local Fees and Taxes		\$19.95

Avg kWh Used Per Day



Current Month's Electric Charges \$19.95

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.11
Total Current Month's Credits	-\$1.11

Billing information continues on next page →



Sub-Account #: 211006784139
Statement Date: 01/02/2026

Service Address: 6507 PARK STRAND DR, APOLLO BEACH, FL 33572-1561

Meter Read

Meter Location: Irr

Service Period: 10/30/2025 - 11/26/2025

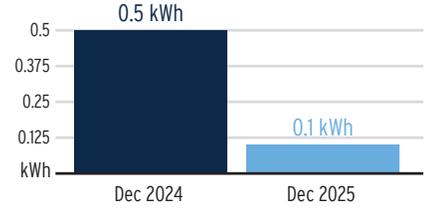
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000446213	11/26/2025	1,776		1,772		4 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.47
Electric Service Cost		\$18.72

Avg kWh Used Per Day



Current Month's Electric Charges \$18.72

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.20
Total Current Month's Credits	-\$1.20

Billing information continues on next page →



Sub-Account #: 211006783933
Statement Date: 01/02/2026

Service Address: 7087 MILESTONE DR IRR, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559564	11/26/2025	1,166		1,149		17 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	17 kWh @ \$0.08641/kWh	\$1.47
Fuel Charge	17 kWh @ \$0.03391/kWh	\$0.58
Storm Protection Charge	17 kWh @ \$0.00577/kWh	\$0.10
Clean Energy Transition Mechanism	17 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.02121/kWh	\$0.36
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.74

Avg kWh Used Per Day



Current Month's Electric Charges \$20.74

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.17
Total Current Month's Credits	-\$1.17

Billing information continues on next page →



Sub-Account #: 211006783719
Statement Date: 01/02/2026

Service Address: 6539 MAYPORT DR, APOLLO BEACH, FL 33572-1557

Meter Read

Meter Location: Irr

Service Period: 10/30/2025 - 11/26/2025

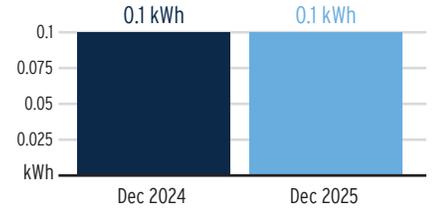
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445678	11/26/2025	269		265		4 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.47
Electric Service Cost		\$18.72

Avg kWh Used Per Day



Current Month's Electric Charges \$18.72

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.05
Total Current Month's Credits	-\$1.05

Billing information continues on next page →



Sub-Account #: 211006783495
Statement Date: 01/02/2026

Service Address: 7230 BOWSPIRIT PL IRR, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

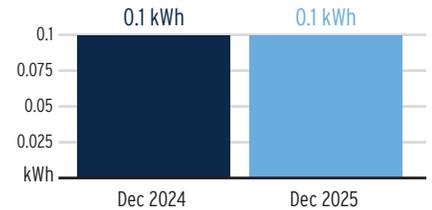
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445680	11/26/2025	271		267		4 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.47
Electric Service Cost		\$18.72

Avg kWh Used Per Day



Current Month's Electric Charges \$18.72

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.05
Total Current Month's Credits	-\$1.05

Billing information continues on next page →



Sub-Account #: 211006783297
Statement Date: 01/02/2026

Service Address: 7444 MILESTONE DR IRR, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

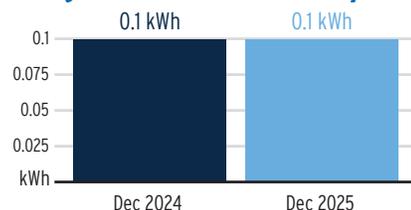
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000694640	11/26/2025	384		381		3 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.46
Electric Service Cost		\$18.55

Avg kWh Used Per Day



Current Month's Electric Charges \$18.55

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.05
Total Current Month's Credits	-\$1.05

Billing information continues on next page →



Sub-Account #: 211006783073
Statement Date: 01/02/2026

Service Address: 6928 SAIL VIEW LN, APOLLO BEACH, FL 33572-1536

Meter Read

Meter Location: Shed

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000443163	11/26/2025	34,766		34,538		228 kWh	1	28 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	28 days @ \$0.63000		\$17.64
Energy Charge	228 kWh @ \$0.08641/kWh		\$19.70
Fuel Charge	228 kWh @ \$0.03391/kWh		\$7.73
Storm Protection Charge	228 kWh @ \$0.00577/kWh		\$1.32
Clean Energy Transition Mechanism	228 kWh @ \$0.00418/kWh		\$0.95
Storm Surcharge	228 kWh @ \$0.02121/kWh		\$4.84
Florida Gross Receipt Tax			\$1.34
Electric Service Cost			\$53.52
State Tax			\$4.52
Total Electric Cost, Local Fees and Taxes			\$58.04

Avg kWh Used Per Day



Current Month's Electric Charges \$58.04

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$2.11
Total Current Month's Credits	-\$2.11

Billing information continues on next page →



Sub-Account #: 211006782885
Statement Date: 01/02/2026

Service Address: 7025 SAIL VIEW LN, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000472004	11/26/2025	20		20		0 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Florida Gross Receipt Tax		\$0.45
Electric Service Cost		\$18.09
State Tax		\$1.53
Total Electric Cost, Local Fees and Taxes		\$19.62

Avg kWh Used Per Day



Current Month's Electric Charges \$19.62

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.05
Total Current Month's Credits	-\$1.05

Billing information continues on next page →



Sub-Account #: 211006782778
Statement Date: 01/02/2026

Service Address: 7008 WATERSET BL, LNSC LTS, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

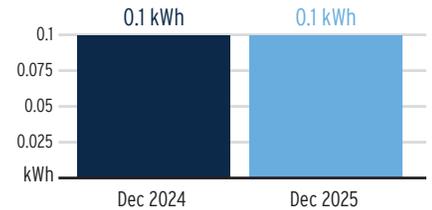
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000863276	11/26/2025	113		111		2 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.46
Electric Service Cost		\$18.40
State Tax		\$1.55
Total Electric Cost, Local Fees and Taxes		\$19.95

Avg kWh Used Per Day



Current Month's Electric Charges \$19.95

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.11
Total Current Month's Credits	-\$1.11

Billing information continues on next page →



Sub-Account #: 211006782554
Statement Date: 01/02/2026

Service Address: 7092 WATERSET BL, SIGN, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000856891	11/26/2025	11,536		11,266		270 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	270 kWh @ \$0.08641/kWh	\$23.33
Fuel Charge	270 kWh @ \$0.03391/kWh	\$9.16
Storm Protection Charge	270 kWh @ \$0.00577/kWh	\$1.56
Clean Energy Transition Mechanism	270 kWh @ \$0.00418/kWh	\$1.13
Storm Surcharge	270 kWh @ \$0.02121/kWh	\$5.73
Florida Gross Receipt Tax		\$1.50
Electric Service Cost		\$60.05

Avg kWh Used Per Day



Current Month's Electric Charges \$60.05

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$2.08
Total Current Month's Credits	-\$2.08

Billing information continues on next page →



Sub-Account #: 211006782356
Statement Date: 01/02/2026

Service Address: 6633 PARK STRAND DR, APOLLO BEACH, FL 33572-1548

Meter Read

Meter Location: Irri

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000458561	11/26/2025	444		439		5 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.47
Electric Service Cost		\$18.87
State Tax		\$1.59
Total Electric Cost, Local Fees and Taxes		\$20.46

Avg kWh Used Per Day



Current Month's Electric Charges \$20.46

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.05
Total Current Month's Credits	-\$1.05

Billing information continues on next page →



Sub-Account #: 211006782182
Statement Date: 01/02/2026

Service Address: 6702 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

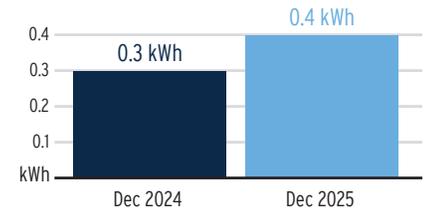
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000579246	11/26/2025	712		702		10 kWh	1	28 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	10 kWh @ \$0.08641/kWh	\$0.86
Fuel Charge	10 kWh @ \$0.03391/kWh	\$0.34
Storm Protection Charge	10 kWh @ \$0.00577/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.64

Avg kWh Used Per Day



Current Month's Electric Charges \$19.64

💰 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.17
Total Current Month's Credits	-\$1.17

Billing information continues on next page →



Sub-Account #: 211006781994
Statement Date: 01/02/2026

Service Address: 6904 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846145	11/26/2025	1,223		1,198		25 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.55
Electric Service Cost		\$21.97

Avg kWh Used Per Day



Current Month's Electric Charges \$21.97

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.26
Total Current Month's Credits	-\$1.26

Billing information continues on next page →



Sub-Account #: 211006781838
Statement Date: 01/02/2026

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Meter Read

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000789803	11/26/2025	11,234		11,111		9,840 kWh	80.0000	28 Days
1000789803	11/26/2025	0.47		0		37.92 kW	80.0000	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$1.06000	\$29.68
Billing Demand Charge	38 kW @ \$18.07000/kW	\$686.66
Energy Charge	9,840 kWh @ \$0.00773/kWh	\$76.06
Fuel Charge	9,840 kWh @ \$0.03391/kWh	\$333.67
Capacity Charge	38 kW @ \$0.30000/kW	\$11.40
Storm Protection Charge	38 kW @ \$2.08000/kW	\$79.04
Energy Conservation Charge	38 kW @ \$0.93000/kW	\$35.34
Environmental Cost Recovery	9,840 kWh @ \$0.00068/kWh	\$6.69
Clean Energy Transition Mechanism	38 kW @ \$1.15000/kW	\$43.70
Storm Surcharge	9,840 kWh @ \$0.01035/kWh	\$101.84
Florida Gross Receipt Tax		\$36.00
Electric Service Cost		\$1,440.08

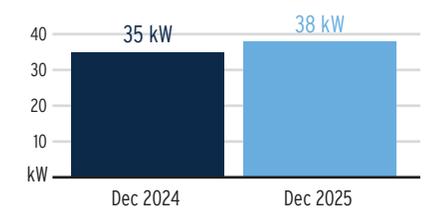
Current Month's Electric Charges \$1,440.08

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: 01/02/2026

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 28 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

 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$80.32
Total Current Month's Credits	-\$80.32

Billing information continues on next page →



Sub-Account #: 211006781655
Statement Date: 01/02/2026

Service Address: 6938 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 10/30/2025 - 11/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835802	11/26/2025	1,528		1,473		55 kWh	1	28 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	55 kWh @ \$0.08641/kWh	\$4.75
Fuel Charge	55 kWh @ \$0.03391/kWh	\$1.87
Storm Protection Charge	55 kWh @ \$0.00577/kWh	\$0.32
Clean Energy Transition Mechanism	55 kWh @ \$0.00418/kWh	\$0.23
Storm Surcharge	55 kWh @ \$0.02121/kWh	\$1.17
Florida Gross Receipt Tax		\$0.67
Electric Service Cost		\$26.65

Avg kWh Used Per Day



Current Month's Electric Charges \$26.65

Total Current Month's Charges \$4,597.86

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.20
Total Current Month's Credits	-\$1.20



Buccaneer Landscape
 4195 62nd Avenue N
 Pinellas Park, FL 33781

Invoice 182837

Date	PO#
11/30/25	
Due Date	Terms
11/30/25	Due on Receipt

BILL TO
Waterset North CDD
RIZZETTA & CO. 7281 Paradiso Drive Apollo Beach, FL 33572

Property Address
Waterset North CDD 7281 Paradiso Drive Apollo Beach, FL 33572

Item	Amount
Job #205317 - Waterset North Street Trees	\$173,797.76
1g Confederate Jasmine	\$4,050.00
Live Oak 2-3"	\$102,059.52
Sycamore 45g	\$60,938.24
Washingtonia Palm 14' CT	\$6,750.00

Thank you for your business.

REMIT PAYMENT TO:
 United Land Services
 12276 San Jose Blvd Suite 747
 Jacksonville FL 32223
 Ph: 904-931-7179

Subtotal	\$173,797.76
Sales Tax	\$0.00
Total	\$173,797.76
Credits/Payments	(\$0.00)
Balance Due	\$173,797.76

Retainage (0.00%) \$0.00



Buccaneer Landscape
 4195 62nd Avenue N
 Pinellas Park, FL 33781

Invoice 182842

Date	PO#
11/30/25	
Due Date	Terms
11/30/25	Due on Receipt

BILL TO
Waterset North CDD
RIZZETTA & CO. 7281 Paradiso Drive Apollo Beach, FL 33572

Property Address
Waterset North CDD 7281 Paradiso Drive Apollo Beach, FL 33572

Item	Amount
Job #205328 - Waterset North Design	\$107,756.30
1g Var Confederate Jasmine	\$7,200.00
3g Arboricola	\$9,240.00
3g Dwarf Ixora	\$3,150.00
3g Firebush	\$8,400.00
3g Muhly Grass	\$6,300.00
3g Pringles	\$6,440.00
7g Hawaiian Ti	\$1,052.10
Bismarck Palm 12-14' CT	\$8,925.00
Crape Myrtle 45g	\$22,575.00
Removal of existing turf and plant material	\$19,879.20
Sabal Palm 14-20' CT	\$13,545.00
Starter Fertilizer	\$1,050.00

Thank you for your business.

REMIT PAYMENT TO:
 United Land Services
 12276 San Jose Blvd Suite 747
 Jacksonville FL 32223
 Ph: 904-931-7179

Subtotal	\$107,756.30
Sales Tax	\$0.00
Total	\$107,756.30
Credits/Payments	(\$0.00)
Balance Due	\$107,756.30

Retainage (0.00%) \$0.00



Buccaneer Landscape
 4195 62nd Avenue N
 Pinellas Park, FL 33781

Invoice 185098

Date	PO#
12/23/25	
Due Date	Terms
12/23/25	Due on Receipt

BILL TO
Waterset North CDD
RIZZETTA & CO. 7281 Paradiso Drive Apollo Beach, FL 33572

Property Address
Waterset North CDD 7281 Paradiso Drive Apollo Beach, FL 33572

Item	Amount
Job #205328 - Waterset North Design	\$18,850.00
Pine Bark mini	\$15,050.00
Zoysia Sod	\$3,800.00

Thank you for your business.

REMIT PAYMENT TO:
 United Land Services
 12276 San Jose Blvd Suite 747
 Jacksonville FL 32223
 Ph: 904-931-7179

Subtotal	\$18,850.00
Sales Tax	\$0.00
Total	\$18,850.00
Credits/Payments	(\$0.00)
Balance Due	\$18,850.00

Retainage (0.00%) \$0.00



INVOICE

Customer ID:

25-60912-33002

Customer Name:

WATERSET NORTH CDD

Service Period:

01/01/26-01/31/26

Invoice Date:

12/29/2025

Invoice Number:

0216331-2206-0

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

Jan 28, 2026

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

\$428.66

If payment is received after 01/28/2026: **\$ 439.38**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
428.66		(428.66)		0.00		428.66		428.66

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)
12/29/2025	0216331-2206-0	25-60912-33002
Payment Terms	Total Due	Amount
Total Due by 01/28/2026	\$428.66	
If Received after 01/28/2026	\$439.38	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$428.66.

2206000256091233002002163310000004286600000042866 1

I0290C29

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

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	01/01/26		1.00	256.61
8 Yard Dumpster 1X Week	01/01/26		1.00	172.05
Total Current Charges				428.66

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

Your Payment Is Due
10/25/2022

Your Total Due
\$123.45

If payment is received after 10/25/2022: \$128.45

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.

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
35 Gallon Toner	10/01/22		1.00	88.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				10.00
Total Current Charges				123.45

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.

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment 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.																				
<table border="1" style="width: 100%; font-size: small;"> <tr><td>Address 1</td><td></td></tr> <tr><td>Address 2</td><td></td></tr> <tr><td>City</td><td></td></tr> <tr><td>State</td><td></td></tr> <tr><td>Zip</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Date Valid</td><td></td></tr> </table>	Address 1		Address 2		City		State		Zip		Email		Date Valid		<table border="1" style="width: 100%; font-size: small;"> <tr><td>Email</td><td></td></tr> <tr><td>Date</td><td></td></tr> <tr><td>Bank Account Holder Signature</td><td></td></tr> </table>	Email		Date		Bank Account Holder Signature	
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Email																					
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Bank Account Holder Signature																					

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

Customer ID:

25-79480-43002

Customer Name:

WATERSET AMENITY CENTER

Service Period:

01/01/26-01/31/26

Invoice Date:

12/29/2025

Invoice Number:

0216519-2206-0

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

Jan 28, 2026

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

\$707.57

If payment is received after 01/28/2026: **\$ 725.26**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
967.57		(967.57)		0.00		707.57		707.57

IMPORTANT MESSAGES

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----- 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)
12/29/2025	0216519-2206-0	25-79480-43002
Payment Terms	Total Due	Amount
Total Due by 01/28/2026	\$707.57	
If Received after 01/28/2026	\$725.26	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$707.57.

2206000257948043002002165190000007075700000070757 0

I0290C29

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

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
Lock Per Unit	01/01/26		1.00	40.00
Disposal 4 Yard Dumpster 3X Week	01/01/26		1.00	155.58
4 Yard Dumpster 3X Week	01/01/26		1.00	511.99
Total Current Charges				707.57

GREENER WAYS TO PAY

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- 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	Your Payment Is Due	Your Total Due
Visit wm.com/MyWM <small>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.</small>	10/25/2022 <small>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.25% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.</small>	\$123.45 <small>If payment is received after 10/25/2022: \$128.45</small>

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
35 Gallon Toner	10/01/22		1.00	40.00
MN STATE SOLID WASTE TAX 9.75%				15.58
COUNTY ENVIRONMENTAL CHARGE				511.99
Total Current Charges				123.45

- 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.
- 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.
- Service location details the total current charges of this invoice.

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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).

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<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment 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.																				
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Address 2																					
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Bank Account Holder Signature																					

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)

Tab 9

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THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Langley spoke regarding the litigation with Sunrise and Ed Pena Case.

On a motion by Mr. Pyche, seconded by Ms. DeLucia, with all in favor, the Board approved to indemnify and defend R&C per the contract and reimburse incurred attorney fees, for the Waterset North Community Development District.

B. District Engineer

Mr. Whited update the Board on Finn Outdoor and CMS projects.

Ms. DeLucia inquires about the monument by pond 1. Mr. Whited advised that they did do an inspection and would provide a report.

C. Landscape & Irrigation

i. Presentation of Landscape Inspection Report

Mr. Toborg went over his report. The Board inquired about water bags on recently installed trees. Mr. Toborg stated that he wanted to keep them in place until the rainy season. The Board had concerns about red items on the report and requested response sooner than a month.

ii. Consideration of Redtree Landscape Proposals

On a motion by Ms. DeLucia, seconded by Mr. Anderson, with all in favor, the Board approved proposals #20 in the amount of \$5,365.67, #18 in the amount of \$10,765.45, #4 in the amount of \$2,550.00, #5 in the amount of \$550.00, #7 in the amount of \$420.00, #8 in the amount of \$900.00, #9 in the amount of \$350.00, #10 in the amount of \$900.00 and #11 in the amount of \$900.00, for Waterset North Community Development District.

The Board Tabled Redtree proposal #6.

iii. Landscape Contractor Update

Ms. Cianci-Deckard inquired about the dog park mounds. Proposals from Redtree to flatten and install turf will be submitted.

There was a request from Redtree to place a shed for equipment on property. This issue was tabled.

D. Aquatics Lake Management

i. Presentation of Waterway Inspection Report

The Board inquired about proposal for plantings in the pond near Ms. Delucia's.

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E. Clubhouse Manager

i. Presentation of Property Management Report

Ms. Parodi presented her report to the Board and spoke about EGA Proposal for multi-year budget, Concerts for a Cause, Turkey Trot, Voices Against Assault Walk and VSC renewal

F. District Manager

Ms. Welborn stated the next regular meeting will be on March 24, 2026, at the same time and location.

FORTH ORDER OF BUSINESS

Business Administration

A. Ratification of Operations and Maintenance Expenditures for December 2025

On a motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board ratified the Operations and Maintenance Expenditures for December 2025 (\$176,855.23), for the Waterset North Community Development District.

B. Consideration of Minutes of Board of Supervisors' Meeting Minutes held on December 16, 2025

On a motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved the Meeting Minutes held on January 27, 2026, with line 92 amended as discussed, for the Waterset North Community Development District.

C. Consideration of the 4th Quarter Website Audit

On a motion by Ms. Cianci-Deckard seconded by Mr. Anderson, with all in favor, the Board approved the 4th quarter website audit as presented, for the Waterset North Community Development District.

D. Ratification of Splash Pad Filter proposal

On a motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board ratified the splash pad filter proposal, for the Waterset North Community Development District.

E. Ratification of the Gem Repair Proposal

On a motion by Mr. Pyche, seconded by Ms. Cianci-Deckard, with all in favor, the Board approved the Gem Repair Proposal, for the Waterset North Community Development District.

119 **F. Consideration of the Pressure Washing Proposal**

120 The Board tabled this discussion.

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122

123 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

124

125 Mr. Pyche inquired about the tree that is still blocking the sidewalk from private
126 property.

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128 Ms. DeLucia inquired about the trailers on Paradiso and if there was a response
129 from the County.

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131 **SEVENTH ORDER OF BUSINESS**

Adjournment

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On a motion by Ms. DeLucia, seconded by Mr. Pyche, with all in favor, the Board adjourned the meeting at 7:59 p.m., for the Waterset North Community Development District.

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Assistant Secretary

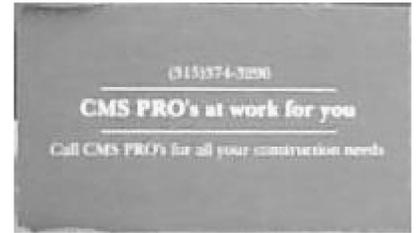
Chair / Vice Chair

Tab 10

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

Ship to
Waterset North CDD

Estimate details

Estimate no.: 1144
Estimate date: 03/03/2026
Expiration date: 03/31/2026

#	Date	Description	Rate	Amount
1.		The Landing Bench Monument repair Remove all old wood decking and joist (21'8" x 7') Install new 2x6 Wear deck structural joist with new brackets and tapcons Install new 5/4 Wear decking deck boards with stainless screws.		\$8,350.00
			Total	\$8,350.00
			Expiry date	03/31/2026

Accepted date

Accepted by

Tab 11



Proposal

#EST2946

Bill To

Waterset North CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Ship To

Waterset Club
7281 Paradiso Drive
Apollo Beach FL 33572

Proposal Date 2/24/2026	Project Manager Christopher Harrison
-----------------------------------	--

Title: Trash Receptacle

Memo: *Must be purchased and installed with #EST2939 and #EST2999.

Project Name		Project ID	Terms
Waterset North CDD : Trash Receptacle		24488	50% Deposit Net 30
Quantity	Description	Unit Price	Total Extended
1	Premier Polysteel 32 Gallon Laser Free Standing/Surface Mount Square Receptacle with Arch Lid (Liner Included)	\$767.00	\$767.00
1	Premier Polysteel Direct Bury Receptacle Kit	\$63.00	\$63.00
1	Freight Premier Polysteel *Customer to Unload Delivery	\$855.00	\$855.00
2	Wabash Valley FA440N Urbanscape - Fairmount - 69" Park Bench with Back - Inground	\$1,273.00	\$2,546.00
1	Freight Wabash Valley	\$274.00	\$274.00
1	Site Furnishings Installation	\$1,000.00	\$1,000.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$5,505.00
		Tax	\$0.00
		Total	\$5,505.00

Accepted By

Printed Name: _____

Signature: _____

Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: _____

THANK YOU!

Standard Terms and Conditions

General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

Warranties. All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security
- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

Theft/Vandalism. The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access unless included in proposal. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer if not included in the proposal.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.



playmore
RECREATIONAL PRODUCTS + SERVICES

PlayMoreWorryLess™ Playground Warranty and Inspection Program

Playground Installation Warranty

In addition to all applicable manufacturer product warranties, Playmore warrants its installation services for a period of one (1) year from the date of project completion.

During this warranty period, Playmore will, at no cost to the Owner, provide all labor necessary to correct defects resulting from improper installation workmanship.

This warranty does not cover conditions resulting from normal wear and tear, misuse, vandalism, acts of nature, or failure to perform routine maintenance.

Complimentary Playground Inspection Service

For the service life of installed playground equipment, Playmore offers one (1) complimentary annual playground inspection, to be conducted in coordination with an Owner representative.

- Inspections will be performed by a Certified Playground Safety Inspector (CPSI).
- The inspection consists of a visual assessment of the play area to identify potential safety, maintenance, or warranty-related concerns.
- Inspection findings and recommendations are advisory and do not replace the Owner's responsibility for routine maintenance and repairs.

To schedule the annual inspection, please contact Customer Service at (888) 886-3757.

Tab 12

Chemical Automation
Made Easy



Simply intelligent water care.

It Was Time To Take Control

In 2006, five veteran industry professionals formed IPS Controllers to bring simplicity to the complicated and critical business of keeping pool and spa water cleaner and safer. This team of engineers, designers, manufacturers and field specialists possesses 64+ years of collective knowledge and they have harnessed it in a line of American-made chemical controllers that make the science of affecting pH and ORP levels simpler and more efficient.

IPS Controllers is committed to the advancement of the health and safety of pool and spa water. Our principals, associates and products are readily available to assist in your efforts to keep water clean and healthy for the benefit and enjoyment of your guests or customers.

For new installations or for custom solutions, enjoy a new level of ease and peace-of-mind with IPS Controllers.

Stay In Control Of Clean Water, Easily And Automatically

Where There's Water...

IPS chemical controllers are designed to make easy, simple work of keeping pool and spa chemicals balanced and water healthy, clean and clear. With the push of a button, our advanced technology takes care of the chemical science for you by automatically monitoring, adjusting and dispensing the correct amount of chemicals based on user demand. This ensures optimal sanitizer levels for safe pool and spa use and helps increase the life of pool and spa systems.

Perfect for pools, spas and water features of all sizes, anywhere—hotels, condominiums, aquatic centers, schools, public facilities, homes and more.

Easy To Install

IPS controllers are quick and simple to install. Each comes with the controller and flow cell pre-assembled on a mounting board, allowing you to hang it right out of the box. Connect your plumbing and just like that, you're in control. Watch our online installation video.

Simple To Use

Clear instructions guide you through system set-up and use in just minutes. If needed, our technical support team is just a call away. For initial programming, just push the button labeled with the adjustment you need to make. It's that easy...and no long menus to sift through!

Remote Monitoring

Our Remote Monitoring Website allows you to stay in control of clean, clear water 24/7 from your smart phone or tablet.



One or more users at the same time can make changes to programming parameters and other settings like timing for ORP and temperature readings. Set up notifications via text or email, and export reports in Excel or PDF format for one or more controllers.

Remote Monitoring requires internet access and WiFi is a built-in feature for IPS-M920w and M920w^{CA} controllers.

Reliability, Guaranteed

We're committed to dependable products, helpful solutions, and timely service.

All IPS controllers are backed by a 5-year limited warranty and any technical support or training you need.

NSF Certification

IPS Controllers has achieved stringent NSF Certification under NSF/ANSI 50 on all its models. Keeping water safer is a complicated business. IPS products allow you to comply to the highest level of code requirements.



IPS Controllers Manage Your Unique Sanitizer Needs

Product Specifications	M920^{CA}	M920	M820	M720	M710	VidaPure™ (Residential Only)
NSF Certified	✓	✓	✓	✓	✓	
pH set level 7.0- 8.0	✓	✓	✓	✓	✓	✓
Default high/low alert settings	✓	✓	✓	✓	✓	✓
Readout – LED with digital display	✓	✓	✓	✓	✓	✓
Alarm – LED alert display	✓	✓	✓	✓	✓	✓
Push button high/low alert adjustment	✓	✓	✓	✓	✓	
Dose Rate – timed or continuous	✓	✓	✓	✓	✓	✓
System Pre-mounted for easy install	✓	✓	✓	✓	✓	✓
Compatible with all sanitizing methods	✓	✓	✓	✓	✓	
Can be used with Muriatic Acid or CO2	✓	✓	✓	✓	✓	Muriatic Acid Only
ORP set level 400-900	✓	✓	✓	✓		✓
Push button overfeed adjustment	✓	✓	✓	✓	✓	
Electrical Input/Output 110 VAC	✓	✓	✓	✓	✓	✓
Electrical Input/Output 230 VAC	✓	✓	✓	✓	✓	
ORP Dry Contact Output	✓	✓	✓			
Delay time – 1-99 minutes	✓	✓	✓	✓	✓	
Tank level inputs – 2	✓	✓	✓			
Dual ORP, for secondary sanitizer	✓	✓	✓			
Lock-out feature	✓	✓	✓			
Web-based remote monitoring & programming	✓	✓				Available Option
Built-in WiFi (M920w ^{CA} and M920w)	✓	✓				Available Option
Temperature monitoring and display	✓	✓	Available Option			
FAC (PPM) storage and display <small>(requires internet connection)</small>	✓					
FAC (PPM) storage and display			Available Option			
External visual and audible alarm	Available Option	Available Option	Available Option			
Gold-tipped ORP probe for salt pools	Available Option	Available Option	Available Option	Available Option		Available Option

Intelligently Simple Technology



M920^{CA} / M920w^{CA} (with WiFi)
Automated pH with Dual ORP
Free Web-based Monitoring
Logs & Displays FAC (PPM)



M920 / M920w (with WiFi)
Automated pH with Dual ORP
Free Web-based Monitoring



M820
Automated pH
with Dual ORP Controller



M720
Automated pH
and ORP Controller



M710
Automated pH Controller



VidaPure™
Chemical Controller for
Residential Pools

An IPS Controller is made of the following four key components and is delivered along with an in-line filter, 25 feet of tubing and all items needed for installation:

- 1 The flow cell captures a water sample for analysis.
- 2 Sensors analyze the pH and ORP in the flow cell.
- 3 The Controller receives information from the sensors and compares it to the programmed settings. If chemical adjustments are needed, the controller will signal the chemical pump, salt chlorine generator, or other feeding devices.
- 4 Our digital, LED display allows you to adjust values for dosing times, pH and ORP target levels, high/low alerts, and overfeed settings. It also displays the status of chemical control functions. Some models display temperature and emit external visual and audible alarms.

IPS Controllers

Simply intelligent water care.

IPS Product List

IPS-M920w-CA	Dual ORP Output & pH Controller w/PPM & WiFi Remote Access Capability; 16"x12" Mounting Board
IPS-M920wL-CA	Same as IPS-M920w-CA but with larger 24" x 19" Mounting Board for 2 Chemical Pumps
IPS-M920-CA	Dual ORP Output & pH Controller w/PPM & Ethernet Remote Access Capability; 16"x12" Mounting Board
IPS-M920L-CA	Same as IPS-M920-CA but with larger 24" x 19" Mounting Board for 2 Chemical Pumps
IPS-M920w	Dual ORP Output & pH Controller w/WiFi Remote Access Capability; 16"x12" Mounting Board
IPS-M920wL	Same as IPS-M920w but with larger 24" x 19" Mounting Board for 2 Chemical Pumps
IPS-M920	Dual ORP Output & pH Controller w/Ethernet Remote Access Capability; 16"x12" Mounting Board
IPS-M920L	Same as IPS-M920 but with larger 24" x 19" Mounting Board for 2 Chemical Pumps
IPS-M820	Dual ORP Output & pH Controller; 16"x12" Mounting Board
IPS-M820L	Same as IPS-M820 but with larger 24" x 19" Mounting Board for 2 Chemical Pumps
IPS-M720	ORP & pH Controller; 16"x12" Mounting Board
IPS-M720L	Same as IPS-M720 but with larger 24" x 19" Mounting Board for 2 Chemical Pumps
IPS-M710	pH Only Controller; 16"x12" Mounting Board
IPS-M710L	Same as IPS-M710 but with larger 24" x 19" Mounting Board for 2 Chemical Pumps
VP100	VidaPure™ Residential pH/ORP Controller
VP200	VidaPure™ Residential pH/ORP Controller with WiFi

Parts and Accessories

SXPH	pH Probe
SXORP	ORP Probe (Platinum Tip)
SXORPG	ORP Probe (Gold Tip for Salt Pools)
SXORPG-EX	Exchange Gold ORP Probe for Salt Pools
TEMP-30	Temperature Sensor with 30 feet of Cable
FC100G	Flow Cell with Flow Switch, includes all Fittings, Valves, Grounding Lug
FLSW	Flow Switch Only
FILTER-LG	Large In-line Filter Strainer with Clamps
FILTER-SM	Small In-line Filter Strainer
ORING-LG	For Large Filter Strainer
ORING-SM	For Small Filter Strainer
VALVE-2WAY	Grey 2-way Valve for Flow Cell Connections
VALVE FILTER	Grey/Blue 2-way Valve for Large Filter Strainer
SCREEN-LG	Filter Screen for Large In-line Filter
SCREEN-SM	Filter Screen for Small In-line Filter
38TUBE	3/8-Inch Poly Tubing (Black NSF)
COMPFTG-1/2"	1/2-Inch Probe Compression Fitting
COMPFTG-1/4"	1/4-Inch Tube Compression Fitting
VP501	VidaPure™ Pump Squeeze Tube (2-pack)
COV-SM	Weather Cover for Small Board System
COV-LG	Weather Cover for Large Board System
COV-VP	Weather Cover for VidaPure System
PS100	PressureSwitch Safety Device
EA100	External Visual and Audible Alarm

Please visit our website to find a list of distributors, or call us for a distributor near you.

ipscontrollers.com

877.693.6903 info@ipscontrollers.com

30826 Wealth Street Murrieta, CA 92563

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IPS Controllers

Simply intelligent water care.



Cooper Pools Inc DBA
Cooper Pools Remodeling
4740B Allen Rd PMB
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 658

Order No.
Valid for 30 days

Waterset North CDD The Landing

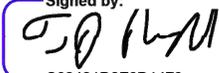
7012 Sail View Lane
Apollo Beach, FL,33572

Site: 7012 Sail View Lane
Apollo Beach
Site Contact:
Salesperson: Andrew Burkett
Date: 03/05/2026

Install new IPS M720

14268 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
IPS-M720 STD 16"x12" BOARD ORP & PH CONTROLLER	1.00	\$2,045.70	\$2,045.70
Sub-Total ex Tax			\$2,045.70
Tax			\$0.00
Total inc Tax			\$2,045.70

Signed by:

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3/6/2026