



Rizzetta & Company

Waterset North Community Development District

**Board of Supervisors' Meeting
April 28, 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
Wateraset North Community
Development District**

April 23, 2026

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wateraset North Community Development District will be held on **Tuesday, April 28, 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
 - i. **Consideration of Tender Letter.....Tab 1**
 - B. District Engineer
 - C. Landscape & Irrigation
 - i. Presentation of Landscape Inspection Report.....Tab 2
 - a. Ratification of Red Tree Irrigation Controller.....Tab 3
 - ii. Landscape Contractor Update
 - iii. Landscape Contractor Responses
 - iv. Irrigation Report
 - D. Aquatics Lake Management
 - E. Presentation of Waterway Inspection Report.....Tab 4
 - F. Clubhouse Manager
 - i. **Presentation of Property Management Report Tab 5**
 - ii. **Consideration of Owen’s Electric Inc, Proposal 40385508...Tab 6**
 - iii. **Consideration of Holiday Lighting Proposal.....Tab 7**
 - iv. **Trespass Authorization Form.....Tab 8**
 - G. District Manager
- 4. BUSINESS ITEMS**
 - A. Acceptance of Resignation of Mr. Paul Anderson from the Board of Supervisors.....Tab 9
 - B. Consideration of Resolution 2026-03, Redesignating Officers of the District.....Tab 10
 - C. Ratification of Tropitone EZ Span Segments.....Tab 11
 - D. Ratification of Playmore – Landing Playground Timbers.....Tab 12
 - E. Discussion of 2026-2027 Budget
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Financial Statement for February 2026.....Tab 13
 - B. Consideration of Operation and Maintenance Expenditure February 2026.....Tab 14
 - C. Consideration of Minutes of Board of Supervisors’ Regular Meeting held on March 24, 2026.....Tab 15
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
[Rachel Welborn](#)
District Manager

Tab 1

ASHLEIGH N. TAYLOR | ASSOCIATE

201 EAST KENNEDY BOULEVARD, SUITE 900

TAMPA, FL 33602

DIRECT (813) 209-3424

MAIN (813) 273-6464

FAX (954) 967-8577

ataylor@conroysimberg.com

October 19, 2024

Via Certified Mail and Email

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
9428 Camden Field Parkway
Riverview, Florida 33578
Attn: District Manager

T.R. Unice
Unice Salzman, P.A.
1815 Little Road
Trinity, FL 34655

Daniel W. Langley
Fishback Dominick
1947 Lee Road
Winter Park, Florida 32789

Re: MARY FLANAGAN V. RIZZETTA & COMPANY
Our File No.: 2678709
Date of Incident: October 19, 2024
Claim No.: 013612-006982-GB-01

To whom it may concern:

As you may be aware, Conroy Simberg has the pleasure of representing RIZZETTA & COMPANY, INC. ("Rizzetta"), in the above referenced action, where-in the Respondent has been issued a Demand by MARY FLANAGAN, (hereinafter "Claimant"), arising from a November 30, 2025, incident involving a trip and fall on a sidewalk within the Waterset Community, located at 7250 Parkshore Dr, Apollo Beach, FL 33572 ("Subject Property"). A copy of the Demand has been provided below as *Attachment "A"*. According to the Demand, as Claimant was on her early morning walk around the neighborhood, her foot tripped on a raised and uneven pavement slab.

At the time of the incident, Waterset North Community Development District (hereinafter "CDD"), owned, operated, managed, maintained, and/or controlled Subject Property, as a local unit of special-purpose government. Since Claimant's Demand alleges that the incident occurred within the area controlled by the CDD, we respectfully tender the defense and indemnity of our client, Rizzetta to the CDD.

This correspondence seeks to inform you of the CDD's contractual obligations. Rizzetta and the CDD entered into a Contract for Professional District Services ("Contract"), on October 01, 2018. Pursuant to the Contract, the CDD agreed to indemnify, defend, and hold harmless Rizzetta from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Rizzetta may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the CDD. The pertinent provisions from each contract, have been cited below:

Rizzetta & Company's Contract for Professional District Services: (*"Attachment B"*)

Paragraph X(A) – DISTRICT RESPONSIBILITIES - of the Contract states: "The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for [Rizzetta] to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein."

Paragraph X(B) – LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, Consultant shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

Paragraph XIII (A) – DISTRICT INDEMNIFICATION – of the Contract holds: "To the allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of [Rizzetta], the District agrees to indemnify, defend, and hold harmless [Rizzetta] and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that [Rizzetta] may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which [Rizzetta] may be entitled and shall continue after the [Rizzetta] has ceased to be engaged under this Contract."

There are no contracts or records that can establish Rizzetta oversaw, controlled, managed, or had any responsibility over the Subject Property and/or employed, oversaw,

controlled, managed, or had any responsibility over any entity obligated to service the subject area, including but not limited to Castle Group Management Company. Rizzetta was retained as a Consultant to provide professional district management services related to finance, accounting, and budgeting, while the CDD was responsible for overseeing the Subject Property, which includes the sidewalk in which the Claimant tripped. Therefore, it is clear from the above referenced contract, that the CDD is required to defend and indemnify Rizzetta. Please be advised that we are requesting your response to this tender of defense and indemnity, as well as payment of reasonable attorneys' fees incurred thus far within thirty (30) days.

In addition to the tender of the defense and indemnity as set forth in this letter, this letter is to request copies of insurance information pursuant to Fla. Stat. §627.4137. The statute provides that you are to disclose the name and coverage of each known insurer within thirty (30) days and you are to forward this request to all effective insurers. We hereby respectfully demand that your company disclose the name and coverage of each known insurer from 2020 through present. Pursuant to the statute, within thirty (30) days from the date of this letter, you are required to provide us with the information required by the statute, accompanied by a statement under oath of the corporate officer, superintendent, or your claims manager setting forth the following information with regard to each known policy of insurance, including excess or umbrella insurance, which includes the following:

- a. The name of the insurer;
- b. The name of each insured;
- c. The limits of liability coverage;
- d. A statement of policy or coverage defense which such insurer reasonably believes is available to such insurer at the time of filing such statement; and
- e. A copy of the policy(ies).

Please note that subsection (2) of Florida Statute §627.4137 requires you to amend the information you provide pursuant to this request immediately upon discovery of any facts calling for an amendment to said statement. Moreover, we would like to state that compliance with the statute by any affected insurer requires that such insurer provide a complete and certified copy of the policy, to include the declarations page, the policy itself, and any and all endorsements. A certified affidavit of insurance does not satisfy your statutory requirements.

This request includes production and disclosure of any excess or umbrella insurance policies, as well as professional errors and omissions insurance policies. Copies of all insurance policies are requested from the point when you first worked on the Project to the present.

Should you have any questions, or would like to discuss this matter further, please do not hesitate to contact our office at your earliest convenience. Otherwise, we look forward to hearing from you.

Thank you for your attention in this matter.

Very truly yours,

Ashleigh N. Taylor
Ashleigh N. Taylor, Esq.
Nicole F. Soto, Esq.

ANT/clg
Enc:

ATTACHMENT "A"

Please see Link provided with
correspondence

ATTACHMENT "B"

CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

DATE: October 1, 2018

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

AND:

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
9428 Camden Field Parkway
Riverview, Florida 33578

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.
 - A. **STANDARD ON-GOING SERVICES.** The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:
 - i. **Management** - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
 - ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;

- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity;
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the Consultant.

- III. LITIGATION SUPPORT SERVICES.** Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.
- IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by Consultant for providing those services to the extent authorized by law and the District's Rules of Procedure.
- V. TERM.** The Consultant's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant acknowledges that the prices of this Contract are firm and that the Consultant may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- VI. FEES AND EXPENSES; PAYMENT TERMS.**
- A. FEES AND EXPENSES.**
- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
 - ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.

- iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services will be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services will either be billed monthly at the Consultant's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the Consultant, the Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

IX. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.

X. RESPONSIBILITIES.

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, Consultant shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. TERMINATION. This Contract may be terminated as follows:

A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written notice to Consultant electronically at the address noted herein.

B. By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.

C. By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.

D. Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. Consultant will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A.** All invoices are due and payable within thirty (30) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70, Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- D.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- F.** The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G.** Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

- A. DISTRICT INDEMNIFICATION.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. INSURANCE.

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be

named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- D.** If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XV. ASSIGNMENT. Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

XVI. COMPLIANCE WITH PUBLIC RECORDS LAWS. Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR

**MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA,
FLORIDA 33614.**

XVII. NOTICES. All notices, requests, consents and other communications under this Contract (“**Notices**”) shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Waterset North Community
Development District
9428 Camden Field Parkway
Riverview, FL 33578
Attn: District Manager

With a copy to: Erin McCormick Law, P.A.
3314 Henderson Boulevard
Suite 103
Tampa, FL 33609
Attn: District Counsel

If to the Consultant: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

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

XVIII. EFFECTIVE DATE. This Contract shall become effective upon execution by both the District and the Consultant, and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.

XIX. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.

XX. AGREEMENT; CONFLICTS. This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

- XXI. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.
- XXIII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXIV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXV. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

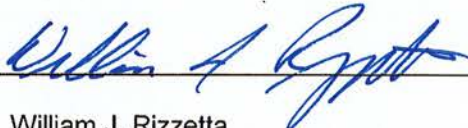
CONTRACT FOR PROFESSIONAL DISTRICT SERVICES
WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

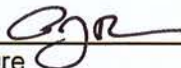
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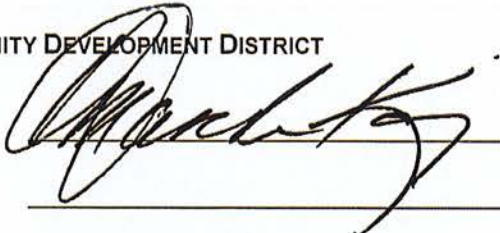
Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: 
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: 10/18/2018

WITNESS: 
Signature
ERIC J. DAILEY
Print Name

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
BY: 
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: 10/9/18

ATTEST: 
Vice Chairman/Assistant Secretary
Board of Supervisors
Doug South
Print Name

- Exhibit A – Scope of Services
- Exhibit B – Schedule of Fees
- Exhibit C – Municipal Advisor Disclaimer
- Exhibit D – Public Records Request Policy

EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.

15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.

- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.

- c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
 11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
3. Prepare and cause to be published notices of all budget hearings and workshops.
4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

1. Maintain proper capital fund and project fund accounting procedures and records.
2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals

d) Verify allowable expenses per Bond Indenture Agreements such as:

- (1) Contract Assignment
- (2) Acquisition Agreement
- (3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.

3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.
- B. Administer Assessment Roll Process:
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
 3. Verify assessments on platted lots, commercial properties or other assessable lands.
 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
1. Maintain and update current list of owners of property not assessed via the tax roll.
 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

ADDITIONAL SERVICES:

A. Meetings

1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

1. Modifications and Certification of Special Assessment Allocation Report;
2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
 - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;

- a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- b) Provide expert testimony at bond validation hearing in circuit court.

3. Certifications and Closing Documents;

- a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to **Exhibit D of this Contract for responsibilities;**

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	ANNUAL
Management:	\$24,180.00
Administrative:	\$ 4,800.00
Accounting:	\$18,000.00
Financial & Revenue Collections:	\$ 5,000.00
Assessment Roll (1) :	\$ 5,000.00
Total Standard On-Going Services:	\$56,980.00

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.

ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES: Hourly Upon Request

ADDITIONAL THIRD PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:		
Lot/ Home owner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

EXHIBIT D

Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that will be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons will be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian will then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party will be charged according to the District's adopted fee schedule.

2. Records are only required to be produced in the format(s) in which they exist.

3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.

4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.

5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.

6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.

**FIRST ADDENDUM TO THE CONTRACT FOR
PROFESSIONAL DISTRICT SERVICES**

This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2019 (the “**Effective Date**”), by and between **Waterset North Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: 

PRINTED NAME: William J. Rizzetta

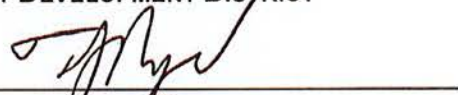
TITLE: President

DATE: 10/17/2019

WITNESS: 
Signature

ERIC J. DALLEY
Print Name


WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

BY: 

PRINTED NAME: TS Ryck

TITLE: Chairman/Vice Chairman

DATE: 10/8/19

ATTEST: 

Vice Chairman/Assistant Secretary
Board of Supervisors

PAUL R ANDERSON JR
Print Name

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	ANNUALLY
Management:	\$25,375.00
Administrative:	\$ 5,000.00
Accounting:	\$18,200.00
Financial & Revenue Collections:	\$ 5,000.00
Assessment Roll (1) :	\$ 5,000.00
Total Standard On-Going Services:	\$58,575.00

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.

ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES: Hourly Upon Request

ADDITIONAL THIRD-PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

**SECOND ADDENDUM TO THE CONTRACT FOR
PROFESSIONAL DISTRICT SERVICES**

This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2022 (the “**Effective Date**”), by and between **Waterset North Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.


IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)


Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: 
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: 9/12/2022

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

BY: 
Alex Wohlhueter (Sep 8, 2022 13:22 EDT)
 PRINTED NAME: Alex Wohlhueter
 TITLE: Chairman/Vice Chairman
 DATE: Sep 8, 2022

ATTEST:

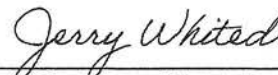

 Vice Chairman/Assistant Secretary
 Board of Supervisors
Jerry Whited
 Print Name

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	MONTHLY	ANNUALLY
Management:	\$2,243.17	\$26,918
Administrative:	\$442.00	\$5,304
Accounting:	\$1,608.92	\$19,307
Financial & Revenue Collections:	\$442.00	\$5,304
Assessment Roll ⁽¹⁾		\$5,304
Total Standard On-Going Services:	\$4,736.08	\$62,137

(1) Assessment Roll is paid in one lump-sum after the roll is completed (October).

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

**THIRD ADDENDUM TO THE CONTRACT FOR
PROFESSIONAL DISTRICT SERVICES**

This Third Addendum to the Contract for Professional District Services (this "Addendum"), is made and entered into as of the 1st day of October, 2023 (the "Effective Date"), by and between **Watersest North Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the "District"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "Consultant").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the "Contract"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees of the Fees and Expenses**, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B - Schedule of Fees** attached.

The amended **Exhibit B - Schedule of Fees** are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

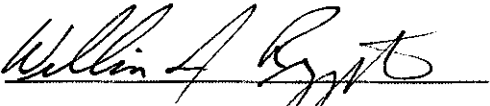
IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

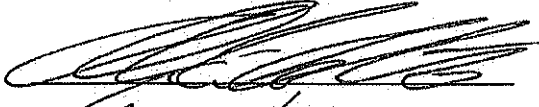
Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: 
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: _____

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

BY: 
 PRINTED NAME: Alex Wobhueta
 TITLE: Chairman/Vice Chairman
 DATE: 8/23/2023

ATTEST:

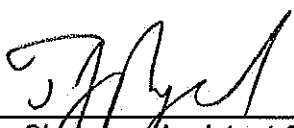

 Vice Chairman/Assistant Secretary
 Board of Supervisors
TJ Ryche
 Print Name

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	MONTHLY	ANNUALLY
Management:	\$2,355.33	\$28,264
Administrative:	\$464.08	\$5,569
Accounting:	\$1,689.33	\$20,272
Financial & Revenue Collections:	\$464.08	\$5,569
Assessment Roll ⁽¹⁾		\$5,569
	<hr/>	<hr/>
Total Standard On-Going Services:	\$4,972.83	\$65,243

(1) Assessment Roll is paid in one lump-sum at the time the roll is completed.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 300.00
Chief Financial Officer	\$ 250.00
Vice President	\$ 225.00
Regional District Manager	\$ 200.00
Accounting Manager	\$ 200.00
Finance Manager	\$ 200.00
District Manager	\$ 175.00
Amenity Services Manager	\$ 175.00
Clubhouse Manager	\$ 150.00
Field Services Manager/Landscape Specialist	\$ 150.00
Senior Accountant	\$ 150.00
Staff Accountant	\$ 100.00
Financial Associate	\$ 100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00

**FOURTH ADDENDUM TO THE CONTRACT FOR
PROFESSIONAL DISTRICT SERVICES**

This Fourth Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Waterset North Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit E** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit E** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit E** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

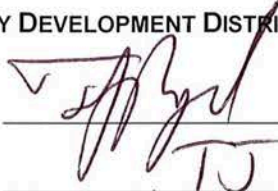
BY: William J. Rizzetta

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: Aug 15, 2025

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

BY: 

PRINTED NAME: TJ Ryche

TITLE: Chairman/Vice Chairman

DATE: 08/26/2025

ATTEST:



Vice Chairman/Assistant Secretary
Board of Supervisors

Patricia Cianci-Deckard

Print Name

Exhibit B – Schedule of Fees
Exhibit E – Human Trafficking Affidavit

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,355.33	\$28,264
Administrative:	\$464.08	\$5,569
Accounting:	\$1,875.00	\$22,500
Financial & Revenue Collections:	\$464.08	\$5,569
Assessment Roll: ⁽¹⁾		\$5,569
	_____	_____
Total Standard On-Going Services:	\$5,158.50	\$67,471

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

**Rizzetta & Company, Incorporated, a
Florida Corporation**

By: *William J. Rizzetta*
Name: William J. Rizzetta
Title: President

Tab 2

WATERSET NORTH

COMMUNITY ASSET MANAGEMENT REPORT



March 17, 2026
Rizzetta & Company
John R. Toborg – Division Manager
Community Asset Management



Rizzetta & Company
Professionals in Community Management

Upcoming Events, Waterset Blvd. North

General Updates, Recent & Upcoming Maintenance Events

- During the month of April, all Bahia turf shall receive a 2nd application of 1000 lbs. of a pre-emergent herbicide (20 – 50 lb. bags). Additionally, all Bahia turf shall receive an application of 1000 lbs. (20 – 50 lb. bags) of a Soluble Nitrogen – 22-0-12. Also, all St. Augustine turf shall receive an application of 1000 lbs. (20 – 50 lb. bags) of Soluble Nitrogen – 22-0-12, all Celebration Bermudagrass shall receive an application of 750 lbs. (15 – 50 lb. bags) of a Soluble Nitrogen – 22-0-12. Zoysia turf shall also receive an application of Soluble Nitrogen, but at this time the quantity is unknown.
- RedTree to notify me and Staff at least five days ahead of each fertilization being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to and then record this information on the label and scan it to me. PAYMENT FOR FERTILIZATION WILL NOT BE APPROVED WITHOUT PRIOR VERIFICATION.
- Throughout the course of this inspection, it was noted that turf weeds remain a very widespread and severe problem rendering the appearance of many areas not being maintained at all.
- Winter freeze cutbacks should be well under way.
- Beginning March 1st, mow schedules returned to weekly. It was clear during this inspection, that had not occurred.

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

1. There remain lots of dead areas of turf on the Waterset Boulevard median east of Publix and patchy turf on the west right-of-way. Spot treat weeds in turf. This is a holdover from the previous contractor. Other than replacement what options can RedTree offer for improvement? (Pic 1>) - **In progress.**
2. I'm still not satisfied with the "final?" appearance of many of the new landscape beds planted by ULS. There still seem to be unfinished areas, freeze-damaged plant material and no bed line definition. I did not receive a response to last month's report from **ULS** sent February 24th. (Pics 2a - c>>)



- Noted.

The Landing

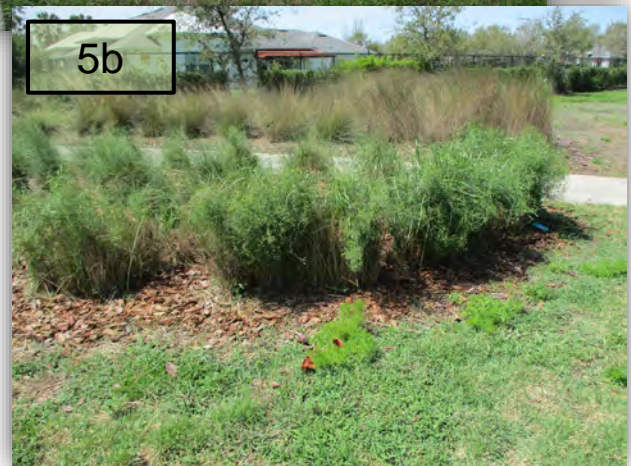
3. There are still have some feathery type fine textured weeds in our dwarf facing jasmine bed outside the landing. - Complete.

4. Between the trail and the pond NE of the Landing, a broken limb needs to be properly

pruned. (Pic 4) - Complete

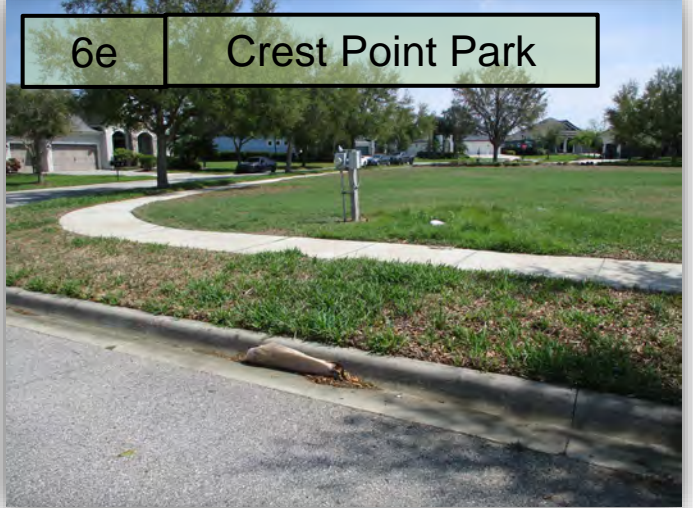


5. Turf here between our trail and the Montessori school is nonexistent. What can RedTree do here to improve the appearance? Sand Cordgrasses are full of Sand Vetch. (Pics 5a & b) -Complete.



Various Unmaintained Areas

6. As mentioned in the opening, tall weeds were everywhere throughout the community. Not just a few isolated spots. The next few photos are representative of this serious issue as it confirms at least one mow event was skipped. I will not repeat any more weed pics for brevity. (Pics 6a – f)
- Complete.



Waterset Blvd., Current, Coqui Park, Flowerpot Park

7. Crews still need to come into the bed on the northwest corner of pond two and get those bank weeds eradicated. - **Complete.**

8. There are still low-hanging trees along Waterset Blvd. between Sailview and Milestone that need to be lifted – Median & ROWs. - **Complete.**

9. Starting about 1 ½ years ago, turf on the west ROW of Park Strand near Oval Park began to deteriorate and has never recovered. The issue was exacerbated by piles of hurricane debris remaining here for several weeks. (Pic 9)



10. The trail from Current to Coqui Park is weedy toward the Coqui Park side. (Pic 10)

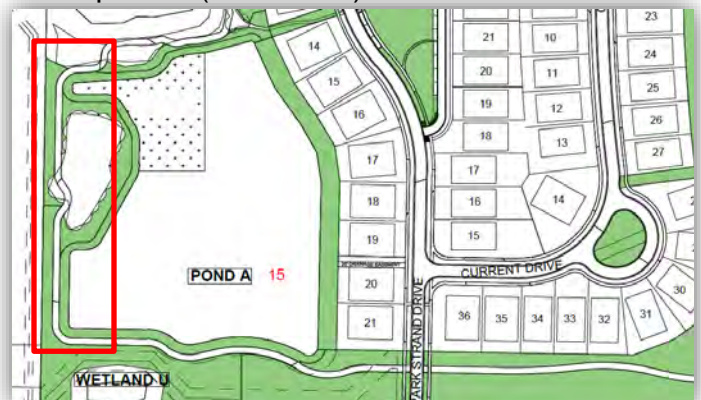


- **Complete.**

11. I will continue to photograph Current south where there continues to be yellowing turf that becomes fungus infected and brown. (Pic 11)



12. I know we've had several windy days here, but there are Washingtonian palm boots and fronds lying everywhere underneath the pond 15 palms. (see below) - **Completed twice.**



13. Define bed edges in Flowerpot Park and remove invading turf and weeds. - **Complete.**

14. RedTree, at the time of this writing, has completed mulch installation down WS Blvd. frp, Big Bend Road to Paseo Al Mar (PAM), but have not commenced other side streets or parks. - **Complete.**

15. There are turf weeds in Makers Way cul-de-sac as well as tall turf. - **Treated.**

16. Cut back Mammy Crotons in the south bed on the east side of Flowerpot Park. - **Complete.**

- 11. Treated.

Milestone, Alabaster Stone, Maiden Sea

17. Tree Ligustrum still have a lot of water shoots along the Milestone buffers.

- Complete.

18. The shell path in Shell Park needs to be sprayed to eradicate the weeds.

- Complete.

19. The areas of poor turf on the north and south side of Milestone west of WS Blvd. are enlarging. These were not chronically bad areas of turf with the previous vendor. What had RedTree been able to diagnose and treat? - We treated for weeds and fertilize.

20. Why are so many palm braces on the ground in the third bed of Washington Palms on the WS Blvd. median north of Milestone? These need to be removed. Also, there are several trees with a single 2" x 4" on one side. In my opinion, these are doing no good and need to be removed. - Complete.

21. I'm thinking there is an irrigation zone on the north side of Milestone west of WS Blvd. that is not working as there is a distinct line where the turf stops being straw-like in color and turns green. -

22. Turf weeds are taking over the turf on Milestone approaching Triton.

- Treated for weeds.

23. Turf on the north side of Milestone east of Knowledge is almost non-existent. (Pic 23)



24. There are other areas on the west side of Milestone near Alabaster Stone and Maiden Sea as well as on Maiden Sea mail kiosk ROW lawn that are near dead. What is occurring here? Is irrigation even working? (Pics 24a -c) - Under Investigation



- 23. Noted.



Maiden Sea, Triton & Milestone, Crestpoint Park

25. Clearly, it's been a while since any crews have visited Maiden Sea cul-de-sac. (Pic 25)



26. The District has never experienced turf issues along Milestone under the powerlines. What is occurring here? (Pic 26)



27. Over the past several months, turf has also failed on the SE corner of Triton and Milestone. What is occurring here? (Pic 27>)
- Treated.

28. Turf continues to fail in the ROW of Crest Point porkchop park. Has RedTree inspected this for insect or fungal issues? (Pic 28>)
- Treated and fertilized.

29. There are now turf areas in Crestpoint Park that look completely dead that have not looked bad in the past. What is occurring here? (Pic 29>)
- In progress.

30. What I don't understand with the Crestpoint Park turf is that the ROW turf in most areas is beautiful and green – is the irrigation not operating inside the lawn area? (Pic 30>)
- Under investigation.



- 25. Complete.
- 26. Irrigation was down.

Crestpoint Park, Ebb Tide, Salt Creek

<30



31. There is no improvement to the turf condition on the south side of Brevada at WSBlvd. (holdover) But now there are new areas of failing turf on the WSBlvd. median at Brevada (Pics 31a & b) - **Noted.**

31a



31b



32. **Again a 'Usual Suspect' placing landscape debris causing proper maintenance from taking place along Ebb Tide at Salt Creek. (Pic 32)**

32



33. **The Brazilian Peppers are still in the hedge adjacent to the home at the end of Ebb Tide at Paradiso. (Pic 33) - Completed.**

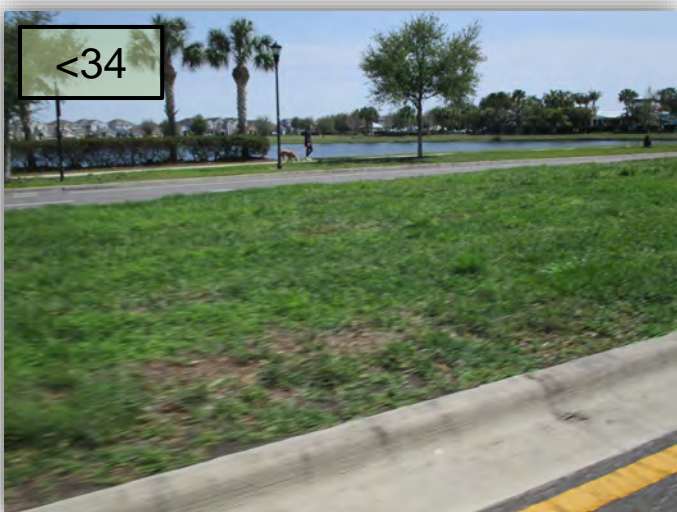
33



34. As mentioned earlier, there are areas of failing turf on the WSBlvd. median that are growing – this one is between Paradiso and PAM. (Pic 34>) - **Treated.**

35. **I could take the same pictures over and over again along PAM regarding the dead turf and beds left behind by the previous contractors. Is RedTree able to confirm that irrigation is working properly the entire run of PAM (ROWs and medians?) (Pics 35a – e>)**

Paseo Al Mar



36. There are now new areas of declined turf near the mail kiosk on Heirloom. These have never been here before. Is irrigation working properly here? (Pic 36>) - [Under investigation](#).

37. But the turf on the SW corner of Lantern Park is a holdover from the previous contractor. (Pic 37>>) - [Noted](#).

Lantern View, Lakeside Amenity

38. Trim down the *Alternanthera* to the ground and removed weeds from the beds in Lantern View Park. - Complete.

39. Remember to cut back the *Jatropha* by at least a third in Lantern View Park to encourage a full, compact crown. - Noted.

40. There remains dead Flax Lily near the trellis in Lantern View Park. (Pic 40) - Complete.



41. RedTree crews removed the two remaining Confederate Jasmine *Trachelospermum jasminoides* in the large blue urns at the Lakeside Amenity and replaced them and added two more Star Jasmine *Jasminum nitidum* instead. Star Jasmine is a much more aggressive grower and can spread up and over everything quickly. This will be difficult to control in these containers. (Pic 41>)



42. Trim back the three *Jatropha* inside the Lakeside Amenity gate by at least a third. The inside of the Lakeside Amenity is full of palm boots. The back lawn of the Lakeside Amenity had not been mowed in a long time. (Pic 42)



- 41. Complete.
- 42. Complete.

Dog Park, Lakeside Amenity, Paradiso, Colmar Park

43. As has been brought to the board's attention on a couple occasions, the District did, not too long ago, pay to have one of the concrete tunnels re-graded and re-sodded in the Lakeside Amenity large dog park. That solution did not last long. Last month it was requested of RedTree to bring back a proposal to completely flatten the grade around the tunnels and re-sod. We have not received that proposal. (Pic 43) - **Complete.**



45. **The turf on the south ROW of Paradiso surrounding the north side of the Waterset Club began to suddenly fail back during the previous vendors' contract. It has not recovered and this should be withheld from them. It greens up again near the intersection of Lantern Park Ave. (see below)**



46. **Turf is continuing to decline at the Colmar Place mail kiosk. Also, at the SE tract of Colmar Park, the Eagleston Holly replacements should be included in the monies held back from the previous vendors as these died, as did a lot of turf, when irrigation was not working. (Pic 46)**



47. **And of course, Wave's End Park's turf will need to be completely replaced. This also should be included in the monies held back from the previous vendors. (Pic 47>)**

44. We need to start shaping up the Natal Plums (and there are a LOT of them) in and around the Lakeside Amenity. These plants are a free-forming clumping plant material that grow in irregularly shaped and unevenly tall forms. Do not shear these plants as that will cause dieback. Selectively prune. (Pic 44) - **Noted.**



Tideline Park, Wave Wall, Covington Garden Dr.

48. There is no improvement to the condition of Tideline Park – still loaded with dead growth and Spanish Needle are everywhere. (Pic 48)



49. The usual suspects at Tideline and Trinket. (Pic 49)



50. These Mammy Crotons on the east side of Tideline and Milestone will need to be cut back from freeze damage, but this bed is extremely weedy. (Pic 50) - Complete.



51. The Nestall cul-de-sac turf is yellowing and there is a lot of dollar weed. Do we need to cut back on the irrigation? - Treated.

52. We have more browning turf at the wave wall at Milestone and Covington Garden Dr. (CGD) as well as cold damaged Bougainvillea that need to be cut to the ground. (Pic 52)



53. The Sweet Viburnum hedge along the west buffer of Covington Garden Dr. from Milestone to Tideline needs to be maintained at a consistent height but also from the front of the hedge to the back – it is much taller in the back. - Complete.

- 48. Complete.

- 52. Treated.



Rizzetta & Company
Professionals in Community Management

Milestone & Tideline, Hourglass, Bowspirit

54. Remove water shoots from an Oak on the north side of Milestone at the Tideline intersection. - Complete.

55. The hedge along the Greenergy tract is also not being maintained at a consistent height. Is irrigation 100% along this hedge? (Pic 55)



56. Cupid's Shaving Brush is still filling the bed of Variegated Confederate Jasmine in the Hourglass porkchop park. (Pic 56)



57. Crews are still not consistently line-trimming along the retaining wall surrounding the big lake. This is west of the southern end of Hourglass Park. (Pic 57>) - Complete.

58. Beds surrounding the Hourglass fountain contain 2' tall weeds. (Pic 58>) - Complete.

59. New flushes of growth are starting to form on

many Crape Myrtles – most of which have not been trimmed or de-mossed. - Complete.

60. The extremely large volunteer Brazilian Peppers are still in place in Bowspirit Park – both ends. (Pic 60) - Complete.



- 55.

- 56. Complete.



Bow Spirit Park, Mayport

61. Also, in Bowspirit Park, the Dwarf Asian Jasmine beds are not being defined or weeded, and the vines are climbing up the Crape Myrtle trunks. (Pic 61) - [Complete](#).



62. We need to place this Bowspirit Park turf on an improvement plan. This decline began with the previous vendors however, I feel it is salvageable. (Pic 62) - [Treated](#).



63. Pay more attention to the thinning turf along the north side of Bow Spirit leading to Mayport. - [Noted](#).

64. Turf around the ROW of Mayport Park is also beginning to thin. - [Treated](#).

65. WSBlvd. median trees are full of Spanish Moss and many need to be lifted.

- [Complete](#).

Proposals

1. The Bismarck Palm on Crest Point 2 failed after looking poorly for a couple months. Terrapin Lawn Care feels the cause of death to be Thielaviopsis, a bacterial infection caused by bacteria entering wounds in the palm. RedTree to provide a proposal to remove this dead Bismarck Palm on Crest Point 2. Option 1; flush cut only. Option 2; completely remove including stump grind and replace with like palm. We have received a proposal, but the proposal included a 12' OAH Sabal Palm as opposed to another Bismarck Palm. I am not opposed to a Sabal Palm but feel a Sabal Palm 12' OAH would be too short for this cluster. (Pic 1)



2. Install & invoice three (3) 3 Gal., FULL Pringle's Podocarpus to replace three that have died at the south end of Hourglass Park on the big lake. (Pic 2)



Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Replacement of Controller Near 6953 Crestpoint Drive

**IRRIGATION PROPOSAL
for
WATERSET NORTH CDD**

Attention: Rachel Welborn, District Manager

April 12, 2026

Scope of Work:

The current controller is not operating and needs to be replaced with a Hunter ICC2 with cellular communications and a new Rain/Freeze Sensor.

Materials:

- (1) Hunter ICC2 Controller
- (1) Hunter ICC2 8-Station Controller Communications Module
- (1) Hunter ICC2 Communications Cellular Fee
- (1) Hunter Rain/Freeze Sensor
- Labor and Miscellaneous Materials Included

*Yearly Communications Fee of \$240.00

Total Cost: \$2,837.38

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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

Tab 4A



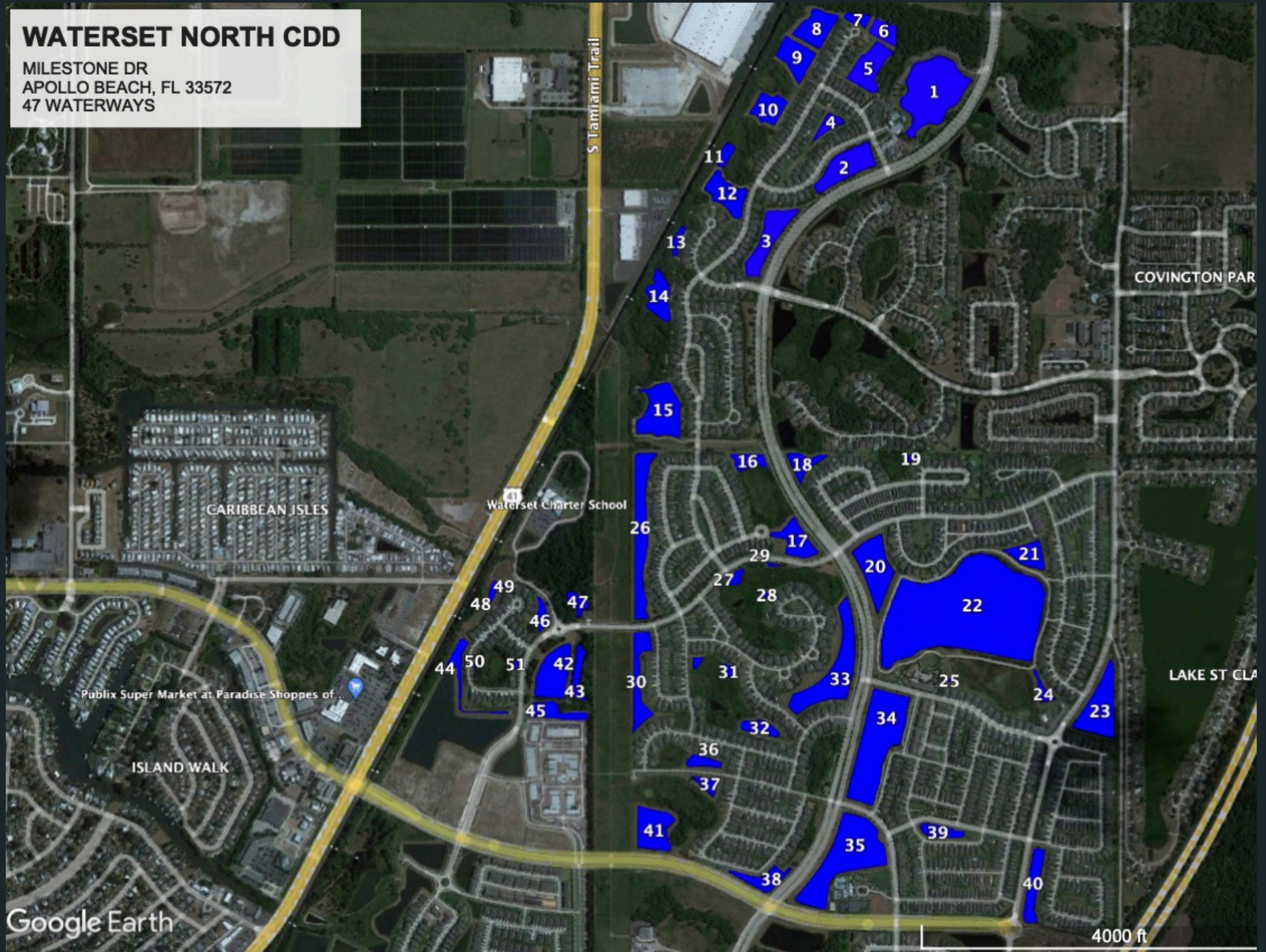
MONTHLY REPORT

APRIL, 2026



WATERSET NORTH CDD

MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS



SUMMARY:

Winter is over and Spring is upon us. As air temperatures rise so will the water. With the water drought and a rise in temperatures we will see a great influx in Algae blooms. Some ponds may go dry if we see this continue through the month. We will be aggressively monitoring as well as treating all blooms and unwanted growth as it shows its self.



Pond #40 Treated for Algae and Shoreline Vegetation.



Pond #37 Treated for Shoreline Vegetation.



Pond #33 Treated for Algae and Shoreline Vegetation.



Pond #34 Treated for Algae and Shoreline Vegetation.



Pond #39 Treated for Spike rush and Shoreline Vegetation.



Pond #35 Treated for Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Algae and Shoreline Vegetation.



Pond #32 Treated for Shoreline Vegetation.



Pond #38 Treated for Shoreline Vegetation.



Pond #31 Treated for Algae and Shoreline Vegetation.



Pond #30 Treated for Algae and Shoreline Vegetation.



Pond #36 Treated for Shoreline Vegetation.



Pond #41 Treated for Shoreline Vegetation.

Tab 5

WATERSET®



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

Community Director Report **April 2026 Meeting**



Unparalleled Property Services

Administrative

CDD Access Requests: None

Management would like to follow up on the status of the Square terminal.

Management received a proposal from Owens Electric to remove the hanging light fixture located above the café, which is no longer operational. The proposal amount is \$1,595.00. The higher cost is due to the requirement of a lift to safely access the high ceiling.

Management has followed up with Playmore Recreational Products regarding the status of the requested proposals. They have advised that the proposals are still in progress.

EGA will be pressure washing the splash pad on April 28th.

Management has been in communication with Total Site Amenities and Creative Recreation Products to obtain additional proposals for the replacement of benches and trash cans. At this time, the proposals have not yet been submitted.

TECO has been onsite at Lakeside due to the bollard lighting not turning on at night. They have not yet identified the issue.

Hillsborough County was onsite on April 10th to inspect the newly installed AC unit at the Lakeside storage facility. The inspection passed.

Management has been in communication with Master Deputy Footman from the Homeless Initiative Team regarding recent incidents throughout the community. He advised that there has been an increase in homeless individuals in the area. As ongoing development continues, many wooded areas where individuals previously stayed are being cleared, resulting in more individuals frequenting public spaces. The deputy advised that for safety reasons, Management and residents should not approach anyone found sleeping in the amenities, as individuals may be under the influence or potentially carrying weapons. He also mentioned that Management and residents are not trained to handle these situations. The proper procedure is to immediately contact the Hillsborough County Sheriff's Office non emergency line upon observing someone sleeping on the property.

Management has been in communication with Ben from Bright Brothers regarding the holiday lighting proposal. He will be attending the April 28th meeting to present and discuss the proposal.

Maintenance

The maintenance team replaced the flush valve in a toilet at the splash pad mens restroom that was experiencing a leak.

The maintenance team reinstalled the gym wipe dispenser in the fitness center after it was found on the floor.

The maintenance team attempted to repair the monument on Sail View Lane, located across from the parking lot of The Landing, after it was observed that children had been lifting sections of the wood. Upon further inspection, Management discovered that the interior of the wood is deteriorating, and the metal components securing the wood are also corroded.

The maintenance team replaced the flush valve in a toilet at the splash pad womens restroom that was experiencing a leak.

The maintenance team replaced the flush valve for the urinal in the men’s restroom at The Landing.

The maintenance team continues to work on the list of lifted sidewalks that are owned by the CDD.

Respectfully Submitted,

Katiria Parodi, LCAM

Tab 6



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

Estimate 40385508
 Estimate Date 4/6/2026

Billing Address
 Waterset North CDD
 3434 Colwell Avenue
 Tampa, FL 33614 USA

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

Description of work

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

Coordinate single person lift rental, use lift to reach non-working pendant light fixture. Disconnect fixture and remove from ceiling. Install new blank plate to cover electrical wiring in existing box.

Total Proposal: \$1,595

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Approval: \$797.50
 50% Upon Completion: \$797.50

ACCEPTANCE OF PROPOSAL

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

Date: _____ Estimate#: _____

Print Name: _____ Signature: _____

Prepared by: Matthew Aloy

Sub-Total	\$1,595.00
Tax	\$0.00
Total Due	<u>\$1,595.00</u>
Deposit/Downpayment	\$0.00

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

Notes/Comments:

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

Exclusions in Proposal:

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

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

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

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as restocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Tab 7

HOLIDAY LIGHTING PROPOSAL

Waterset North CDD · Apollo Beach, FL
 Quote #8815 · Issued 03/13/2026 · Valid until 05/12/2026

About Bright Brothers of East Tampa

Bright Brothers of East Tampa is a full-service exterior washing and holiday lighting company proudly serving the Tampa Bay area. Our team specializes in large community installations, ensuring your neighborhood shines all season long.

Contact: Ben Hagan **Phone:** (813) 725-1587 **Email:** bhagan@brightbrothersofeasttampa.com

Proposal Overview — Three Tiers

Choose the package that best fits the community's vision and budget. All tiers include installation, takedown, and storage. Tiers can be adjusted — contact your rep to customize.

Feature	Good	Better	Best
C9/C7 String Lights: Big Bend Covington	✓	✓	✓
Palm Tree Mini LEDs:	✓	✓	✓
Happy Holiday Sign	✓	✓	✓
Wreaths (24"–48")	✓	✓	✓
Timers	✓	✓	✓
Boom Lift	✓	✓	✓
C7 Landscape Accents	—	✓	✓
Meteor Hanging Lights	—	✓	✓
Movie Circle Palms	—	✓	✓
Palm Tree Toppers	—	—	✓
Bldv Landscape Lights	—	—	✓
Investment	\$8,047.50	\$14,427.50	\$17,927.50

★ GOOD — Essential Holiday Package
Everything the community needs to celebrate the season

This package covers all essential holiday lighting elements at the North district — C9 lights on monuments and splash pad, wreaths at the dog park, landing columns, and splash pad, palm strand LEDs on 9 palms, timers, and a boom lift.

#	Service / Location	Area	Line Total
1	C9 Lights <i>Monument entry features Big Bend +Covington</i>	North	\$1,125.00
2	Mini LED 24' Strand <i>Big Bend +Covington Monument palms (6)</i>	North	\$1,800.00
3	Mini LED 24' Strand <i>Tree circle + Oak area</i>	North	\$1,060.00
4	C9 Lights <i>Splash pad feature</i>	North	\$697.50
5	Happy Holiday Light Sign	North	\$520.00
6	24" Wreath <i>Dog park monument</i>	North	\$350.00
7	36" Wreath <i>Landing columns</i>	North	\$900.00
8	48" Wreath <i>Splash pad</i>	North	\$975.00
9	Timers <i>Automated on/off control</i>	North	\$120.00
10	Boom Lift <i>Required for elevated installation</i>	North	\$500.00
		TOTAL	\$8,047.50

★★ BETTER — Enhanced Holiday Package
All Good items plus premium accents and building lighting

Builds on the Good package with C7 landscape accent lights, Mini LED strands on 10 movie circle palms, and meteor hanging lights on all 6 monument palms for a fuller, more dramatic North district display.

#	Service / Location	Area	Line Total
1	C9 Lights <i>Monument entry features Big Bend +Covington</i>	North	\$1,125.00
2	Mini LED 24' Strand <i>Monument palms (6) Big Bend+Covington</i>	North	\$1,800.00
3	Mini LED 24' Strand <i>Tree circle — oaks & banner area</i>	North	\$1,060.00
4	C9 Lights <i>Splash pad feature</i>	North	\$697.50
5	Happy Holiday Light Sign	North	\$520.00
5	24" Wreath <i>Dog park monument</i>	North	\$350.00
6	36" Wreath <i>Landing columns</i>	North	\$900.00
7	48" Wreath <i>Splash pad</i>	North	\$975.00
8	Timers <i>Automated on/off control</i>	North	\$120.00
9	Boom Lift <i>Required for elevated installation</i>	North	\$500.00
10	C7 Lights <i>Landscape accent features Big Bend Mon.</i>	North	\$3,080.00
11	Mini LED 24' Strand <i>Movie circle palms (10)</i>	North	\$3,000.00
12	Misc. Hanging Lights <i>Meteor lights — monument palms (6)</i>	North	\$300.00
		TOTAL	\$14,427.50

★★★ BEST — Permanent Lights Package
Essential Good package + permanent amenity lighting that lasts for years

The complete Waterset North CDD package — everything in Better, including C7 landscape accents, movie circle palms, and meteor hanging lights. **All locations fully covered for the season.**

Central — both amenity buildings (\$13,675)

#	Service / Location	Area	Line Total
1	C9 Lights <i>Monument entry features Big Bend +Covington</i>	North	\$1,125.00
2	Mini LED 24' Strand <i>Big Bend +Covington Monument palms (6)</i>	North	\$1,800.00
3	Mini LED 24' Strand <i>Tree circle — oaks & banner area</i>	North	\$1,060.00
4	C9 Lights <i>Splash pad feature</i>	North	\$697.50
5	Happy Holiday Light Sign	North	\$520.00
5	24" Wreath <i>Dog park monument</i>	North	\$350.00
6	36" Wreath <i>Landing columns</i>	North	\$900.00
7	48" Wreath <i>Splash pad</i>	North	\$975.00
8	Timers <i>Automated on/off control</i>	North	\$120.00
9	Boom Lift <i>Required for elevated installation</i>	North	\$500.00
10	C7 Lights <i>Landscape accent features</i>	North	\$3,080.00
11	Mini LED 24' Strand <i>Movie circle palms (10)</i>	North	\$3,000.00
12	Misc. Hanging Lights <i>Meteor lights — monument palms (6)</i>	North	\$300.00
13	Bldv Landscape Lights	North	\$1,500
14	Palm Tree Toppers <i>Big Bend,+ Cov Palms,</i>	North	\$2,000
		TOTAL	\$17,927.50

Terms & Conditions

Payment: 30% deposit required upon signing. Balance due upon completion. Non-payment voids all warranties.
Insurance: Bright Brothers is fully insured. Certificates available upon request.
Scheduling: Dates coordinated with CDD management. Weather delays rescheduled at mutual agreement.
Scope: Services limited to those listed. Additional requests billed separately.

Authorization & Acceptance

By signing below, the Waterset North CDD authorizes Bright Brothers of East Tampa to proceed with the selected package.

Selected Package (circle one): GOOD / BETTER / BEST

Authorized Signature: _____ Date: _____

Printed Name: _____ Title: _____

Community / CDD Name: Waterset North CDD, Apollo Beach, FL

Tab 8



Hillsborough County Sheriff's Office Trespass Authorization Form



In accordance with Florida Statute 810.09, completion of this form authorizes the Hillsborough County Sheriff's Office, through its duly appointed personnel, to issue and enforce trespass warnings on behalf of the owner or agent of the listed property.

Property/
Business Name: _____

Property Address: _____

Phone Number: _____

I, _____ as owner / agent (*circle one*) of the above listed property, do
(Print Name)
hereby authorize sworn personnel of the Hillsborough County Sheriff's Office (HCSO) to issue trespass warnings on my behalf. In doing so, I have read and understood the following:

(Please Initial) Owners or their agents are responsible for issuing trespass warnings during hours of operation and at any other times when they are present. This authorization does not alter an owner/agent's ability to issue warnings as they deem appropriate.

(Please Initial) HCSO will only issue trespass warnings under this authority upon the determination that an individual presents a threat to public safety or welfare.

(Please Initial) Issuance of trespass warnings by the HCSO, will be at the sole discretion of the investigating deputy or his/her supervisor.

(Please Initial) HCSO shall not be held liable for any expenses or damages incurred by the property owner as a result of a deputy's decision not to issue a trespass warning.

(Please Initial) Change in ownership or agency requires new authorization.

Owner/Agent Signature: _____ Date: _____

Deputy Signature: _____ ABN: _____ Date: _____

District: _____ CRD Area: _____

Tab 9

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

To Whom It May Concern:

I, Paul Anderson, do hereby resign from the
Board of Supervisors of the Waterset North Community Development
District, effective as of April 8, 2026.



Signature

Paul Anderson

Print Name

Date: April 8, 2026

Tab 10

RESOLUTION 2026-03

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

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

WHEREAS, the Board of Supervisors of the District desires to appoint [and remove] Officers of the District.

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

Section 1. _____ TJ Pyche _____ is appointed Chairman.

Section 2. _____ Trish Cianci-Deckard is appointed Vice Chairman.

Section 3. _____ Vacant _____ is appointed Assistant Secretary.

_____ Mike Tobin _____ is appointed Assistant Secretary.

_____ Cathy Delucia _____ is appointed Assistant Secretary.

_____ Rachel Welborn _____ is appointed Assistant Secretary.

_____ Matthew Huber _____ is appointed Assistant Secretary.

Susan Garcia is appointed Assistant Treasurer

Scott Brizendine is appointed Treasurer

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF APRIL, 2026.

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

**_____
CHAIRMAN / VICE CHAIRMAN**

ATTEST:

ASSISTANT SECRETARY

Tab 11

TROPITONE[®]

QUOTATION

Bill to: Waterset North CDD Attention: Accounts Payable Address: 3434 Colwell Avenue Suite 200 Tampa, FL 33614 Email: kparodi@castlegroup.com	Date: 03/23/26 Quote No: 262303WNCDD Account #: 108281 Terms: PIA Representative: Larry Weiner
--	--

Ship to: Waterset North CDD Attention: Katiria Parodi Address: 7281 Paradiso Drive Apollo Beach, FL 33614 Phone: 813-677-2114
--

Freight Terms: Prepaid Lead Time: 8 Weeks FOB: Sarasota, FL Quote: Valid For 30 Days

Model No.	Description	Finish	Strap /Sling	Fabric	Quantity	Net Price	Extended Net Price
0645SNO	23" EZ Span Wave Segments	SNO			200	\$18.70	\$3,740.00
Rachel Welborn <small>Digitally signed by Rachel Welborn Date: 2026.03.27 15:49:15 -04'00'</small>		Approved	Date				

NOTES: Freight TBD Tax Exempt	Subtotal: \$3,740.00 Freight:
	Materials Surcharge: \$0.00 Approx Tax: \$ - Total Amount Due:

CONTRACT FACTORY REPRESENTATIVE

O. 954.437.9999 | E-mail: noelle@lawrenceassoc.com | www.Tropitone.com

Tab 12



Proposal

#EST2999

Bill To

Wataset North CDD
7281 Paradise Dr.
Apollo Beach FL 33572

Ship To

Wataset- Landing
7012 Sail View Lane
Apollo Beach FL 33572

Proposal Date 2/24/2026	Project Manager Christopher Harrison
-----------------------------------	--

Title: Border Timbers

Memo: *Must be purchased and installed with #EST2939 and #EST2946.

Project Name		Project ID	Terms
Wataset North CDD : Wataset Landing - Playground		24496	
Quantity	Description	Unit Price	Total Extended
29	Playworld ZZXX9410 2ft BORDER TIMBERS w/STAKE	\$73.00	\$2,117.00
29	Playworld ZZXX9430 4ft BORDER TIMBERS w/STAKE	\$92.00	\$2,668.00
1	Freight Playworld *Customer to Unload Delivery	\$597.00	\$597.00
1	Miscellaneous Service Remove Old Border Timbers and Install New	\$2,250.00	\$2,250.00
1	Dumpster for General Trash	\$1,875.00	\$1,875.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$9,507.00
		Tax	\$0.00
		Total	\$9,507.00

Accepted By

Printed Name:

[Handwritten Signature]

Signature:

TJ Pycho

Date:

03/24/26

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: _____

THANK YOU!

Tab 13



Rizzetta & Company

Waterset North Community Development District

**Financial Statements
(Unaudited)**

February 28, 2026

Prepared by: Rizzetta & Company, Inc.

watersetnorthcdd.org

rizzetta.com

Waterset North Community Development District

Balance Sheet

As of 02/28/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,481,438	170,994	41,061	1,693,493	0	0
Investments	86,721	661,014	1,463,956	2,211,691	0	0
Accounts Receivable	69,350	0	31,110	100,460	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	1,536,127
Amount To Be Provided Debt Service	0	0	0	0	0	11,213,873
Total Assets	1,644,256	832,008	1,536,127	4,012,391	55,910,853	12,750,000
Liabilities						
Accounts Payable	44,649	7,800	0	52,449	0	0
Accrued Expenses	2,241	0	0	2,241	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	46,912	7,800	0	54,712	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	1,264,649	172,928	867,664	2,305,241	0	0
Total Fund Equity & Other Credits	1,597,344	824,208	1,536,127	3,957,679	55,910,853	0
Total Liabilities & Fund Equity	1,644,256	832,008	1,536,127	4,012,391	55,910,853	12,750,000

See Notes to Unaudited Financial Statements

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,255	2,255
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>2,212,141</u>	<u>20,855</u>
Expenditures				
Legislative				
Supervisor Fees	13,000	5,417	4,600	817
Total Legislative	<u>13,000</u>	<u>5,417</u>	<u>4,600</u>	<u>817</u>
Financial & Administrative				
Accounting Services	22,500	9,375	9,375	0
Administrative Services	5,569	2,320	2,321	0
Arbitrage Rebate Calculation	1,000	1,000	1,000	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	7,000	0	0	0
Disclosure Report	6,000	2,500	2,500	0
District Engineer	40,000	16,667	11,790	4,876
District Management	28,264	11,776	11,776	0
Dues, Licenses & Fees	550	312	524	(213)
Financial & Revenue Collections	5,569	2,320	2,321	0
Legal Advertising	1,500	625	205	420
Miscellaneous Fees	500	209	425	(217)
Public Officials Liability Insurance	5,025	5,025	3,566	1,459
Trustees Fees	7,700	3,850	1,729	2,122
Website Hosting, Maintenance, Backup & E	4,000	1,666	2,409	(743)
Total Financial & Administrative	<u>140,746</u>	<u>63,214</u>	<u>55,510</u>	<u>7,704</u>
Legal Counsel				
District Counsel	25,000	10,417	8,713	1,704
Total Legal Counsel	<u>25,000</u>	<u>10,417</u>	<u>8,713</u>	<u>1,704</u>
Electric Utility Services				
Utility - Recreation Facilities	25,000	10,417	7,689	2,727
Utility - Street Lights	15,000	6,250	4,081	2,169
Utility Services	35,000	14,583	11,768	2,816
Total Electric Utility Services	<u>75,000</u>	<u>31,250</u>	<u>23,538</u>	<u>7,712</u>
Gas Utility Service				
Utility - Recreation Facilities	23,000	9,583	12,984	(3,401)
Total Gas Utility Service	<u>23,000</u>	<u>9,583</u>	<u>12,984</u>	<u>(3,401)</u>
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	27,000	11,250	9,480	1,770
Total Garbage/Solid Waste Control Ser-	<u>27,000</u>	<u>11,250</u>	<u>9,480</u>	<u>1,770</u>

See Notes to Unaudited Financial Statements

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 02/28/2026 YTD Budget	Year To Date 02/28/2026 YTD Actual	YTD Variance
vices				
Water-Sewer Combination Services				
Utility - Reclaimed	40,000	16,667	9,365	7,302
Utility Services	10,500	4,375	4,088	287
Total Water-Sewer Combination Services	50,500	21,042	13,453	7,589
Stormwater Control				
Aquatic Maintenance	50,500	21,042	22,550	(1,508)
Lake/Pond Bank Maintenance & Repair	3,000	1,250	0	1,250
Wetland Monitoring & Maintenance	5,000	2,083	0	2,083
Total Stormwater Control	58,500	24,375	22,550	1,825
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,000	6,250	0	6,250
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	25,000	75,902	(50,902)
Landscape - Mulch	150,000	62,500	0	62,500
Landscape Inspection Services	13,200	5,500	5,500	0
Landscape Maintenance	776,000	323,333	215,383	107,950
Landscape Replacement Plants, Shrubs, Tr	150,000	62,500	282,923	(220,423)
Property Insurance	50,250	50,250	30,724	19,526
Total Other Physical Environment	1,247,700	568,583	625,791	(57,208)
Road & Street Facilities				
Sidewalk Maintenance & Repair	1,000	417	0	417
Street Sign Repair & Replacement	4,500	1,875	437	1,438
Total Road & Street Facilities	5,500	2,292	437	1,855
Parks & Recreation				
Access Control Maintenance & Repair	15,000	6,250	4,370	1,880
Clubhouse Facility Janitorial Supplies	15,000	6,250	462	5,788
Clubhouse Facility Maintenance	5,400	2,250	330	1,920
Clubhouse Janitorial Services	0	0	6,710	(6,710)
Clubhouse Miscellaneous Expense	10,000	4,167	2,416	1,750
Computer Support, Maintenance & Re- pair	500	208	0	208
Equipment Lease	13,600	5,667	0	5,667
Facility A/C & Heating Maintenance & Rep	5,000	2,083	4,893	(2,809)
Facility Funding	2,500	1,042	0	1,042
Fitness Equipment Maintenance & Re- pair	3,000	1,250	602	648
Furniture Repair & Replacement	7,500	3,125	0	3,125
Maintenance & Repairs	45,000	18,750	15,401	3,348
Management Contract	258,760	107,816	96,150	11,667
Office Supplies	1,000	417	7	410
Pest Control	9,100	3,792	4,136	(344)
Playground Equipment & Maintenance	13,000	5,416	0	5,417
Pool Permits	500	0	0	0
Pool Repairs	15,000	6,250	12,638	(6,388)

See Notes to Unaudited Financial Statements

Wareset North Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	24,480	10,200	10,200	0
Security System Monitoring Services & Ma	6,000	2,500	7,823	(5,323)
Telephone, Internet, Cable	7,500	3,125	3,817	(693)
Trail/Bike Path Maintenance	3,000	1,250	0	1,250
Vehicle Maintenance	3,000	1,250	0	1,250
Total Parks & Recreation	463,840	193,058	169,955	23,103
Contingency				
Miscellaneous Contingency	61,500	25,625	481	25,144
Total Contingency	61,500	25,625	481	25,144
Total Expenditures	2,191,286	966,106	947,492	18,614
Total Excess of Revenues Over(Under) Ex- penditures	0	1,225,180	1,264,649	39,469
Fund Balance, Beginning of Period	0	0	332,695	332,695
Total Fund Balance, End of Period	0	1,225,180	1,597,344	372,164

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,804	10,804
Special Assessments				
Tax Roll	200,000	200,000	200,000	0
Total Revenues	<u>200,000</u>	<u>200,000</u>	<u>210,804</u>	<u>10,804</u>
Expenditures				
Contingency				
Capital Reserve	200,000	200,000	37,876	162,124
Total Contingency	<u>200,000</u>	<u>200,000</u>	<u>37,876</u>	<u>162,124</u>
Total Expenditures	<u>200,000</u>	<u>200,000</u>	<u>37,876</u>	<u>162,124</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>172,928</u>	<u>172,928</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>651,280</u>	<u>651,280</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>824,208</u>	<u>824,208</u>

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,195	8,195
Special Assessments				
Tax Roll	488,748	488,748	492,499	3,751
Total Revenues	<u>488,748</u>	<u>488,748</u>	<u>500,694</u>	<u>11,946</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>392,375</u>	<u>392,375</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>927,228</u>	<u>927,228</u>

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,281	2,281
Special Assessments				
Tax Roll	583,977	583,977	588,458	4,481
Total Revenues	<u>583,977</u>	<u>583,977</u>	<u>590,739</u>	<u>6,762</u>
Expenditures				
Debt Service				
Interest	308,977	308,977	115,450	193,527
Principal	275,000	275,000	0	275,000
Total Debt Service	<u>583,977</u>	<u>583,977</u>	<u>115,450</u>	<u>468,527</u>
Total Expenditures	<u>583,977</u>	<u>583,977</u>	<u>115,450</u>	<u>468,527</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>475,289</u>	<u>475,289</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>133,610</u>	<u>133,610</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>608,899</u>	<u>608,899</u>

Wasset North Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <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	208	0	208
Miscellaneous Fees	100	42	0	42
Total Financial & Administrative	<u>600</u>	<u>250</u>	<u>0</u>	<u>250</u>
Parks & Recreation				
Maintenance & Repairs	1,900	792	0	792
Total Parks & Recreation	<u>1,900</u>	<u>792</u>	<u>0</u>	<u>792</u>
Total Expenditures	<u>2,500</u>	<u>1,042</u>	<u>0</u>	<u>1,042</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>1,458</u>	<u>0</u>	<u>(1,458)</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>1,458</u>	<u>0</u>	<u>(1,458)</u>

Waterset North CDD

Investment Summary

February 28, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2026</u>
Valley National Bank FLCLASS	Governmental Checking Average Monthly Yield 3.7498%	\$ 360 86,361
Total General Fund Investments		\$ 86,721
Valley National Bank FLCLASS	Governmental Checking Average Monthly Yield 3.7498%	\$ 1 661,013
Total Reserve Fund Investments		\$ 661,014
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	647,960
US Bank Series 2025 Revenue	First American Funds Inc SHSInstitutional Government Fund 3763	568,054
US Bank Series 2025 Interest	First American Funds Inc SHSInstitutional Government Fund 3763	1,556
Total Debt Service Fund Investments		\$ 1,463,956

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 02/01/2026 to 02/28/2026**

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	69,349.88
Sum for 435, 2493							69,349.88
435, 2495	435-200	435 Debt Service Fund S2017	Hillsborough County Tax Collec- tor	AR00002916	12110	10/01/2025	14,174.20
Sum for 435, 2495							14,174.20
435, 2496	435-201	435 Debt Service Fund S2025	Hillsborough County Tax Collec- tor	AR00002916	12110	10/01/2025	16,935.96
Sum for 435, 2496							16,935.96
Sum for 435							100,460.04
Sum Total							100,460.04

See Notes to Unaudited Financial Statements

**Waterset North Community Development District
Summary A/P Ledger
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
435, 2493					
435 General Fund	02/01/2026	Accurate Electronics, Inc.	139582	Service Call- Mens Restroom 02/26	101.25
435 General Fund	02/01/2026	Accurate Electronics, Inc.	139381	Quarterly Maintenance - Monthly Billing 03/26	102.00
435 General Fund	02/01/2026	Accurate Electronics, Inc.	139381	Quarterly Maintenance - Monthly Billing 03/26	210.75
435 General Fund	02/01/2026	Brletic Dvorak, Inc.	2356	Engineering Services 02/26	2,160.00
435 General Fund	02/01/2026	Castle Management, LLC	PREIM02-06-26-154	Payroll Period 01/17/26-01/30/26	6,962.08
435 General Fund	02/01/2026	Castle Management, LLC	PREIM02-20-26-299	Payroll Period 01/31/26-02/13/26	6,995.25
435 General Fund	02/01/2026	Castle Management, LLC	INS-0226-324	Insurance Reimbursement 02/26	851.06
435 General Fund	02/01/2026	Cathleen Mary DeLuca	CD022426	Board of Supervisors Meeting 02/24/26	200.00
435 General Fund	02/01/2026	Construction Management Services, LLC	293	50% Deposit: Pergola Replacement 02/26	7,760.00
435 General Fund	02/01/2026	Cooper Pools Inc.	2026-1106	Monthly Pool Services 02/26	2,040.00
435 General Fund	02/01/2026	Fishback Dominick LLP	126195	General Legal Services 02/26	2,951.00
435 General Fund	02/01/2026	FitRev, Inc.	37877	Preventative Maintenance 02/26	145.00
435 General Fund	02/01/2026	Hillsborough County Board of County Commissioners	DHCFR475213-01232	Fire Inspection 01/26	55.00
435 General Fund	02/01/2026	Hillsborough County Board of County Commissioners	DHCFR475220-01232	Fire Inspection 01/26	55.00
435 General Fund	02/01/2026	Hillsborough County Board of County Commissioners	DHCFR475214-01232	Fire Inspection 01/26	55.00
435 General Fund	02/01/2026	Hillsborough County Board of County Commissioners	DHCFR475220-12102	Fire Inspection 12/25	55.00
435 General Fund	02/01/2026	Hillsborough County Board of County Commissioners	DHCFR475215-01232	Fire Inspection 01/26	55.00
435 General Fund	02/01/2026	Hillsborough County BOCC - Citizen Board	2000450-0019	Alarm Code Violation 02/14/26	100.00
435 General Fund	02/01/2026	Hillsborough County BOCC - Citizen Board	2000450-0020	Alarm Code Violation 02/24/26	150.00
435 General Fund	02/01/2026	Michael A Tobin	MT022426	Board of Supervisors Meeting 02/24/26	200.00
435 General Fund	02/01/2026	Nvirotect Pest Control Service, Inc.	386564	Pest Control 02/26	515.00
435 General Fund	02/01/2026	Nvirotect Pest Control Service, Inc.	386565	Pest Control 02/26	30.00
435 General Fund	02/01/2026	Owens Electric, Inc.	39402040	Service Call 02/26	264.00
435 General Fund	02/01/2026	Patricia A. Cianci-Deckard	PD022426	Board of Supervisors Meeting 02/24/26	200.00
435 General Fund	02/01/2026	Paul R Anderson Jr	PA022426	Board of Supervisors Meeting 02/24/26	200.00
435 General Fund	02/01/2026	Signa Digital Solutions, Inc.	AR-S342847	Color Copier Maintenance Contract 3FY03185-03 02/26	230.65
435 General Fund	02/01/2026	Spark Energy Gas, LLC	73726074	Gas Sales 12/01/25-01/02/26	3,283.81
435 General Fund	02/01/2026	TECO	321000019844-030626	Utility Charges 01/26	2,000.11
435 General Fund	02/01/2026	TECO	321000019844-030626	Utility Charges 01/26	1,312.36
435 General Fund	02/01/2026	TECO	321000019844-030626	Utility Charges 01/26	1,745.77
435 General Fund	02/01/2026	TECO	321000019844-030626	Utility Charges 01/26	563.71
435 General Fund	02/01/2026	TECO	221009368202-03052	7250 Parkshore Drive,	264.32

**Waterset North Community Development District
Summary A/P Ledger
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
435 General Fund	02/01/2026	TECO	6 221008743546-03052	Ballard 02/26 Electric Utility Charges	310.85
435 General Fund	02/01/2026	TECO	6 221008768089-03052	02/26 Lantern Park Ave -	783.73
435 General Fund	02/01/2026	Terrapin Lawn Care, LLC	6829	Walkpath, Solar 02/26 Palm Root Injections	510.00
435 General Fund	02/01/2026	TJ Pyche	TP022426	01/26 Board of Supervisors	200.00
435 General Fund	02/01/2026	VSC Fire & Security, Inc.	33ST46680382	Meeting 02/24/26 Annual Fire Alarm	550.00
435 General Fund	02/01/2026	Waterset Central CDD	022426 WC	Monitoring 02/26 Reimbursement for	481.05
				Accurate Electronics Invoice #137317	
Sum for 435, 2493 435, 2494					44,648.75
435 Reserve Fund	02/01/2026	Construction Manage- ment Services, LLC	294	Lantern Park - Pergo- las 02/26	7,800.00
Sum for 435, 2494					7,800.00
Sum for 435					52,448.75
Sum Total					52,448.75

Waterset North Community Development District
Notes to Unaudited Financial Statements
February 28, 2026

Balance Sheet

1. Trust statement activity has been recorded through 02/28/26.
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 \$11,955.63 was received in March 2026.
6. Debt Service 200 Fund – Payment for Invoice #AR00002916 in the amount of \$2,443.58 was received in March 2026.
7. Debt Service 201 Fund – Payment for Invoice #AR00002916 in the amount of \$2,919.69 was received in March 2026.

Tab 14

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 February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$190,815.19**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	200199	2315	Engineering Services 01/26	\$ 2,070.00
Castle Management, LLC	200200	INS-0126-331	Insurance Reimbursement 01/26	\$ 560.36
Castle Management, LLC	200200	MGT-020126-516	Contract Management Fees 02/26	\$ 1,379.77
Castle Management, LLC	200200	PREIM01-23-26-447	Payroll Period 01/03/26-01/16/26	\$ 6,825.75
Castle Management, LLC	200200	PREIM12-26-25-138	Payroll Period 12/06/25-12/19/25	\$ 7,158.54
Cathleen Mary DeLucia	200209	CD012726	Board of Supervisors Meeting 01/27/26	\$ 200.00
DCSI, Inc.	200201	34744	Interactive Monitoring - 02/26	\$ 199.00
DCSI, Inc.	200201	34751	Interactive Monitoring - 02/26	\$ 215.00
De Lage Landen Financial Services, Inc.	021826-02	595543634	Cannon Copier Lease 02/26	\$ 259.00
Fishback Dominick LLP	200202	125936	General Legal Services 01/26	\$ 1,718.75
Frontier Communications of FL	021126-01	81367193330917 245-011726	Phone & Internet Services 02/26	\$ 75.49
Frontier Communications of FL	021926-01	81367248060521 155-012526	7250 Park Shore Dr-Dog Park & Splash Pad Service 02/26	\$ 241.36
Hillsborough County BOCC	022326-01	9581654736- 020926	Reclaimed Water 01/26	\$ 2,639.49
LLS Tax Solutions, Inc.	200213	004077	Arbitrage Services 02/26	\$ 500.00
Nvirotect Pest Control Service, Inc.	200203	383700	Pest Control 01/26	\$ 515.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nvirotect Pest Control Service, Inc.	200203	383701	Pest Control 01/26	\$ 30.00
Patricia A. Cianci-Deckard	200210	PD012726	Board of Supervisors Meeting 01/27/26	\$ 200.00
Paul R Anderson Jr	200211	PA012726	Board of Supervisors Meeting 01/27/26	\$ 200.00
Playmore West, Inc.	200204	31468	Final 50% -Park Project 01/26	\$ 27,518.00
RedTree Landscape Systems, LLC	200205	33133	Irrigation Repairs 02/26	\$ 228.00
RedTree Landscape Systems, LLC	200205	33145	January 2026 Monthly Service	\$ 50,958.34
RedTree Landscape Systems, LLC	200205	33146	February 2026 Monthly Service	\$ 50,958.34
RedTree Landscape Systems, LLC	200205	33161	Irrigation Repairs 02/26	\$ 1,560.00
RedTree Landscape Systems, LLC	200205	33184	Irrigation Repairs 02/26	\$ 458.86
RedTree Landscape Systems, LLC	200205	33190	Irrigation Repairs 02/26	\$ 10,398.20
Republic Services	020626-01	0696-001325669	Amenity 7250 Parkshore Drive - Recycling 02/26	\$ 669.96
Rizzetta & Company, Inc.	200198	INV0000106653	Accounting Services 02/26	\$ 6,958.49
SafeTouch, LLC	200206	17444012726	Remote Access Restoration - Gym 02/26	\$ 1,156.25
Signa Digital Solutions, Inc.	200207	AR-S341247	Color Copier Maintenance Contract 3FY03185-03 01/26	\$ 226.01
Sitex Aquatics, LLC	200208	10703-b	Monthly Lake Maintenance 02/26	\$ 4,000.00

Waterset North Community Development District

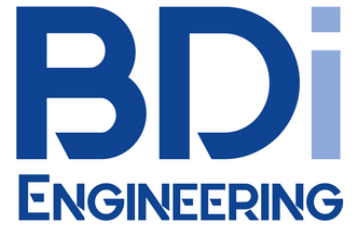
Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spark Energy Gas, LLC	020426-01	36519997	Gas Sales 10/28/25-12/01/25	\$ 2,529.97
Spectrum	021826-01	2443533012726	7012 Sail View-Cafe, Pool, Fitness Room Service 02/26	\$ 448.00
TECO	022626-01	221008743546- 020426	7012 Sail View Ln, Solar 01/26	\$ 310.85
TECO	022626-01	221008768089- 020426	Lantern Park Ave - Walkpath, Solar 01/26	\$ 783.73
TECO	022626-01	221009368202- 020426	7250 Parkshore Drive, Ballard 01/25	\$ 264.32
TECO	022426-02	321000019844- 020526-B	Utility Charges 12/25-B	\$ 4,804.13
TJ Pyche	200212	TP012726	Board of Supervisors Meeting 01/27/26	\$ 200.00
Waste Management Inc. of Florida	021826-03	0224278-2206-3	7006 Sailview Lane 02/26	\$ 428.66
Waste Management Inc. of Florida	021826-03	0224466-2206-4	7250 Parkshore Dr 02/26	\$ <u>967.57</u>
Total				\$ <u>190,815.19</u>

Brlitic 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 2315
DATE 01/30/2026
TERMS Net 30
DUE DATE 03/01/2026

PROJECT NAME

Waterset North CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[January 06 - January 30]	11:30	180.00	2,070.00

BALANCE DUE **\$2,070.00**



WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
Jan-26

	<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	3.00	\$210 \$180	S. Brletic J. Whited	\$0.00 \$540.00
Mailbox Kiosk Pergola Replacement Vendor RFI's, Proposal Review, Inspection of Hourglass Park Stone Work.	2.00 0.00	\$180 \$120	J. Whited K. Wagner	\$360.00 \$0.00
Research and Communication for Insurance Claim and Sidewalk Inquiries.	1.50 0.00	\$180 \$120	J. Whited K. Wagner	\$270.00 \$0.00
Hourglass Park Pergola Replacement; Vendor Communication and Plan Set Review.	1.00 0.00	\$180 \$120	J. Whited K. Wagner	\$180.00 \$0.00
Maiden Sea Ditch Erosion; SWFWMD Communication, RFP, Vendor RFI's.	3.00 0.00	\$180 \$120	J. Whited K. Wagner	\$540.00 \$0.00
Covington Stone Inlet Project; Vendor RFI's, Staff Communication.	1.00 0.00	\$180 \$120	J. Whited K. Wagner	\$180.00 \$0.00
INVOICE TOTAL	11.50			\$2,070.00



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

Document No:INS-0126-331
Document Date:01/31/2026

Association: Waterset North Community Development District

Total Due: \$560.36

Date	Description	Amount
01/31/2026	Insurance Reimbursement Gomez, Victoria M.	\$237.15
01/31/2026	Insurance Reimbursement Torres, Heidi L.	\$147.26
01/31/2026	Insurance Reimbursement Parodi Tarira, Katiria	\$175.95

Report Totals

Billing: \$560.36
Total Sales Tax: \$0.00
Balance Due: **\$560.36**

****Please note our monthly billing for the reimbursement of health insurance has increased to \$765.00/month/employee reflecting our new Group Health Insurance Plan Renewal for the year commencing January 1st 2026****



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

Document No:MGT-020126-516
Document Date:02/01/2026

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**

Waterset North CDD
Meeting Date: January 27, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Paul Anderson	✓
Patrica Cianci-Deckard	✓
Mike Tobin	
TJ Pyche	✓
Cathleen DeLucia	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00 PM
Meeting End Time:	7:58 PM
Total Meeting Time:	1hr 58 min

Time Over _____ (?) Hours: _____

Total at \$ _____ per Hour: _____

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

R. Williams



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 USA
 813-949-6500
 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
34744	02/04/2026	\$199.00	02/19/2026	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 USA
 813-949-6500
 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
34751	02/05/2026	\$215.00	02/20/2026	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	8	2.00	16.00

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	215.00
TAX (6.5%)	0.00
TOTAL	215.00
BALANCE DUE	\$215.00



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

Remittance Section

Invoice Number: 595543634
 Due Date: 02/15/2026
 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

2100005955436340000259001

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: 595543634
 Account Number: 1299196
 Site Number: 5556430
 Invoice Date: 01/21/2026
 Period of Performance: 01/15/2026 - 02/14/2026
 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.)

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

LAW OFFICES

Fishback Dominick LLP

1947 LEE ROAD
WINTER PARK, FLORIDA 32789-1834

February 02, 2026

Billed through 01/31/2026

Bill Number 125936

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

General

W539 25752

Balance Forward	\$1,291.75
Payments Applied	<u>\$0.00</u>
Net Balance Forward	\$1,291.75

FOR PROFESSIONAL SERVICES RENDERED

01/08/2026	DL	Email from Derrick Evans requesting drafting a contract for Landscape Maintenance Services.	0.25 hrs	\$68.75
01/14/2026	DL	Review January 27th CDD board meeting agenda package.	0.25 hrs	\$68.75
01/15/2026	DL	Email correspondence from Rachel Welborn regarding RFP and proposal for preparing contract with RedTree Landscape Systems, LLC; Instructions to Ms. Griffith to prepare contract.	0.25 hrs	\$68.75
01/16/2026	DL	Review email correspondence from Rachel Welborne regarding claims letter concerning alleged incident and claim involving Mary Michele Flanagan; Review letter correspondence delivered to the CDD and responsive email.	0.50 hrs	\$137.50
01/20/2026	DL	Review and finalize landscaping services agreement and email to client regarding same.	0.50 hrs	\$137.50
01/20/2026	HGG	Draft Landscape Agreement for Waterset North.	1.50 hrs	\$412.50
01/21/2026	DL	Email correspondence regarding potential personal injury claim by Thomas LaRock at Landing Clubhouse located at 7012 Sailview Lane, Apollo Beach.	0.25 hrs	\$68.75

01/22/2026	DL	Email from Bill Ritzmann regarding potential claim by LaRocks and request for video recording.	0.25 hrs	\$68.75
01/26/2026	DL	Review revised Board agenda package.	0.25 hrs	\$68.75
01/27/2026	DL	Attend Board of Supervisor's meeting.	2.00 hrs	\$550.00
01/30/2026	DL	Email correspondence from Raquel Welborn regarding RedTree Landscaping Maintenance Contract.	0.25 hrs	\$68.75
			Total Fees for this matter	\$1,718.75

DISBURSEMENTS

Total Disbursements for this matter \$0.00

BILLING SUMMARY

Langley, Daniel W.	4.75 hrs	\$1,306.25
Griffith, Hillary G	1.50 hrs	\$412.50

TOTAL FEES 6.25 hrs \$1,718.75

TOTAL DISBURSEMENTS \$0.00

TOTAL CURRENT CHARGES \$1,718.75

TOTAL NET CHARGES \$1,718.75

TOTAL BALANCE NOW DUE \$3,010.50

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



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

Billing Date:
Jan 17, 2026
Billing Period:
Jan 17 - Feb 16, 2026

Hi WATERSET NORTH,

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

Bill history

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

Service summary

	Previous month	Current month
Bundle	\$74.99	\$74.99
Taxes and Fees	\$0.48	↑\$0.50
Total services	\$75.47	\$75.49
Total balance		\$75.49

Total balance
\$75.49
Auto Pay is scheduled
Feb 10



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

6790 0107 DY RP 17 01192026 NNNNNNNN 01 996202

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

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

1340098136719333091724000000000000000075495



WATERSET NORTH Account Number:

Billing Date:
Jan 17, 2026

Billing Period:
Jan 17 - Feb 16, 2026

WAYS TO PAY YOUR BILL



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



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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.

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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.



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

Billing Date:
Jan 17, 2026

Billing Period:
Jan 17 - Feb 16, 2026

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



Bundle

Monthly Charges

01.17-02.16	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 \$75.49 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	\$4.88
FCA Long Distance - Federal USF Surcharge	-\$4.88
Federal Taxes	\$0.00
Hillsborough Co VOIP 911 Surcharge	\$0.40
FL Telecommunications Relay Service	\$0.08
County Communications Services Tax	\$0.01
FL State Communications Services Tax	\$0.01
FL State Gross Receipts Tax	\$0.01
FL State Gross Receipts Tax	-\$0.01
State Taxes	\$0.50

Taxes and Fees Total **\$0.50**

Total current month charges **\$75.49**

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

Billing Date:
Jan 25, 2026
Billing Period:
Jan 25 - Feb 24, 2026

Hi WATERSET NORTH CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$241.36
Auto Pay is scheduled
Feb 18



Bill history

Previous balance	\$241.54
Payment received by Jan 25, thank you	-\$241.54

Service summary

	Previous month	Current month
Bundle	\$213.44	\$213.44
Taxes and Fees	\$28.10	↓\$27.92
Total services	\$241.54	\$241.36

Total balance **\$241.36**

Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

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 25 01272026 NYNNNNNN 01 993048

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.

113004813672480605211500000000000000241365



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

Billing Date:
Jan 25, 2026

Billing Period:
Jan 25 - Feb 24, 2026



WAYS TO PAY YOUR BILL



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



Download the MyFrontier® app



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

PAYING YOUR BILL

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IMPORTANT MESSAGES

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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.





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

Billing Date:
Jan 25, 2026

Billing Period:
Jan 25 - Feb 24, 2026

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



Bundle

Monthly Charges

01.25-02.24	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 \$119.64 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

NOTICE OF RATE INCREASE...

Effective with your next bill, your OneVoice Nationwide Bundle will increase by \$20.00 per month, per line.



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$9.02
Federal USF Recovery Charge	\$3.38
Federal Excise Tax	\$2.07
Federal Taxes	\$14.47
FL State Communications Services Tax	\$5.17
County Communications Services Tax	\$5.04
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	\$13.45

Taxes and Fees Total **\$27.92**

Total current month charges **\$241.36**





Hillsborough County Florida

M-Page 1 of 24

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Summary of Account Charges

Previous Balance	\$4,032.24
Net Payments - Thank You	\$-4,032.24
Total Account Charges	\$2,639.49
AMOUNT DUE	\$2,639.49

Important Message

This account has ACH payment method

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



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 9581654736



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

10,017 0

DUE DATE	03/02/2026
Auto Pay Scheduled DO NOT PAY	



0095816547368 00002639490



Hillsborough County Florida

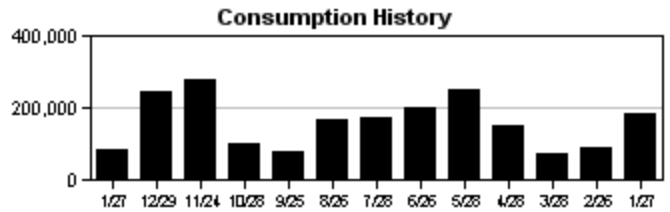
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6633 PARK STRAND DR
M-Page 2 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272125	12/29/2025	70813	01/27/2026	71640	82700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$21.33
Total Service Address Charges \$21.33



Hillsborough County Florida

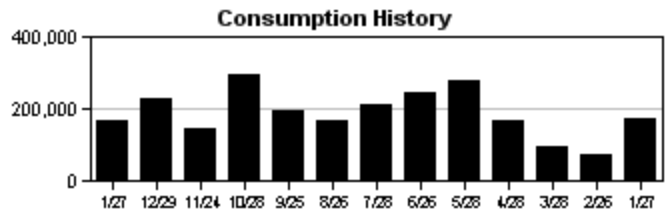
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 7218 HOURGLASS DR
M-Page 2 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034973	12/29/2025	271716	01/27/2026	273388	167200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$38.89
Total Service Address Charges \$38.89





Hillsborough County Florida

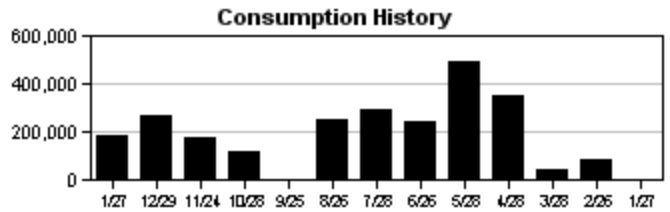
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	183367	01/27/2026	185174	180700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$93.02
Total Service Address Charges \$93.02



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6901 COVINGTON STONE AVE
M-Page 3 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93325564	12/29/2025	737	01/27/2026	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

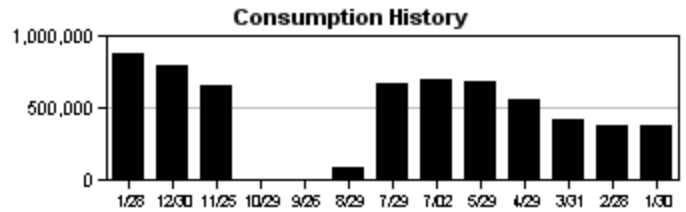
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6398 PASEO AL MAR BLVD
M-Page 4 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61071957	12/30/2025	456645	01/28/2026	465332	868700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$215.68
Total Service Address Charges \$215.68



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6918 PARK STRAND DR
M-Page 4 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93788225	12/29/2025	10416	01/27/2026	10469	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	02/09/2026	03/02/2026

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	01/01/2026	1521637	02/01/2026	1603329	81692 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$21.14
Total Service Address Charges \$21.14



Hillsborough County Florida

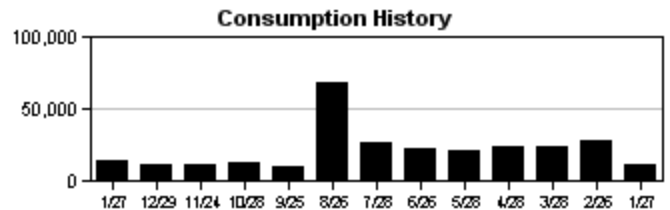
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	22790	01/27/2026	22933	14300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$9.01
Total Service Address Charges \$9.01





Hillsborough County Florida

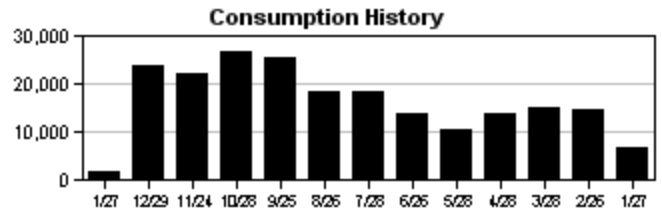
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6933A CRESTPOINT DR
M-Page 6 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674085	12/29/2025	20953	01/27/2026	20970	1700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$6.75
Total Service Address Charges \$6.75



Hillsborough County Florida

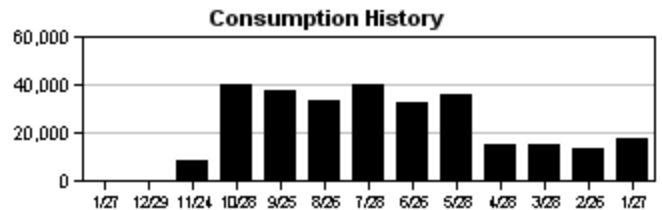
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	8947	01/27/2026	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	02/09/2026	03/02/2026

Service Address: 7051 PARADISO DR

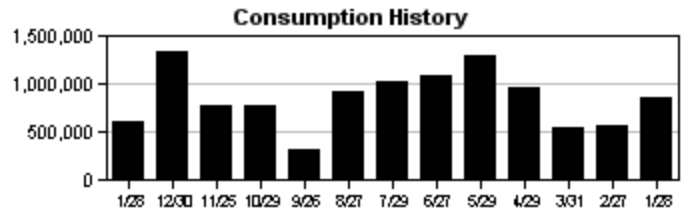
M-Page 7 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60905794	12/30/2025	837797	01/28/2026	843799	600200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$114.48

Total Service Address Charges \$114.48



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6326 LANTERN VIEW PL

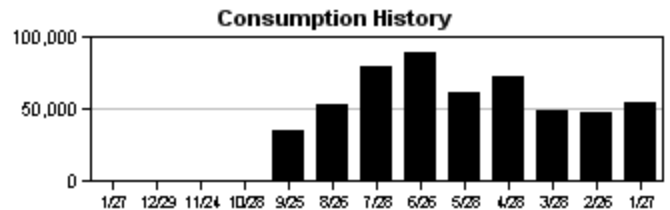
M-Page 7 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53279781	12/29/2025	57503	01/27/2026	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	02/09/2026	03/02/2026

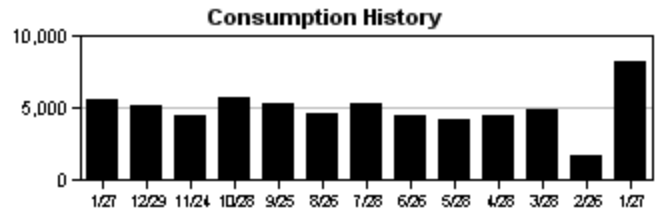
Service Address: 6500 MAIDEN SEA DR

M-Page 8 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54255329	12/29/2025	6298	01/27/2026	6354	5600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.45
Total Service Address Charges	\$7.45



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

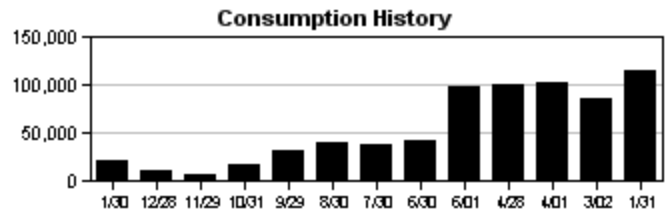
Service Address: 6233 COLMAR PL

M-Page 8 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540592	12/28/2025	555565	01/30/2026	576226	20661 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$10.16
Total Service Address Charges	\$10.16





Hillsborough County Florida

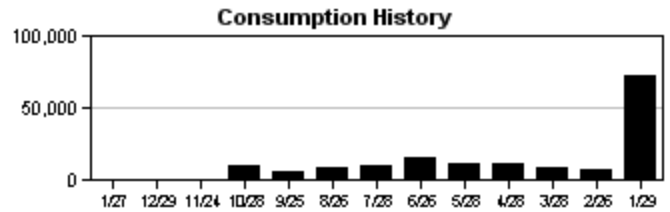
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6510 KNOWLEDGE DR
M-Page 9 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60998079	12/29/2025	313647	01/27/2026	313647	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

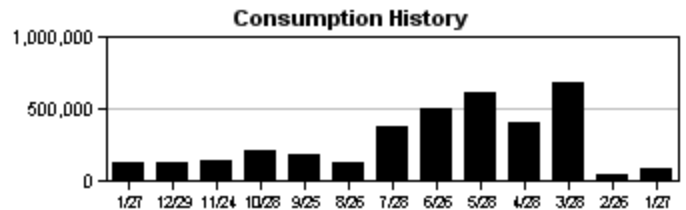
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 7315 HERMES CT
M-Page 9 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60918426	12/29/2025	353902	01/27/2026	355173	127100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$29.32
Total Service Address Charges	\$29.32





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	514895	01/27/2026	514895	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

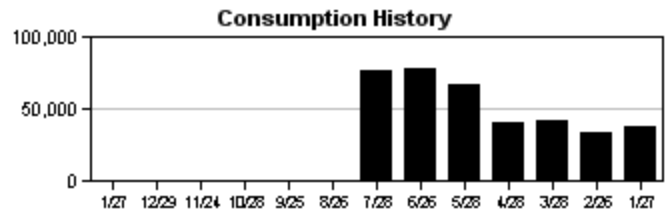
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	43004	01/27/2026	43004	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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





Hillsborough County Florida

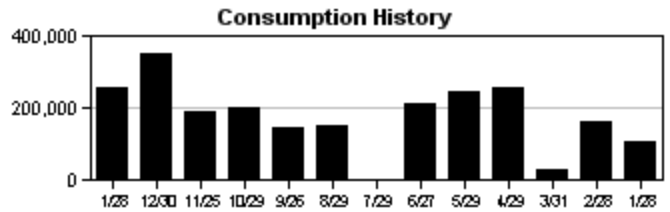
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6806 PARADISO DR
M-Page 11 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034981	12/30/2025	197738	01/28/2026	200290	255200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$64.12
Total Service Address Charges \$64.12



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6906 WATERSET BLVD
M-Page 11 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60792083	12/29/2025	931653	01/27/2026	936223	457000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$88.70
Total Service Address Charges \$88.70





Hillsborough County Florida

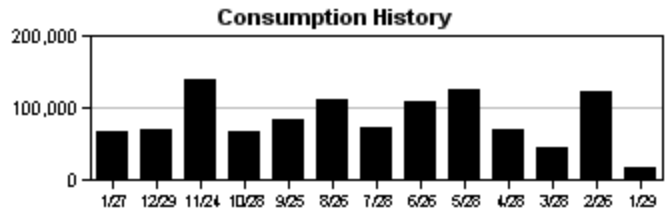
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	332	01/27/2026	987	65500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$18.48
Total Service Address Charges \$18.48



Hillsborough County Florida

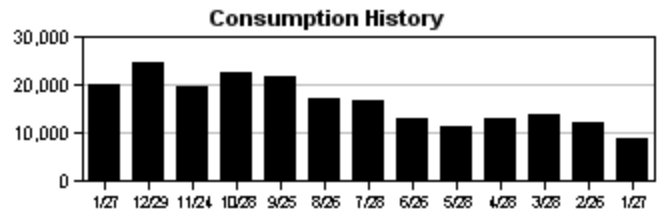
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	27988	01/27/2026	28186	19800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$10.54
Total Service Address Charges \$10.54





Hillsborough County Florida

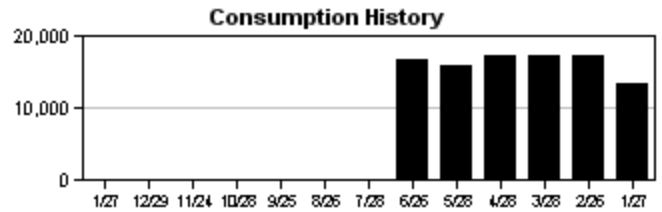
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	12196	01/27/2026	12196	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

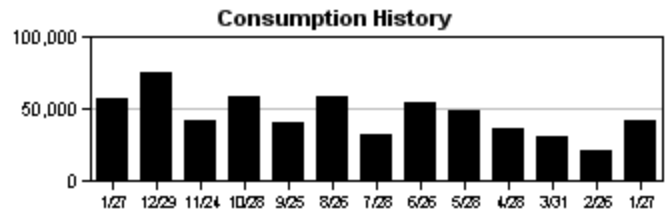
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	60092	01/27/2026	60522	43000 GAL	ACTUAL	WATER
60906266	12/29/2025	3111	01/27/2026	3255	14400 GAL	ACTUAL	WATER
61168490	12/29/2025	178281	01/27/2026	180291	201000 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$173.35
Water Base Charge	\$142.86
Water Usage Charge	\$73.74
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$101.81
Reclaimed Water Charge	\$42.62
Total Service Address Charges	\$595.80





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

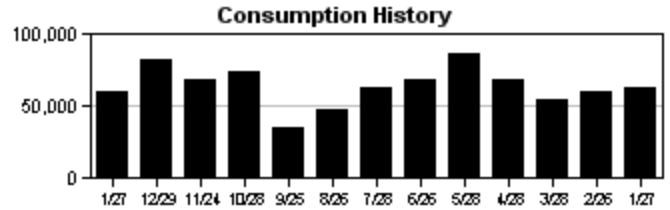
Service Address: 7024 SAIL VIEW LN

M-Page 14 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
52617764	12/29/2025	31151	01/27/2026	31437	28600 GAL	ACTUAL	WATER
60792087	12/29/2025	15056	01/27/2026	15079	2300 GAL	ACTUAL	WATER
34272136	12/29/2025	92095	01/27/2026	92694	59900 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$93.32
Water Base Charge	\$87.59
Water Usage Charge	\$34.61
Sewer Base Charge	\$109.75
Sewer Usage Charge	\$16.26
Reclaimed Water Charge	\$39.50
Total Service Address Charges	\$387.57



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

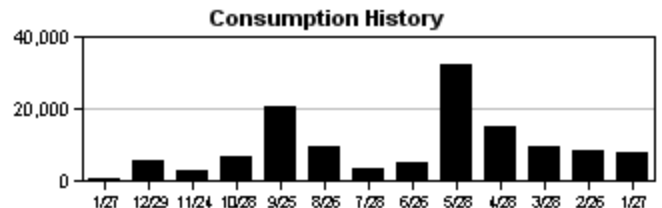
Service Address: 6307 HAVENSPORT DR

M-Page 14 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53558152	12/29/2025	18148	01/27/2026	18152	400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.51
Total Service Address Charges	\$6.51





Hillsborough County Florida

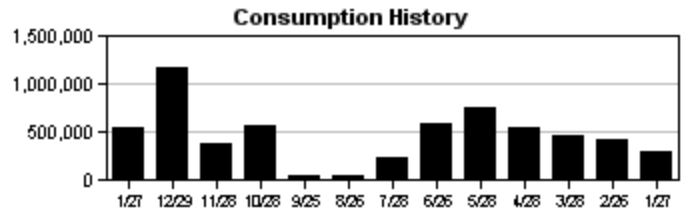
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	580506	01/27/2026	585843	533700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$146.80
Total Service Address Charges \$146.80



Hillsborough County Florida

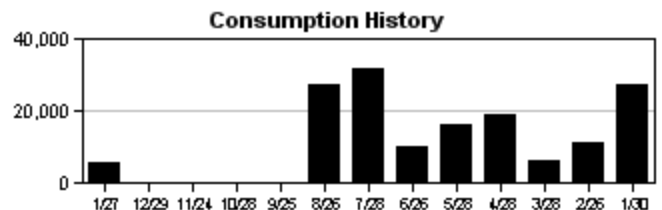
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6951A CRESTPOINT DR
M-Page 15 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015715	12/29/2025	22949	01/27/2026	23003	5400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$7.41
Total Service Address Charges \$7.41





Hillsborough County Florida

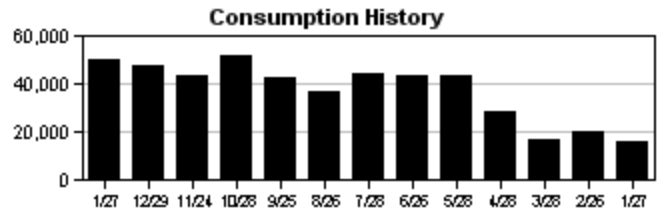
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6415 SALT CREEK AVE
M-Page 16 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272119	12/29/2025	29079	01/27/2026	29579	50000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$22.32
Total Service Address Charges \$22.32



Hillsborough County Florida

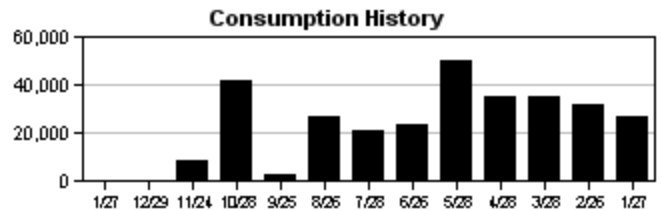
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 7140 BOWSPIRIT PL
M-Page 16 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272127	12/29/2025	36278	01/27/2026	36278	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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





Hillsborough County Florida

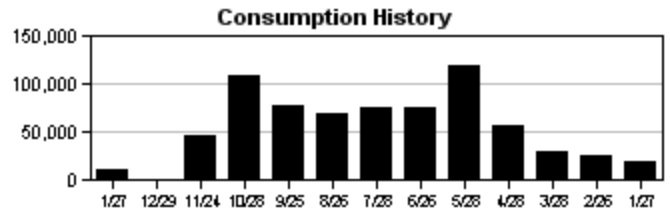
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 7444 MILESTONE DR
M-Page 17 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272130	12/29/2025	66216	01/27/2026	66314	9800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$8.20
Total Service Address Charges	\$8.20



Hillsborough County Florida

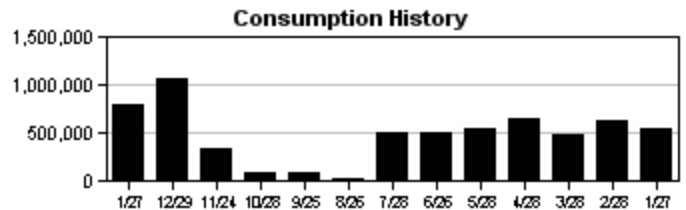
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6213 COVINGTON GARDEN DR
M-Page 17 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60961507	12/29/2025	446726	01/27/2026	454664	793800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$379.70
Total Service Address Charges	\$379.70





Hillsborough County Florida

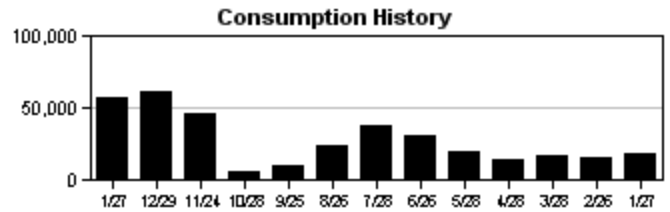
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	29743	01/27/2026	30314	57100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$19.78
Total Service Address Charges \$19.78



Hillsborough County Florida

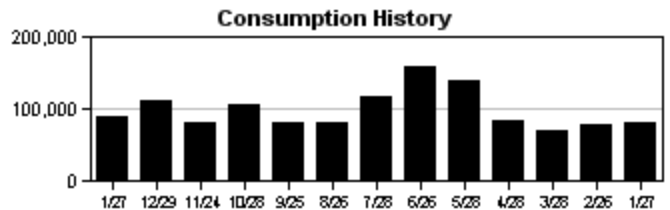
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	152585	01/27/2026	153476	89100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$26.86
Total Service Address Charges \$26.86





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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

M-Page 19 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272126A	12/29/2025	0	01/27/2026	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	02/09/2026	03/02/2026

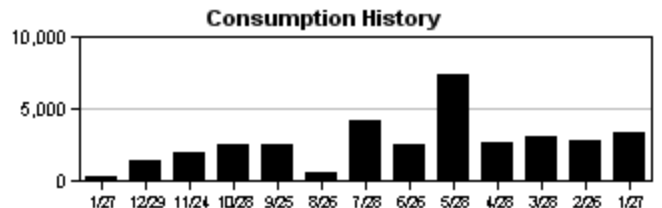
Service Address: 6633 CURRENT DR

M-Page 19 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93627327	12/29/2025	20218	01/27/2026	20221	300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.49
Total Service Address Charges	\$6.49





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

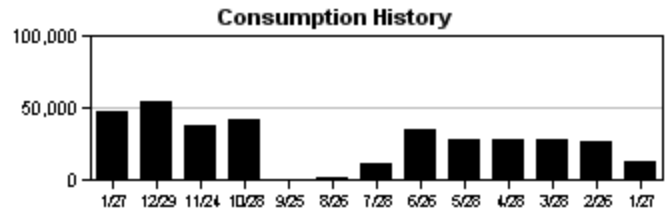
Service Address: 6531 NESTALL CT

M-Page 20 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272128	12/29/2025	51437	01/27/2026	51916	47900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$18.11
Total Service Address Charges	\$18.11



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

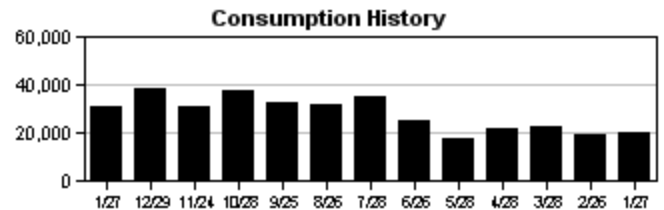
Service Address: 6442 TIDELINE DR

M-Page 20 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674091	12/29/2025	30028	01/27/2026	30338	31000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$13.34
Total Service Address Charges	\$13.34





Hillsborough County Florida

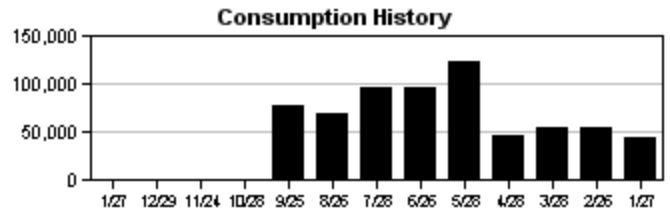
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6976 CRESTPOINT DR
M-Page 21 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015716	12/29/2025	88927	01/27/2026	88927	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

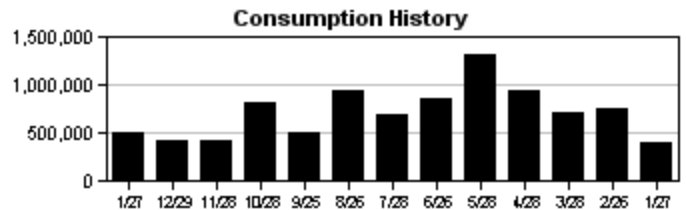
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6651 WATERSET BLVD
M-Page 21 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111737	12/29/2025	320091	01/27/2026	325100	500900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$111.74
Total Service Address Charges	\$111.74





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6904 WATERSET BLVD

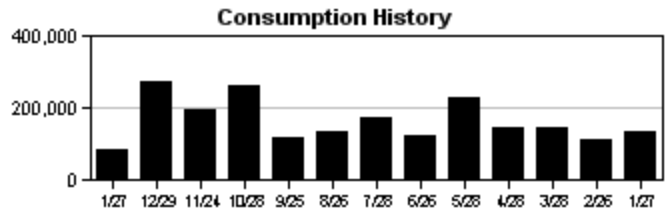
M-Page 22 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60792088	12/29/2025	487820	01/27/2026	488644	82400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$21.27

Total Service Address Charges \$21.27



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 7580 MILESTONE DR

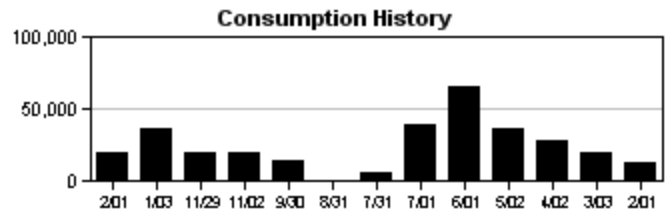
M-Page 22 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703732134	01/03/2026	296185	02/01/2026	316060	19875 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$10.02

Total Service Address Charges \$10.02





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 6649-A CURRENT DR

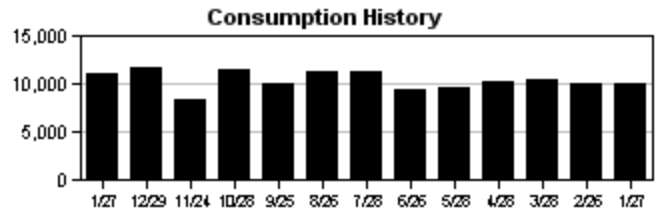
M-Page 23 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
92998107	12/29/2025	17451	01/27/2026	17562	11100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$8.44

Total Service Address Charges \$8.44



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

Service Address: 7229 HOURGLASS DR

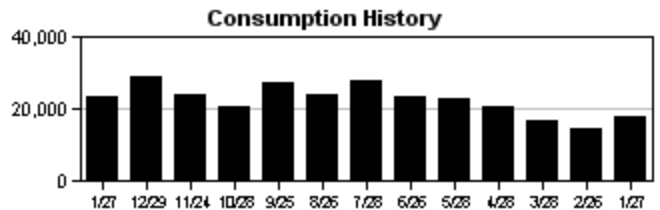
M-Page 23 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
94180523	12/29/2025	11263	01/27/2026	11497	23400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge \$11.74

Total Service Address Charges \$11.74





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	12/29/2025	300353	01/27/2026	300353	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

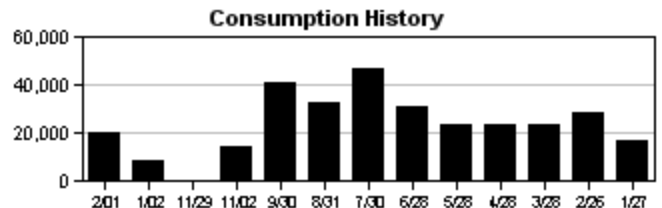
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	02/09/2026	03/02/2026

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	01/02/2026	162836	02/01/2026	183100	20264 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$10.09
Total Service Address Charges	\$10.09



LLS Tax Solutions Inc.
1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com



INVOICE

BILL TO

Waterset North
Community Development
District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

INVOICE # 004077

DATE 02/19/2026

DUE DATE 03/21/2026

TERMS Net 30

DESCRIPTION	AMOUNT
-------------	--------

Total Billing for Arbitrage Services in connection with the Waterset North Community Development District (Hillsborough County, Florida) \$5,150,000 Special Assessment Revenue Refunding Bonds, Series 2017A-1 (Senior Lien) and \$1,850,000 Special Assessment Revenue Refunding Bonds, Series 2017A-2 (Subordinate Lien) – Rebate Requirement Calculation for the period ended February 1, 2026.	500.00
---	--------

BALANCE DUE

\$500.00

Thank You For Your Business



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

Waterset North CDD
7250 Parkshore Dr.
Apollo Beach, FL 33572

Date: 1-26-26

Account Number: 8382

Invoice Number: 383700

Previous Balance: \$0.00

Commercial General Pests \$515.00

Sales Tax: \$0.00

Service Amount: \$515.00

Check /Cash: _____

Technician(s): EFL

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 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 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 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%
- TALSTAR P

Rodent Control

- Mice
- Rats
- _____

Treatment

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT

PEST CONTROL SERVICES

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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: 1-26-26

Account Number: 8382

Invoice Number: 383701

Previous Balance: \$0.00

Commercial General Pests \$30.00

Sales Tax: \$0.00

Service Amount: \$30.00

Check /Cash: _____

Technician(s): ETL

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 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 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%
- Talstar P

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: _____



Invoice

#31468

Bill To

Waterset North CDD
3434 Colwell Avenue Suite 200
Tampa FL 33614

Ship To

Waterset North CDD
7012 Sail View Ln
Apollo Beach FL 33572

Invoice Date	Project Manager
1/30/2026	William Farrell

Project Name		Project ID	Terms	PO#
Castle Group : Waterset North CDD		23697	Net 30	EST 1707 - PO 23697
Quantity	Description	Unit Price	Total Extended	
14	Wabash Valley FA440 ON 69" Park Bench Fairmount Inground	\$1,143.00	\$16,002.00	
2	Wabash Valley GR105N Covered Grill - 500 sq. inches	\$1,175.00	\$2,350.00	
10	Wabash Valley Trash Receptacle Liner	\$58.00	\$580.00	
10	Polysteel 32 Gal Square Receptacle with Arch Lid - Black, Laser Cut Steel Sides	\$805.00	\$8,050.00	
10	Polysteel Receptacle Direct Bury Kit - Black	\$76.00	\$760.00	
1	Freight	\$3,866.00	\$3,866.00	
1	Site Furnishings Installation Install and Offload	\$14,928.00	\$14,928.00	
1	Disposal of Existing Equipment Removal and Disposal through various sites of - 12 benches - 2 grills - 6 Trash cans and footings	\$8,500.00	\$8,500.00	
Please Remit To: Playmore West Inc. dba Playmore Recreational Products and Services 6300 Metro Plantation Road Fort Myers, FL 33966			Subtotal	\$55,036.00
			Tax (%)	\$0.00
			Total	\$55,036.00
			Amount Paid	\$27,518.00
			Amount Due	\$27,518.00

THANK YOU FOR YOUR BUSINESS

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Ship to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Invoice details

Invoice no.: 33133
Terms: Due on receipt
Invoice date: 02/03/2026
Due date: 02/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.9.26 Milestone Replaced the broken 1/2" fitting and cleaned up the sidewalk.			
2.		Sales	1/2" male adapter	2	\$0.75	\$1.50
3.		Sales	1/2" flex pipe	1	\$1.50	\$1.50
4.		Sales	labor-technician	3	\$75.00	\$225.00
					Total	\$228.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Ship to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Invoice details

Invoice no.: 33145
Terms: Due on receipt
Invoice date: 01/01/2026
Due date: 01/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			January 2026 Monthly Service:			
2.		Grounds Maintenance Services	Mowing & Detail Service	1	\$36,666.67	\$36,666.67
3.		Horticulture	Fertilization	1	\$5,666.67	\$5,666.67
4.		Horticulture	Pest Control	1	\$625.00	\$625.00
5.		Irrigation	Irrigation System Inspections	1	\$8,000.00	\$8,000.00

Total **\$50,958.34**

Overdue 01/01/2026

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Ship to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Invoice details

Invoice no.: 33146
Terms: Due on receipt
Invoice date: 02/01/2026
Due date: 02/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			February 2026 Monthly Service:			
2.		Grounds Maintenance Services	Mowing & Detail Service	1	\$36,666.67	\$36,666.67
3.		Horticulture	Fertilization	1	\$5,666.67	\$5,666.67
4.		Horticulture	Pest Control	1	\$625.00	\$625.00
5.		Irrigation	Irrigation System Inspections	1	\$8,000.00	\$8,000.00

Total **\$50,958.34**

Overdue 02/01/2026

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Ship to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Invoice details

Invoice no.: 33161
Terms: Due on receipt
Invoice date: 02/04/2026
Due date: 02/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.14.26 Waterset & Cornerstone Controller Rewired zone 19 & 20 and ran jumper wire, zone 16 & 97 were down and fixed, zone 31 & 32 need to be found.			
2.		Sales	labor-technician	24	\$65.00	\$1,560.00
					Total	\$1,560.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Ship to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Invoice details

Invoice no.: 33184
Terms: Due on receipt
Invoice date: 02/05/2026
Due date: 02/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.15.26 Timer A Inspected the timer and replaced a decoder and a solenoid for zone 74.			
2.		Sales	ICD-100 decoder	1	\$250.00	\$250.00
3.		Sales	DBY	2	\$2.63	\$5.26
4.		Sales	DRY connector	2	\$6.30	\$12.60
5.		Sales	Hunter solenoid	1	\$61.00	\$61.00
6.		Sales	labor-technician	2	\$65.00	\$130.00
					Total	\$458.86

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Ship to

Waterset North CDD
Waterset North CDD
C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

Invoice details

Invoice no.: 33190
Terms: Due on receipt
Invoice date: 02/05/2026
Due date: 02/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Replace Covington Stone Controller: Scope of work: *Replacement controller required at Covington Stone. The current Hunter ACC controller is malfunctioning by turning on and off at unprogrammed times. This is a classic sign that the controller is going bad. Due to this controller no longer being manufactured, it will be replaced with a Hunter ACC2 Plastic Pedestal controller with cellular communications and a Hunter Wireless Rain Sensor. One year cellular service fee included. The cellular service fee will be a recurring fee of \$200.00 per year. Materials: * (1) Hunter ACC2 75-station Plastic Pedestal controller. * (10 Hunter Wireless Rain Sensor. * Hunter Cellular Communication ACC2 Module. * One Year Service Fee. *Labor. *Miscellaneous parts & supplies.	1	\$10,398.20	\$10,398.20

Total

\$10,398.20



5210 W Linebaugh Ave
Tampa FL 33624-503434

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

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0696-0027254
Invoice Number 0696-001325669
Invoice Date January 17, 2026
Previous Balance \$641.53
Payments/Adjustments -\$641.53
Current Invoice Charges \$669.96

Total Amount Due \$669.96	Payment Due Date February 06, 2026
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 01/06	5555555	-\$641.53

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 01/06		1.0000	\$101.12	\$101.12
Recycling Service 02/01-02/28			\$561.37	\$561.37
Recycling Processing Charge 02/01-02/28		1.0000	\$1.73	\$7.47
CURRENT INVOICE CHARGES				\$669.96

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 \$669.96
Payment Due Date February 06, 2026
Account Number 3-0696-0027254
Invoice Number 0696-001325669

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/2/2026	INV0000106653

Bill To:

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

Services for the month of	Terms	Client Number
February	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



13745 N. Nebraska Ave
 Tampa, FL 33613
 813.909.7775
 AR165@Safetouch.com

Invoice

Bill To
Waterset North CDD C/O Rizzetta & Co. 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Waterset Pool/Cafe/Fitness Center 7012 Sail View Lane Apollo Beach, FL 33572

Date	Invoice #	P.O#/Project ID	Terms	Due Date
2/9/2026	17444012726		Net 30	3/11/2026

QTY	Description
1	Replacement Turing Bridge

	Subtotal
	Sales Tax (0.0%)
	Total
	Payments/Credits
	Balance Due



13745 N. Nebraska Ave
 Tampa, FL 33613
 813.909.7775
 AR165@Safetouch.com

Invoice

Bill To
Waterset North CDD C/O Rizzetta & Co. 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Waterset Pool/Cafe/Fitness Center 7012 Sail View Lane Apollo Beach, FL 33572

Date	Invoice #	P.O#/Project ID	Terms	Due Date
2/9/2026	17444012726		Net 30	3/11/2026

QTY	Description
5.75	<p>Service Labor - 1 hour minimum</p> <p>"Job#: 15025</p> <p>Date Submitted: 01/21/26/Schedule Date: 01/27/26</p> <p>Community Name: Waterset CDD</p> <p>Location: N/A</p> <p>Requested By: Katiria Parodi- Prty Mgr</p> <p>Requested Via: Email submitted by Katiria Parodi- Prty Mgr</p> <p>Email(s): heidy.torres@castlegroup.com, kparodi@castlegroup.com</p> <p>Phone Number: 813-677-2114</p> <p>Repair Authorization: N/A</p> <p>Issue Reported: Remote access restoration. Incident in the fitness area</p> <p>Work Completed: - Found that the bridge had failed. - Client had never set up her online access, so I resent the information and completed the setup for her. - Replaced the bridge using a unit from truck stock. - Went to the splash pad; they had replaced our system and removed it from Vision. - Set up the client's computer after the system change."</p>

Securiteam is now part of Safetouch Security!	Subtotal	\$1,156.25
	Sales Tax (0.0%)	\$0.00
	Total	\$1,156.25
	Payments/Credits	\$0.00
	Balance Due	\$1,156.25



CONTRACT INVOICE

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

Invoice Number: AR-S341247
Invoice Date: 1/23/2026
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	2/2/2026	\$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 1/27/2026 to 2/26/2026 billing period \$226.01
 Contract overage charge for the 12/27/2025 to 1/26/2026 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	51,152	52,517	1,365	2,300	0	\$0.082700	\$0.00
B\W 109	B	70,796	72,687	1,891	2,500	0	\$0.014400	\$0.00
								\$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

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.: 10703-b
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

#	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

Spark Energy12140 Wickchester Ln. Ste 100
Houston, TX 77079**CUSTOMER SERVICE: (800) 994-0228**

Mon – Fri 8:00 AM – 7:00 PM CST

Sat 9:00 AM – 12:00 PM CST

CustomerCare@sparkenergy.com

For outage or emergencies call: (877) 832-6747


Customer: **Waterset North Cdd**Billing Account #: **CFB2354**Invoice #: **36519997****Summary as of Jan 09, 2026**

(account information starts on next page)

Previous Amount Due:	\$1,045.34
Total Payments Received:	-\$1,045.34
Balance Forward:	\$0.00
Current Charges:	\$2,529.97
Amount Due Jan 30, 2026:	\$2,529.97

Future Pricing Information: To obtain information about the price that will apply on your next bill, please contact one of our Customer Care representatives at (877)-547-7275.

Spark Energy is proud to offer a customer assistance program which provides assistance to customers who are experiencing a hardship and need assistance paying their energy bills. This program is funded by customer contributions. If you wish to make a contribution, please contact one of our Customer Care associates. All contributions are tax-deductible.

Pay Online	
Go to http://www.sparkenergy.com to make online payments, sign up to authorize automatic payments. You can also call customer service at 1-877-54 (SPARK).	<p>or</p> <p>Scan this code with your phone to make a quick payment</p> 

Detach here, and include this coupon and check payable to **SPARK ENERGY GAS LLC** in the enclosed envelope, allowing the Post Office 7 days to deliver.**Spark Energy**12140 Wickchester Ln. Ste 100
Houston, TX 77079**Invoice #:****36519997**

Billing Account #:

CFB2354

Date Issued:

Jan 09, 2026

Date Due:

Jan 30, 2026

AMOUNT DUE:

\$2,529.97

If paid after 1/30/26, add a Late Payment

Penalty of:

\$37.95

After 1/30/26, Pay:

\$2,567.92

**Autopay: Do Not Pay Amount Due
will automatically be deducted****Remit Payment To:****SPARK ENERGY GAS LLC**

DEPT# 42424

PO BOX 650823

Dallas, TX 75265-0823

**Waterset North Cdd**
3434 Colwell Ave.- Ste 200
Tampa, FL 33614

9127419432400002529973

PAYMENTS

Billing Account #: **CFB2354**

PAYMENT DETAILS

Payment Date	Payment Description	Amount	Total
Dec 30, 2025	Payment Received - Thank You	-\$1,045.34	

Payments Received

-\$1,045.34

ACCOUNT INFORMATION

Account #: **CFB2354**

LDC #: **5100870347**

Service Address:
7004 Sail View Lane
Apollo Beach FL 33572-1550

Pricing Plan:
TECOG_VAR_COM_PT_NYMEXPLUS_RO

The average daily consumption used is 70.17 THERMS

USAGE DETAILS

Service Period	Estimate	Meter #	Unit	Previous Meter Read	Current Meter Read	Mult.	Quantity
10/28/25 - 12/01/25 34 Days	N		THERM	10/28/25	12/01/25		2,385.700

CHARGE DETAILS

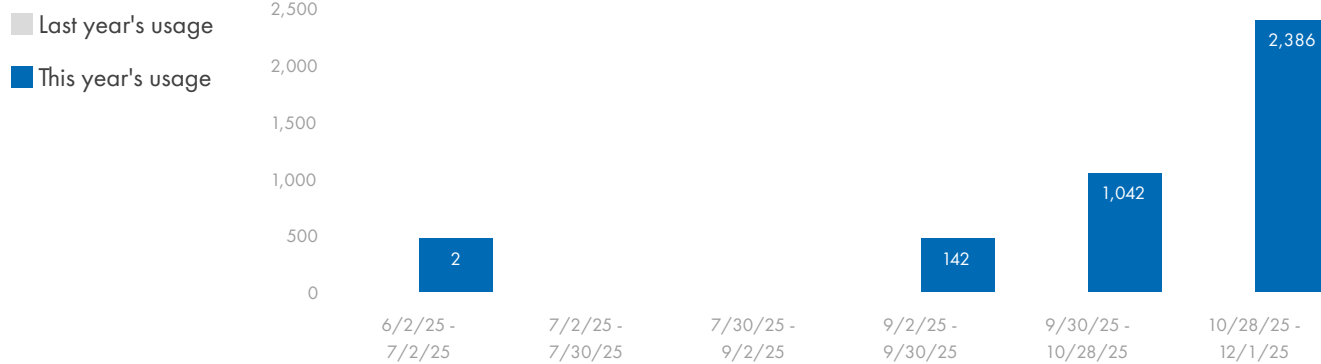
Date	Charge Description	Amount	Total
12/01/25	Energy Charge (2,385.7 x \$0.940474 per THERM)	\$2,243.69	
12/01/25	Pass Through (2,385.7 x \$0.120000 per THERM)	\$286.28	

Current Charges

\$2,529.97

Usage Chart

Gas usage in them



BILLING DAYS	30			28	28	34
AVERAGE DAILY USAGE (THERM)	0	##	##	5	37	70
	##	##	##	##	##	##

January 27, 2026
Invoice Number: 2443533012726
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**

Summary *Service from 01/27/26 through 02/26/26
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 02/14/26</i>	
Total Due by Auto Pay	\$448.00

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

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- Broadcast TV Surcharge will increase by \$3 per month
- Spectrum Business Receivers will increase by \$1 each per month
- Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and, in the future, visit Spectrum.net/Enhancements.

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 01282026 NNNNNNNN 01 996356

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

January 27, 2026

Waterset Cafe

Invoice Number: 2443533012726
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

January 27, 2026



Invoice Number: 2443533012726
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 01282026 NNNNNNNN 01 996356

Charge Details

Previous Balance		448.00
EFT Payment	01/14	-448.00
Remaining Balance		\$0.00

Payments received after 01/27/26 will appear on your next bill.

Service from 01/27/26 through 02/26/26

Spectrum Business™ TV

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

Spectrum Business™ TV Total \$130.00

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$170.00

Spectrum Business™ Voice

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

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

Spectrum Business™ Voice Continued

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

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$120.00

Other Charges

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

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.





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

Statement Date: February 04, 2026

Amount Due: \$310.85

Due Date: February 25, 2026


Account #: 221008743546

DO NOT PAY. Your account will be drafted on February 25, 2026

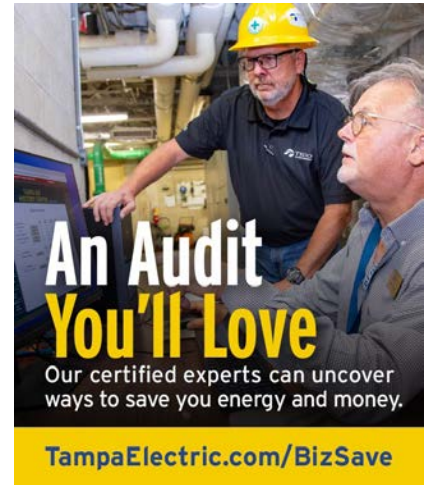
Account Summary

Current Service Period: December 31, 2025 - January 29, 2026	
Previous Amount Due	\$310.85
Payment(s) Received Since Last Statement	-\$310.85
Current Month's Charges	\$310.85
Amount Due by February 25, 2026	\$310.85

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008743546

Due Date: February 25, 2026

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

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

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

671137433571

Your account will be drafted on February 25, 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: February 04, 2026
Charges Due: February 25, 2026

Service Period: Dec 31, 2025 - Jan 29, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$310.85
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$310.85






Total Current Month's Charges \$310.85

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

-  **Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
-  **In-Person**
 Find list of Payment Agents at TampaElectric.com
-  **Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
-  **Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
-  **Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: February 04, 2026

Amount Due: \$783.73

Due Date: February 25, 2026


Account #: 221008768089

DO NOT PAY. Your account will be drafted on February 25, 2026

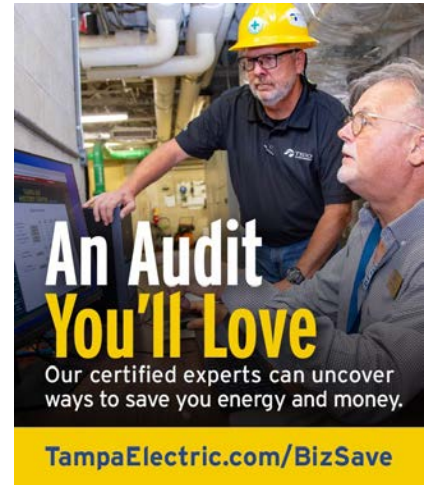
Account Summary

Previous Amount Due	\$783.73
Payment(s) Received Since Last Statement	-\$783.73
Current Month's Charges	\$783.73
Amount Due by February 25, 2026	\$783.73

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



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008768089

Due Date: February 25, 2026

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See reverse side of your paystub for more ways to pay.

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

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

671137433572

Your account will be drafted on February 25, 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: February 04, 2026
Charges Due: February 25, 2026

Service Period: Dec 31, 2025 - Jan 29, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 30 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$444.08
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Storm Surcharge	\$0.00
	Florida Gross Receipt Tax	\$0.00
	Lighting Charges	\$444.08

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

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

All Other

Correspondences:
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

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

Account #: 221008768089
Statement Date: February 04, 2026
Charges Due: February 25, 2026

Service Period: Dec 31, 2025 - Jan 29, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 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: February 04, 2026
Charges Due: February 25, 2026

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



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

Statement Date: February 04, 2026

Amount Due: \$264.32

Due Date: February 25, 2026


Account #: 221009368202

DO NOT PAY. Your account will be drafted on February 25, 2026


Account Summary

Current Service Period: December 31, 2025 - January 29, 2026	
Previous Amount Due	\$264.32
Payment(s) Received Since Last Statement	-\$264.32
Current Month's Charges	\$264.32
Amount Due by February 25, 2026	\$264.32

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



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An Audit You'll Love
Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009368202

Due Date: February 25, 2026

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

Amount Due: \$264.32

Payment Amount: \$ _____

624224110572

Your account will be drafted on February 25, 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: February 04, 2026
Charges Due: February 25, 2026

Service Period: Dec 31, 2025 - Jan 29, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 30 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$264.32
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$264.32


Total Current Month's Charges \$264.32


Important Messages


Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.


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Ways To Pay Your Bill

- 

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- 

In-Person
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- 

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

Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- 

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- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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

Statement Date: February 05, 2026

Amount Due: \$4,804.13

Due Date: February 19, 2026

Account #: 321000019844

DO NOT PAY. Your account will be drafted on February 19, 2026

Account Summary


Previous Amount Due	\$4,466.32
Payment(s) Received Since Last Statement	-\$4,466.32
Miscellaneous Credits	-\$2.00
Credit Balance After Payments and Credits	-\$2.00
Current Month's Charges	\$4,806.13

Amount Due by February 19, 2026 \$4,804.13

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

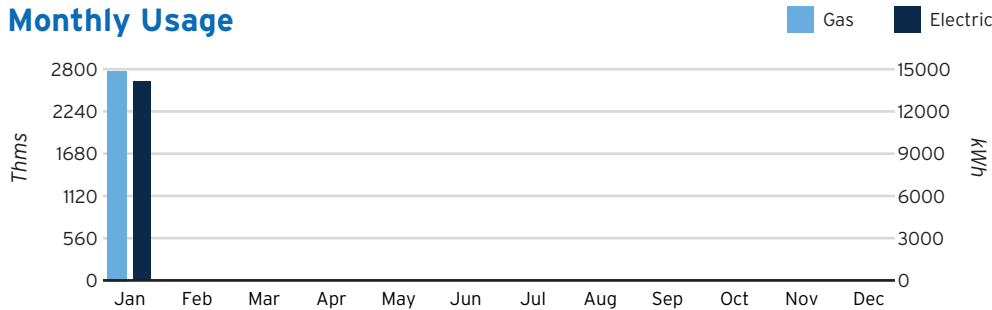
Your Locations With The Highest Usage

- 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550 **9,120 KWH**
- 7250 PARKSHORE DR, APOLLO BEACH, FL 33572-0000 **2,675 KWH**



Scan here to interact with your bill online.

Monthly Usage



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000019844

Due Date: February 19, 2026

Pay your bill online at PeoplesGas.com or TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

Amount Due: \$4,804.13
Payment Amount: \$ _____

700625003683

Your account will be drafted on February 19, 2026

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

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TAMPA, FL 33631-3318

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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	01/02/2026	8,043		5,673		2,370 CCF		1.042		1.1168		2,758.0 Therms	32 Days	\$1,662.69
														 15.6%


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	12/30/2025	923		906		17 kWh	1	34 Days	\$25.77
									 21.4%


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	12/30/2025	30,070		29,474		596 kWh	1	34 Days	\$119.75
									 19.2%

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

Sub-Account Number: 221002915736

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000460426	12/30/2025	219		216		3 kWh	1	34 Days	\$23.51
									 50.0%

Continued on next page →

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Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



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

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Natural Gas Outages:

877-832-6747

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Natural Gas Energy

Conversation Rebates:

877-832-6747

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Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month

Increased
 Same
 Decreased

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount	
Service Address: 6890 MILESTONE DR, APOLLO BEACH, FL 33572						Sub-Account Number: 221002692368				
1000456690	12/30/2025	826		825		1 kWh	1	34 Days	\$23.18	 93.3%
Service Address: 6120 SHADOWLAKE DR, APOLLO BEACH, FL 33572						Sub-Account Number: 221000915951				
1000456192	12/30/2025	944		927		17 kWh	1	34 Days	\$25.77	 21.4%
Service Address: 6806 PARADISO DR, APOLLO BEACH, FL 33572-0000						Sub-Account Number: 211006786498				
1000441728	12/30/2025	743		732		11 kWh	1	34 Days	\$24.80	 10.0%
Service Address: 7315 HERMES CT IRR, APOLLO BEACH, FL 33572-0000						Sub-Account Number: 211006786084				
1000533648	12/30/2025	19,969		19,899		70 kWh	1	34 Days	\$37.27	 22.8%
Service Address: 6332 WAVES END PL, APOLLO BEACH, FL 33572-1738						Sub-Account Number: 211006785920				
1000476328	12/30/2025	3,941		3,897		44 kWh	1	34 Days	\$32.70	 15.8%
Service Address: 6326 LANTERN VIEW PL, APOLLO BEACH, FL 33572-1572						Sub-Account Number: 211006785722				
1000475745	12/30/2025	6,826		6,708		118 kWh	1	34 Days	\$45.72	 20.4%
Service Address: 7298 MEETING HOUSE LN, APOLLO BEACH, FL 33572-0000						Sub-Account Number: 211006785540				
1000477188	12/30/2025	5,576		4,918		658 kWh	1	34 Days	\$129.83	 21.4%

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	12/30/2025	46,310		43,635		2,675 kWh	1	34 Days	\$495.81
									 22.8%


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	12/30/2025	260		256		4 kWh	1	34 Days	\$23.66
									 0.0%


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

Sub-Account Number: 211006785037

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451807	12/30/2025	7,892		7,600		292 kWh	1	34 Days	\$70.41
									 5.2%


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	12/30/2025	264		259		5 kWh	1	34 Days	\$23.84
									 66.7%


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	12/30/2025	230		227		3 kWh	1	34 Days	\$23.51
									 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	12/30/2025	224		222		2 kWh	1	34 Days	\$25.30
									 100.0%

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	12/30/2025	246		242		4 kWh	1	34 Days	\$25.66
									 100.0%

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	12/30/2025	1,781		1,776		5 kWh	1	34 Days	\$23.84
									<input checked="" type="checkbox"/> 25.0%

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	12/30/2025	1,187		1,166		21 kWh	1	34 Days	\$26.43
									<input checked="" type="checkbox"/> 23.5%

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	12/30/2025	273		269		4 kWh	1	34 Days	\$23.66
									<input type="checkbox"/> 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	12/30/2025	276		271		5 kWh	1	34 Days	\$23.84
									<input checked="" type="checkbox"/> 25.0%

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

Sub-Account Number: 211006783297

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000694640	12/30/2025	388		384		4 kWh	1	34 Days	\$23.66
									<input checked="" type="checkbox"/> 33.3%

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	12/30/2025	34,856		34,766		90 kWh	1	34 Days	\$40.80
									<input checked="" type="checkbox"/> 60.5%

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	12/30/2025	20		20		0 kWh	1	34 Days	\$24.97

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	12/30/2025	117		113		4 kWh	1	34 Days	\$25.66
									<input checked="" type="checkbox"/> 100.0%

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

Sub-Account Number: 211006782554

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000856891	12/30/2025	11,784		11,536		248 kWh	1	34 Days	\$63.27
									<input type="checkbox"/> 8.1%

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

Sub-Account Number: 211006782356

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000458561	12/30/2025	451		444		7 kWh	1	34 Days	\$26.19
									<input checked="" type="checkbox"/> 40.0%

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	12/30/2025	724		712		12 kWh	1	34 Days	\$24.95
									<input checked="" type="checkbox"/> 20.0%

Service Address: 6904 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Sub-Account Number: 211006781994

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000846145	12/30/2025	1,253		1,223		30 kWh	1	34 Days	\$27.89
									<input checked="" type="checkbox"/> 20.0%

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	12/30/2025	11,348		11,234		9,120 kWh	80.0000	34 Days	\$1,574.01
1000789803	12/30/2025	0.29		0		23.36 kW	80.0000	34 Days	<input type="checkbox"/> 7.3%

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	12/30/2025	1,619		1,528		91 kWh	1	34 Days	\$37.78
									<input checked="" type="checkbox"/> 65.5%

Total Current Month's Charges

\$4,806.13



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

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

Meter Read

Service Period: 12/02/2025 - 01/02/2026

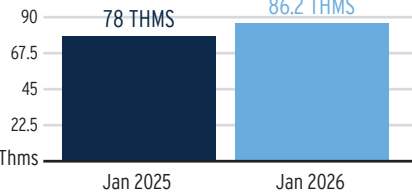
Rate Schedule: General Service 2 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX12049	01/02/2026	8,043	5,673	2,370 CCF	1.042	1.1168	2,758.0 Therms	32 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$151.00
Distribution Charge	2,758.0 THMS @ \$0.46326	\$1,277.67
Swing Service Charge	2,758.0 THMS @ \$0.02210	\$60.95
Florida Gross Receipts Tax		\$173.07
Natural Gas Service Cost		\$1,662.69

Avg THMS Used Per Day



Current Month's Natural Gas Charges \$1,662.69

Billing information continues on next page →



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

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

Meter Read

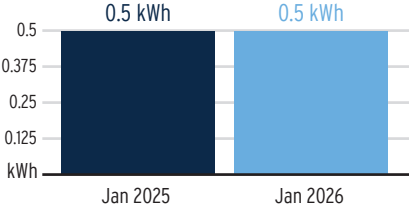
Service Period: 11/27/2025 - 12/30/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000478099	12/30/2025	923		906		17 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	17 kWh @ \$0.09202/kWh	\$1.56
Fuel Charge	17 kWh @ \$0.03516/kWh	\$0.60
Storm Protection Charge	17 kWh @ \$0.00568/kWh	\$0.10
Clean Energy Transition Mechanism	17 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.02121/kWh	\$0.36
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.77

Avg kWh Used Per Day



Current Month's Electric Charges \$25.77

Billing information continues on next page →



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

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

Meter Read

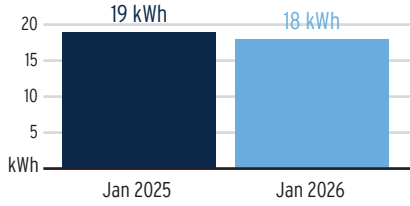
Service Period: 11/27/2025 - 12/30/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488517	12/30/2025	30,070		29,474		596 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	596 kWh @ \$0.09202/kWh	\$54.84
Fuel Charge	596 kWh @ \$0.03516/kWh	\$20.96
Storm Protection Charge	596 kWh @ \$0.00568/kWh	\$3.39
Clean Energy Transition Mechanism	596 kWh @ \$0.00418/kWh	\$2.49
Storm Surcharge	596 kWh @ \$0.02121/kWh	\$12.64
Florida Gross Receipt Tax		\$2.99
Electric Service Cost		\$119.75

Avg kWh Used Per Day



Current Month's Electric Charges \$119.75

Billing information continues on next page →



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

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

Meter Read


Meter Location: IRRIGATION

Service Period: 11/27/2025 - 12/30/2025

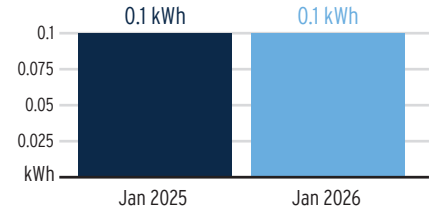
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000460426	12/30/2025	219		216		3 kWh	1	34 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	3 kWh @ \$0.09202/kWh	\$0.28
Fuel Charge	3 kWh @ \$0.03516/kWh	\$0.11
Storm Protection Charge	3 kWh @ \$0.00568/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		\$0.59
Electric Service Cost		\$23.51

Avg kWh Used Per Day



Current Month's Electric Charges \$23.51

Billing information continues on next page →



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

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

Meter Read

Meter Location: IRRIGATION

Service Period: 11/27/2025 - 12/30/2025

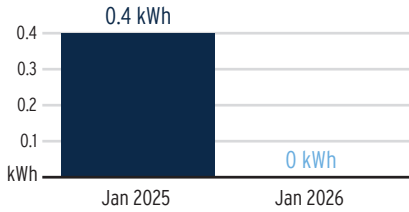
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456690	12/30/2025	826		825		1 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	1 kWh @ \$0.09202/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03516/kWh	\$0.04
Storm Protection Charge	1 kWh @ \$0.00568/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.18

Avg kWh Used Per Day



Current Month's Electric Charges \$23.18

Billing information continues on next page →



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

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

Meter Read

Meter Location: IRRIGATION

Service Period: 11/27/2025 - 12/30/2025

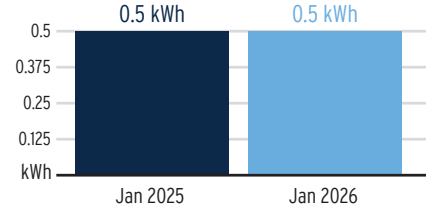
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456192	12/30/2025	944		927		17 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	17 kWh @ \$0.09202/kWh	\$1.56
Fuel Charge	17 kWh @ \$0.03516/kWh	\$0.60
Storm Protection Charge	17 kWh @ \$0.00568/kWh	\$0.10
Clean Energy Transition Mechanism	17 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.02121/kWh	\$0.36
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.77

Avg kWh Used Per Day



Current Month's Electric Charges \$25.77

Billing information continues on next page →



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

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

Meter Read

Service Period: 11/27/2025 - 12/30/2025

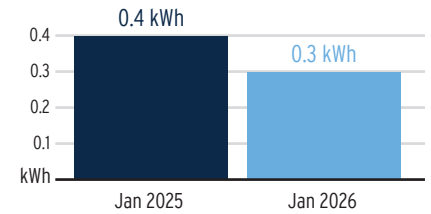
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000441728	12/30/2025	743		732		11 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	11 kWh @ \$0.09202/kWh	\$1.01
Fuel Charge	11 kWh @ \$0.03516/kWh	\$0.39
Storm Protection Charge	11 kWh @ \$0.00568/kWh	\$0.06
Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	11 kWh @ \$0.02121/kWh	\$0.23
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.80

Avg kWh Used Per Day



Current Month's Electric Charges \$24.80

Billing information continues on next page →



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

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

Meter Read

Service Period: 11/27/2025 - 12/30/2025

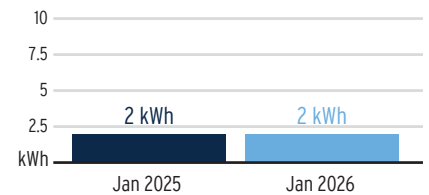
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533648	12/30/2025	19,969		19,899		70 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	70 kWh @ \$0.09202/kWh	\$6.44
Fuel Charge	70 kWh @ \$0.03516/kWh	\$2.46
Storm Protection Charge	70 kWh @ \$0.00568/kWh	\$0.40
Clean Energy Transition Mechanism	70 kWh @ \$0.00418/kWh	\$0.29
Storm Surcharge	70 kWh @ \$0.02121/kWh	\$1.48
Florida Gross Receipt Tax		\$0.86
Electric Service Cost		\$34.37
State Tax		\$2.90
Total Electric Cost, Local Fees and Taxes		\$37.27

Avg kWh Used Per Day



Current Month's Electric Charges \$37.27

Miscellaneous Credits	
Deposit Refund	-\$2.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Total Current Month's Credits	-\$2.00

Billing information continues on next page →



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

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

Meter Read


Meter Location: Irr

Service Period: 11/27/2025 - 12/30/2025

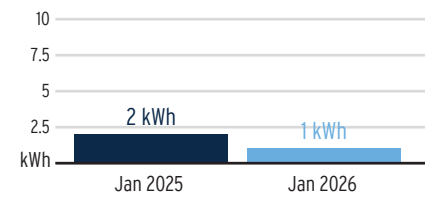
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000476328	12/30/2025	3,941		3,897		44 kWh	1	34 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	44 kWh @ \$0.09202/kWh	\$4.05
Fuel Charge	44 kWh @ \$0.03516/kWh	\$1.55
Storm Protection Charge	44 kWh @ \$0.00568/kWh	\$0.25
Clean Energy Transition Mechanism	44 kWh @ \$0.00418/kWh	\$0.18
Storm Surcharge	44 kWh @ \$0.02121/kWh	\$0.93
Florida Gross Receipt Tax		\$0.75
Electric Service Cost		\$30.15
State Tax		\$2.55
Total Electric Cost, Local Fees and Taxes		\$32.70

Avg kWh Used Per Day



Current Month's Electric Charges \$32.70

Billing information continues on next page →



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

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

Meter Read


Meter Location: Irr

Service Period: 11/27/2025 - 12/30/2025

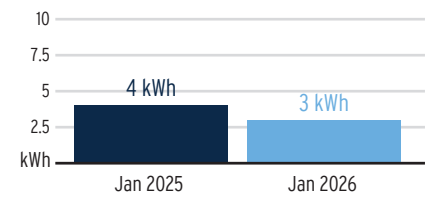
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475745	12/30/2025	6,826		6,708		118 kWh	1	34 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	118 kWh @ \$0.09202/kWh	\$10.86
Fuel Charge	118 kWh @ \$0.03516/kWh	\$4.15
Storm Protection Charge	118 kWh @ \$0.00568/kWh	\$0.67
Clean Energy Transition Mechanism	118 kWh @ \$0.00418/kWh	\$0.49
Storm Surcharge	118 kWh @ \$0.02121/kWh	\$2.50
Florida Gross Receipt Tax		\$1.05
Electric Service Cost		\$42.16
State Tax		\$3.56
Total Electric Cost, Local Fees and Taxes		\$45.72

Avg kWh Used Per Day



Current Month's Electric Charges \$45.72

Billing information continues on next page →



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

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

Meter Read

Service Period: 11/27/2025 - 12/30/2025

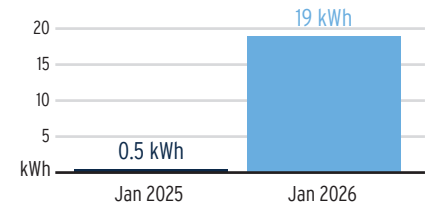
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000477188	12/30/2025	5,576		4,918		658 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	658 kWh @ \$0.09202/kWh	\$60.55
Fuel Charge	658 kWh @ \$0.03516/kWh	\$23.14
Storm Protection Charge	658 kWh @ \$0.00568/kWh	\$3.74
Clean Energy Transition Mechanism	658 kWh @ \$0.00418/kWh	\$2.75
Storm Surcharge	658 kWh @ \$0.02121/kWh	\$13.96
Florida Gross Receipt Tax		\$3.25
Electric Service Cost		\$129.83

Avg kWh Used Per Day



Current Month's Electric Charges \$129.83

Billing information continues on next page →



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

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

Meter Read

Service Period: 11/27/2025 - 12/30/2025

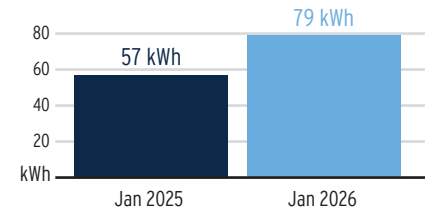
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000486105	12/30/2025	46,310		43,635		2,675 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	2,675 kWh @ \$0.09202/kWh	\$246.15
Fuel Charge	2,675 kWh @ \$0.03516/kWh	\$94.05
Storm Protection Charge	2,675 kWh @ \$0.00568/kWh	\$15.19
Clean Energy Transition Mechanism	2,675 kWh @ \$0.00418/kWh	\$11.18
Storm Surcharge	2,675 kWh @ \$0.02121/kWh	\$56.74
Florida Gross Receipt Tax		\$11.43
Electric Service Cost		\$457.18
State Tax		\$38.63
Total Electric Cost, Local Fees and Taxes		\$495.81

Avg kWh Used Per Day



Current Month's Electric Charges \$495.81

Billing information continues on next page →



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

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

Meter Read

Meter Location: Irr

Service Period: 11/27/2025 - 12/30/2025

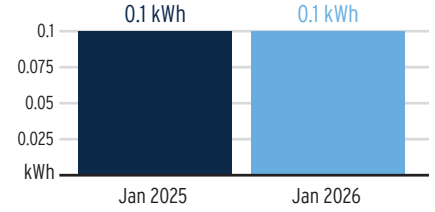
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000453391	12/30/2025	260		256		4 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/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		\$0.59
Electric Service Cost		\$23.66

Avg kWh Used Per Day



Current Month's Electric Charges \$23.66

Billing information continues on next page →



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

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

Meter Read


Meter Location: Irr

Service Period: 11/27/2025 - 12/30/2025

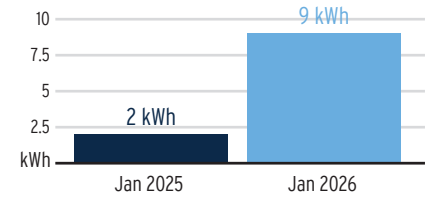
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451807	12/30/2025	7,892		7,600		292 kWh	1	34 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	292 kWh @ \$0.09202/kWh	\$26.87
Fuel Charge	292 kWh @ \$0.03516/kWh	\$10.27
Storm Protection Charge	292 kWh @ \$0.00568/kWh	\$1.66
Clean Energy Transition Mechanism	292 kWh @ \$0.00418/kWh	\$1.22
Storm Surcharge	292 kWh @ \$0.02121/kWh	\$6.19
Florida Gross Receipt Tax		\$1.76
Electric Service Cost		\$70.41

Avg kWh Used Per Day



Current Month's Electric Charges \$70.41

Billing information continues on next page →



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

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

Meter Read

Meter Location: Irr

Service Period: 11/27/2025 - 12/30/2025

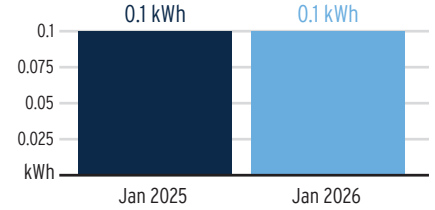
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000448546	12/30/2025	264		259		5 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	5 kWh @ \$0.09202/kWh	\$0.46
Fuel Charge	5 kWh @ \$0.03516/kWh	\$0.18
Storm Protection Charge	5 kWh @ \$0.00568/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		\$0.60
Electric Service Cost		\$23.84

Avg kWh Used Per Day



Current Month's Electric Charges \$23.84

Billing information continues on next page →



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

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

Meter Read

Service Period: 11/27/2025 - 12/30/2025

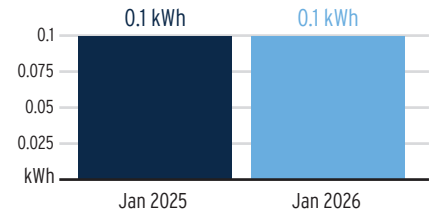
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533631	12/30/2025	230		227		3 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	3 kWh @ \$0.09202/kWh	\$0.28
Fuel Charge	3 kWh @ \$0.03516/kWh	\$0.11
Storm Protection Charge	3 kWh @ \$0.00568/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		\$0.59
Electric Service Cost		\$23.51

Avg kWh Used Per Day



Current Month's Electric Charges \$23.51

Billing information continues on next page →



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

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

Meter Read

Meter Location: Irr

Service Period: 11/27/2025 - 12/30/2025

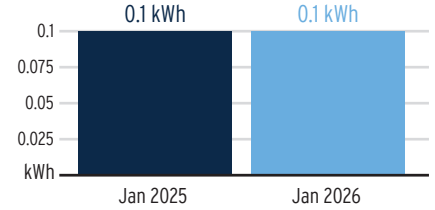
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451798	12/30/2025	224		222		2 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	2 kWh @ \$0.09202/kWh	\$0.18
Fuel Charge	2 kWh @ \$0.03516/kWh	\$0.07
Storm Protection Charge	2 kWh @ \$0.00568/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		\$0.58
Electric Service Cost		\$23.33
State Tax		\$1.97
Total Electric Cost, Local Fees and Taxes		\$25.30

Avg kWh Used Per Day



Current Month's Electric Charges \$25.30

Billing information continues on next page →



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

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

Meter Read

Meter Location: Irr

Service Period: 11/27/2025 - 12/30/2025

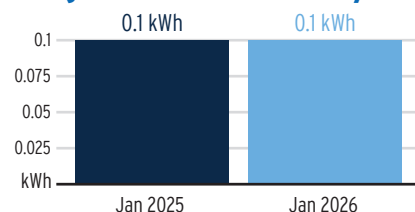
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000467238	12/30/2025	246		242		4 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/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		\$0.59
Electric Service Cost		\$23.66
State Tax		\$2.00
Total Electric Cost, Local Fees and Taxes		\$25.66

Avg kWh Used Per Day



Current Month's Electric Charges **\$25.66**

Billing information continues on next page →



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

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

Meter Read


Meter Location: Irr

Service Period: 11/27/2025 - 12/30/2025

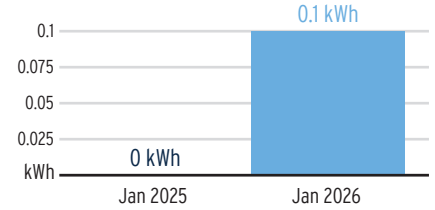
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000446213	12/30/2025	1,781		1,776		5 kWh	1	34 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	5 kWh @ \$0.09202/kWh	\$0.46
Fuel Charge	5 kWh @ \$0.03516/kWh	\$0.18
Storm Protection Charge	5 kWh @ \$0.00568/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		\$0.60
Electric Service Cost		\$23.84

Avg kWh Used Per Day



Current Month's Electric Charges \$23.84

Billing information continues on next page →



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

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

Meter Read

Service Period: 11/27/2025 - 12/30/2025

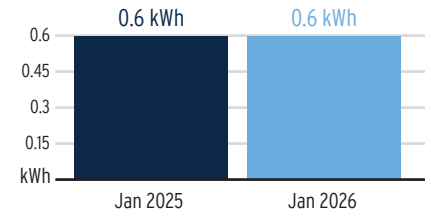
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559564	12/30/2025	1,187		1,166		21 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	21 kWh @ \$0.09202/kWh	\$1.93
Fuel Charge	21 kWh @ \$0.03516/kWh	\$0.74
Storm Protection Charge	21 kWh @ \$0.00568/kWh	\$0.12
Clean Energy Transition Mechanism	21 kWh @ \$0.00418/kWh	\$0.09
Storm Surcharge	21 kWh @ \$0.02121/kWh	\$0.45
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.43

Avg kWh Used Per Day



Current Month's Electric Charges \$26.43

Billing information continues on next page →



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

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

Meter Read

Meter Location: Irr

Service Period: 11/27/2025 - 12/30/2025

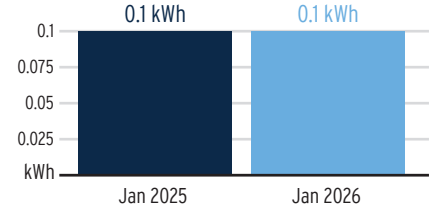
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445678	12/30/2025	273		269		4 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/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		\$0.59
Electric Service Cost		\$23.66

Avg kWh Used Per Day



Current Month's Electric Charges \$23.66

Billing information continues on next page →



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

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

Meter Read

Service Period: 11/27/2025 - 12/30/2025

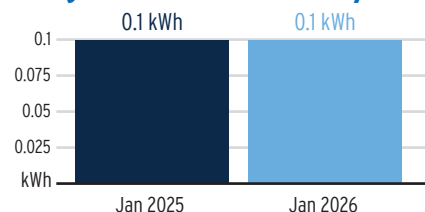
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445680	12/30/2025	276		271		5 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	5 kWh @ \$0.09202/kWh	\$0.46
Fuel Charge	5 kWh @ \$0.03516/kWh	\$0.18
Storm Protection Charge	5 kWh @ \$0.00568/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		\$0.60
Electric Service Cost		\$23.84

Avg kWh Used Per Day



Current Month's Electric Charges \$23.84

Billing information continues on next page →



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

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

Meter Read

Service Period: 11/27/2025 - 12/30/2025

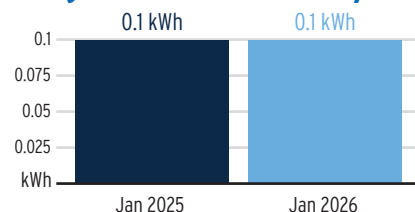
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000694640	12/30/2025	388		384		4 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/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		\$0.59
Electric Service Cost		\$23.66

Avg kWh Used Per Day



Current Month's Electric Charges \$23.66

Billing information continues on next page →



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

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

Meter Read


Meter Location: Shed

Service Period: 11/27/2025 - 12/30/2025

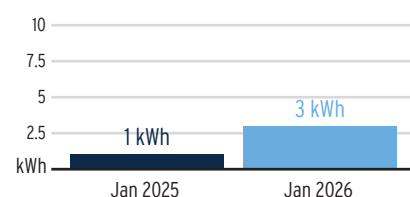
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000443163	12/30/2025	34,856		34,766		90 kWh	1	34 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	90 kWh @ \$0.09202/kWh	\$8.28
Fuel Charge	90 kWh @ \$0.03516/kWh	\$3.16
Storm Protection Charge	90 kWh @ \$0.00568/kWh	\$0.51
Clean Energy Transition Mechanism	90 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	90 kWh @ \$0.02121/kWh	\$1.91
Florida Gross Receipt Tax		\$0.94
Electric Service Cost		\$37.62
State Tax		\$3.18
Total Electric Cost, Local Fees and Taxes		\$40.80

Avg kWh Used Per Day



Current Month's Electric Charges \$40.80

Billing information continues on next page →



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

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

Meter Read

Service Period: 11/27/2025 - 12/30/2025

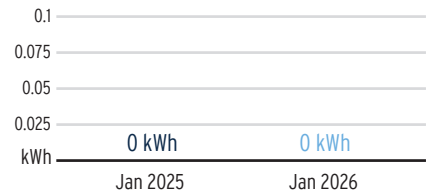
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000472004	12/30/2025	20		20		0 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.02
State Tax		\$1.95
Total Electric Cost, Local Fees and Taxes		\$24.97

Avg kWh Used Per Day



Current Month's Electric Charges \$24.97

Billing information continues on next page →



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

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

Meter Read

Service Period: 11/27/2025 - 12/30/2025

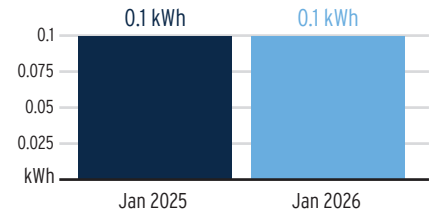
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000863276	12/30/2025	117		113		4 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/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		\$0.59
Electric Service Cost		\$23.66
State Tax		\$2.00
Total Electric Cost, Local Fees and Taxes		\$25.66

Avg kWh Used Per Day



Current Month's Electric Charges \$25.66

Billing information continues on next page →



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

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

Meter Read

Service Period: 11/27/2025 - 12/30/2025

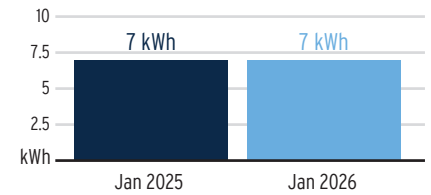
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000856891	12/30/2025	11,784		11,536		248 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	248 kWh @ \$0.09202/kWh	\$22.82
Fuel Charge	248 kWh @ \$0.03516/kWh	\$8.72
Storm Protection Charge	248 kWh @ \$0.00568/kWh	\$1.41
Clean Energy Transition Mechanism	248 kWh @ \$0.00418/kWh	\$1.04
Storm Surcharge	248 kWh @ \$0.02121/kWh	\$5.26
Florida Gross Receipt Tax		\$1.58
Electric Service Cost		\$63.27

Avg kWh Used Per Day



Current Month's Electric Charges \$63.27

Billing information continues on next page →



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

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

Meter Read

Meter Location: Irri

Service Period: 11/27/2025 - 12/30/2025

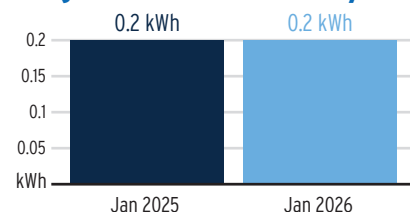
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000458561	12/30/2025	451		444		7 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	7 kWh @ \$0.09202/kWh	\$0.64
Fuel Charge	7 kWh @ \$0.03516/kWh	\$0.25
Storm Protection Charge	7 kWh @ \$0.00568/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.60
Electric Service Cost		\$24.15
State Tax		\$2.04
Total Electric Cost, Local Fees and Taxes		\$26.19

Avg kWh Used Per Day



Current Month's Electric Charges \$26.19

Billing information continues on next page →



Sub-Account #: 211006782182
Statement Date: 02/02/2026

Service Address: 6702 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 11/27/2025 - 12/30/2025

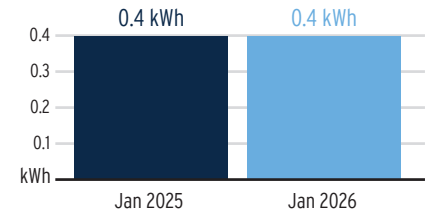
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000579246	12/30/2025	724		712		12 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	12 kWh @ \$0.09202/kWh	\$1.10
Fuel Charge	12 kWh @ \$0.03516/kWh	\$0.42
Storm Protection Charge	12 kWh @ \$0.00568/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.95

Avg kWh Used Per Day



Current Month's Electric Charges \$24.95

Billing information continues on next page →



Sub-Account #: 211006781994
Statement Date: 02/02/2026

Service Address: 6904 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 11/27/2025 - 12/30/2025

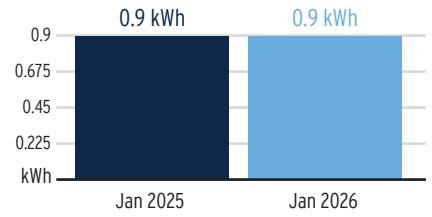
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846145	12/30/2025	1,253		1,223		30 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	30 kWh @ \$0.09202/kWh	\$2.76
Fuel Charge	30 kWh @ \$0.03516/kWh	\$1.05
Storm Protection Charge	30 kWh @ \$0.00568/kWh	\$0.17
Clean Energy Transition Mechanism	30 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	30 kWh @ \$0.02121/kWh	\$0.64
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$27.89

Avg kWh Used Per Day



Current Month's Electric Charges \$27.89

Billing information continues on next page →



Sub-Account #: 211006781838
Statement Date: 02/02/2026

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Meter Read

Service Period: 11/27/2025 - 12/30/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000789803	12/30/2025	11,348		11,234		9,120 kWh	80.0000	34 Days
1000789803	12/30/2025	0.29		0		23.36 kW	80.0000	34 Days

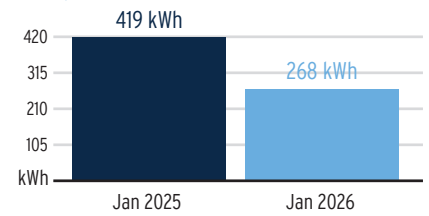
Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$1.12000	\$38.08
Billing Demand Charge	23 kW @ \$19.06000/kW	\$438.38
Energy Charge	9,120 kWh @ \$0.00815/kWh	\$74.33
Fuel Charge	9,120 kWh @ \$0.03516/kWh	\$320.66
Capacity Charge	23 kW @ \$0.72000/kW	\$16.56
Storm Protection Charge	23 kW @ \$2.02000/kW	\$46.46
Energy Conservation Charge	23 kW @ \$0.79000/kW	\$18.17
Environmental Cost Recovery	9,120 kWh @ \$0.00072/kWh	\$6.57
Clean Energy Transition Mechanism	23 kW @ \$1.15000/kW	\$26.45
Storm Surcharge	9,120 kWh @ \$0.01035/kWh	\$94.39
Florida Gross Receipt Tax		\$27.69
Electric Service Cost		\$1,107.74

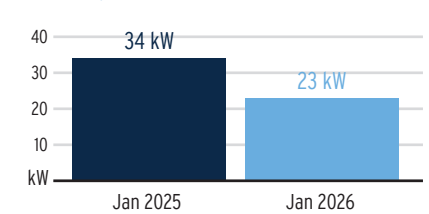
Current Month's Electric Charges \$1,107.74

Billing information continues on next page →

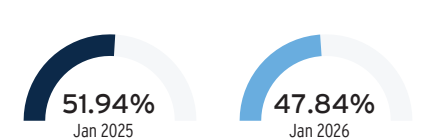
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.




Sub-Account #: 211006781838
Statement Date: 02/02/2026

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Service Period: 11/27/2025 - 12/30/2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges	
	Lighting Service Items LS-1 (Bright Choices) for 34 days	
Lighting Energy Charge	190 kWh @ \$0.03411/kWh	\$6.48
Fixture & Maintenance Charge	10 Fixtures	\$166.10
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	190 kWh @ \$0.03452/kWh	\$6.56
Storm Protection Charge	190 kWh @ \$0.00574/kWh	\$1.09
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	\$466.27

Current Month's Electric Charges \$466.27

Billing information continues on next page →



Sub-Account #: 211006781655
Statement Date: 02/02/2026

Service Address: 6938 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 11/27/2025 - 12/30/2025

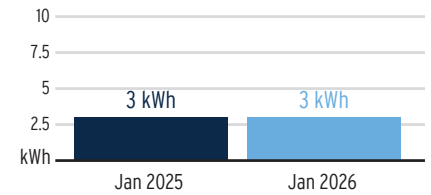
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835802	12/30/2025	1,619		1,528		91 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	91 kWh @ \$0.09202/kWh	\$8.37
Fuel Charge	91 kWh @ \$0.03516/kWh	\$3.20
Storm Protection Charge	91 kWh @ \$0.00568/kWh	\$0.52
Clean Energy Transition Mechanism	91 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	91 kWh @ \$0.02121/kWh	\$1.93
Florida Gross Receipt Tax		\$0.94
Electric Service Cost		\$37.78

Avg kWh Used Per Day



Current Month's Electric Charges \$37.78

Total Current Month's Charges \$4,806.13



INVOICE

To view your Insert
Click the link below:
[INSERT1](#)

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

25-60912-33002
WATERSET NORTH CDD
02/01/26-02/28/26
01/27/2026
0224278-2206-3

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Customer Service: (813) 621-3055

Your Payment is Due

Feb 26, 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 02/26/2026: **\$ 439.38**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
428.66		(428.66)		0.00		428.66		428.66

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	02/01/26		1.00	256.61
8 Yard Dumpster 1X Week	02/01/26		1.00	172.05
Total Current Charges				428.66

----- 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)
01/27/2026	0224278-2206-3	25-60912-33002
Payment Terms	Total Due	Amount
Total Due by 02/26/2026	\$428.66	
If Received after 02/26/2026	\$439.38	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$428.66.

2206000256091233002002242780000004286600000042866 4

I0290C39

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

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Please choose one of these sustainable payment options:



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How to Contact Us 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>		Your Payment Is Due 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>		Your Total Due \$123.45 <small>If payment is received after 10/25/2022: \$128.45</small>				
Previous Balance \$123.45	+	Payments (\$123.45)	+	Adjustments 0.00	+	Current Invoice Charges \$123.45	=	Total Account Balance Due \$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 35 Gallon Toner MN STATE SOLID WASTE TAX 9.75% COUNTY ENVIRONMENTAL CHARGE		Date 10/01/22	Ticket	Quantity 1.00	Amount 88.00 10.95 25.45	Total Current Charges 123.45		

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

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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.

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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		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State		Bank Account Holder Signature	
Zip			
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



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Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

25-79480-43002
WATERSET AMENITY CENTER
02/01/26-02/28/26
01/27/2026
0224466-2206-4

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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

Feb 26, 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

\$967.57

If payment is received after 02/26/2026: **\$ 991.76**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
707.57		(707.57)		0.00		967.57		967.57

DETAILS OF SERVICE				
Details for Service Location: Waterset Amenity Center, 7250 Parkshore Dr, Apollo Beach FL 33572			Customer ID: 25-79480-43002	
Description	Date	Ticket	Quantity	Amount
Overage Service Yards Incident# 69899032 Picture taken on 12/29/2025 at 09:32 AM Ticket Total	12/29/25	267935	1.00	260.00 0.00 260.00
Lock Per Unit	02/01/26		1.00	40.00
Disposal 4 Yard Dumpster 3X Week	02/01/26		1.00	155.58
4 Yard Dumpster 3X Week	02/01/26		1.00	511.99
Total Current Charges				967.57

----- 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)
01/27/2026	0224466-2206-4	25-79480-43002
Payment Terms	Total Due	Amount
Total Due by 02/26/2026	\$967.57	
If Received after 02/26/2026	\$991.76	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$967.57.

220600025794804300200224466000009675700000096757 9

I0290C39

**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**

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 <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>		Your Payment Is Due 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>		Your Total Due \$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	88.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				123.45
Total Current Charges				123.45

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Tab 15

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THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Consideration of Amendment to Retain District Counsel

Mr. Langley presented a rate increase notice to the Board.

On a motion by Mr. Pyche, seconded by Ms. DeLucia, with all in favor, the Board approved the proposed rates submitted by Fishback Dominic for District Counsel services, as presented, for the Waterset North Community Development District.

Discussion was held regarding requesting a report on the irrigation damage related to the Ballenger issue. It was decided to hold off on that.

B. District Engineer

Mr. Whited presented his report, and discussion was held regarding the proposal for the Landing Bench monument repair.

On a motion by Mr. Pyche, seconded by Ms. Cianci-Deckard, with all in favor, the Board approved the CMS Pros proposal for repairs to the Landing Bench Monument repairs in the amount of \$8,350.00, for the Waterset North Community Development District.

The Board asked that Ms. Welborn provide the reserve study to the Board.

Mr. Whited was asked to inspect the trellis at Lantern View.

C. Landscape & Irrigation

i. Presentation of Landscape Inspection Report

Mr. Toborg went over his report and a brief discussion ensued about services.

On a motion by Mr. Pyche, seconded by Ms. Cianci-Deckard, with all in favor, the Board appointed Cathy DeLucia as Board Liaison to work with Mr. Toborg and RedTree on the sod replacement in the dog park, for the Waterset North Community Development District.

On a motion by Mr. Pyche, seconded by Ms. DeLucia, with all in favor, the Board approved the RedTree Proposal #3 for palm tree booting at a cost of \$19,500, for the Waterset North Community Development District.

A request was made for RedTree to submit a proposal for a sabal with the overall height of 16'.

ii. Landscape Contractor Update

No responses were provided.

83 **D. Aquatics Lake Management**

84 **1. Presentation of Waterway Inspection Report**

85 Discussion was held regarding the anticipation of an algae bloom due to the mild
86 winter and that blue dye will be introduced to the ponds as needed.

87
88 A request for a proposal to address the pond #34 issues.

89
90 **E. Clubhouse Manager**

91 **1. Presentation of Property Management Report**

92 Ms. Parodi presented her report to the Board, noting there is a broken bench on
93 pond 34 that needs to be replaced. Discussion was held regarding Playmore
94 proposals #2946 and 2999 and holiday lighting. The following Board actions were
95 taken:

96
97 Proposal # 296 was tabled.

98
99

On a motion by Ms. Cianci-Deckard, seconded by Mr. Tobin, with all in favor, the Board approved the Playmore proposal #2999, for the Waterset North Community Development District.

100
101

On a motion by Mr. Pyche, seconded by Mr. Tobin, with all in favor, the Board approved terminating the current vendor for holiday lighting, for the Waterset North Community Development District.
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102
103 Maintenance Staff will remove the lighting installed in Lantern Park.

104
105 It was also noted that the copier contract can be assumed by Waterset South.

106 **F. District Manager**

107 Ms. Welborn stated the next regular meeting will be on April 28, 2026, at the same
108 time and location. She presented information about the hurricane damage and a
109 brief discussion ensued.

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111

On a motion by Mr. Pyche, seconded by Ms. DeLucia, with all in favor, the Board accepted the insurance settlement, for the Waterset North Community Development District.

112 **FOURTH ORDER OF BUSINESS** **Business Administration**

113 **A. Consideration of Financial Statement for January 2026**

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On a motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board accepted the financial statement for January 2026, for the Waterset North Community Development District.
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