



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting July 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	Chairman
	Patricia Cianci-Deckard	Vice Chairman
	Cathleen DeLucia	Assistant Secretary
	Mike Tobin	Assistant Secretary
	Bob Kellner	Assistant Secretary
District Manager	Rachel Welborn	Rizzetta & Company, Inc.
District Counsel	Dan Langley	Fishback Dominic Law, PA
District Engineer	Stephen Brletic	BDI

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

Riverview, Florida · (813) 533-2950

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

www.WatersetNorthCDD.org

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

July 14, 2026

FINAL AGENDA

Dear Board Members:

The Public Hearing and regular meetings of the Board of Supervisors of the Waterset North Community Development District will be held on **Tuesday, July 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
 - B.** District Engineer
 - i. Presentation of District Engineers Report Tab 1
 - ii. Consideration of CMS Proposals Tab 2
 - C.** Landscape & Irrigation
 - i. Presentation of Community Asset Management Report Tab 3
 - ii. Landscape Contractor Update and Proposals Tab 4
 - iii. Landscape Contractor Responses
 - iv. Irrigation Report
 - D.** Aquatics Lake Management
 - i. Presentation of Waterway Inspection Report..... Tab 5
 - ii. Consideration of Fountain/Aerator Agreement for Pond 40 Repair..... Tab 6
 - E.** Clubhouse Manager
 - i. Presentation of Property Management Report Tab 7
 - ii. Consideration of 5K Fundraiser Event Proposal Tab 8
 - iii. Consideration of Benches and Trash Receptacles Tab 9
 - iv. Consideration of Creative Estimate #4989 to Recover Booths Tab 10
 - v. Consideration of NVirotect Pest Control Proposal #070126 for Bird Control & Nest Removal..... Tab 11
 - vi. Consideration of Rhino Epoxy Estimate # 2158 for Concrete Epoxy Flooring..... Tab 12
 - vii. Consideration of Munyan Proposal for Exterior Painting of Columns... Tab 13
 - viii. Consideration of Brandon Industries, Inc. Quote #1037009 for Street Sign Replacement..... Tab 14
 - ix. Consideration of Owens Electric Proposal # 42182579 for Remove and Replace Pump Starter Tab 15
 - F.** District Manager
 - i. Presentation of District Manager Report Tab 16
 - ii. Presentation of the 2nd Quarter Website Compliance Report Tab 17
- 4. BUSINESS ITEMS**
 - A.** Public Hearing on Fiscal Year 2026/2027 Final Budget
 - i. Public Comments on Final Budget
 - ii. Consideration of Resolution 2026-05; Approving Fiscal Year 2026/2027 Final Budget Tab 18

- B. Public Hearing on Fiscal Year 2026/2027 Levying of O&M Assessments
 - i. Public Comments on Levying O&M Assessment
 - ii. Consideration of Resolution 2026-06; Levying of Fiscal Year 2026/2027 O&M Assessments Tab 19
- C. Consideration of Resolution 2026-07; Approving Fiscal Year 2026/2027 Meeting Schedule..... Tab 20
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on May 26, 2026 Tab 21
 - B. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on June 23, 2026 Tab 22
 - C. Ratification of Operation & Maintenance Expenditures for June 2026..... Tab 23
 - D. Consideration of the Financial Statement for May 2026 Tab 24
 - E. Ratification of Alvarez Plumbing & A/C Proposal #262681514 for CU-2 Compressor Replacement Tab 25
 - F. Ratification of Accurate Electronics Invoice for Damaged Card Reader Replacement for Pool Restrooms..... Tab 26
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

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

Sincerely,
Rachel Welborn
District Manager

Tab 1

WATERSET NORTH CDD

ENGINEER'S REPORT FOR JULY 28th, 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Stormwater Maintenance:

We have completed the required inspection for ERP permit 18888.034. There are two skimmers that are damaged and in need of repair. There is one Mitered End Section that has a partial blockage of flow to the pond and is in need of repair. We will receive proposals for the Board to consider at the August 2027 BOS meeting. Attached to this report is an aerial map showing the locations of the repairs. The full SOI report with pictures is 92 pages long and is available for review on request.

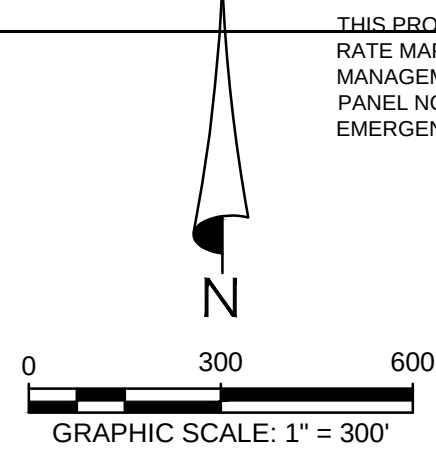
Pergola Repairs:

Several proposals to repair the pergolas around Waterset North are attached to this report for consideration of the Board. The locations are noted on the proposals and can be discussed at the meeting.

Waterset North CDD - Monuments & Pergolas Inventory A1:F17F4A1A1:F18					
ID	Asset Type	Location	Condition	Priority	Notes / Recommended Action
1	Pergola	Pool Pergolas	Fair	High	Bases warped and separating with exposed nails. Rebuild bases, stain for water resistance, keep vegetation cut back.
2	Pergola / Stone Features	Meeting House Lane - Pond Overlook	Poor	High	Two pergolas have been demoed, proposals received to rebuild.
3	Stone Monument	NE Corner Parkshore & Waterset Blvd	Fair	Low	Generally good condition; one broken paver top cap.
4	Dock	Lakeside Dock	Good	Low	Dock holding up well. Address dead turf adjacent to sidewalk.
5	Stone Monument	SE Corner Milestone & Waterset Blvd	Fair	Low	Some stone missing, cracked top caps, vegetation encroachment.
6	Stone Monument	NE Corner Milestone & Waterset Blvd	Fair	Low	Some stone missing, cracked top caps, vegetation encroachment.
7	Pergola / Stone Features	Hourglass Park - East Side	Complete	Complete	Pergola Rebuilt
8	Stone Monument	Milestone & Covington Garden Dr	Fair	Low	Some stone missing, 2 cracked top caps, vegetation encroachment.
9	Pergola / Stone Features	Milestone & Seasound	Poor	High	Deteriorating; vulnerable during storm event.
10	Pergola / Stone Features	Pocket Park off Lantern View Dr	Poor	High	Deteriorating; stone missing and damaged top caps at columns, vulnerable during storm event.
11	Pergola / Stone Features	Lantern Park	Complete	Complete	Pergolas Rebuilt
12	Large Monument	Paseo Al Mar & Covington Garden Roundabout	Good	Low	Large monument in great shape. One of the 6 metal lattices are still missing.
13	Dock	Landing Dock	Fair	Medium	Washouts have been temporarily addressed to fill in voids and add some sod. Surrounding turf is all distressed. Consider previously presented drainage project for long term drainage plan.
14	Pergola / Stone Features	Hourglass Park - West Side	Good	None	This was recently replaced.
15	Pergola / Stone Features	Hourglass Park - South Pergolas by Roadway	Good	None	These were recently replaced.
16	Stone Monument with Deck Seating	Landing - South of Sail View Lane	Poor	High	The wood bench area of the monument is failing like the other one of this type. Some stone missing.



THIS PROJECT LIES IN FLOOD ZONE "X" & "AE" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR HILLSBOROUGH COUNTY, FLORIDA, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12057C0494H DATED AUGUST 28, 2008 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE BFE IS 9' NAVD 88.



ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM
CONVERSION:
NAVD 88 TO NGVD 29 = + 0.91

LEGEND

- | | |
|---|-----------------------------|
|  | EXISTING WETLAND BOUNDARY |
|  | PROJECT BOUNDARY LIMITS |
|  | PHASE 3 BOUNDARY LIMITS |
|  | PROPOSED POND LIMITS |
|  | SILT FENCE |
|  | TREE BARRICADE |
|  | FEMA FLOODPLAIN LIMITS |
|  | FLOOD ZONE DESIGNATION |
|  | 100YR FLOODPLAIN LIMITS |
|  | FILL LIMITS |
|  | FILL LIMITS NOT CONSTRUCTED |

NOTE: LOT LAYOUT SHOWN FOR INFORMATION. CONSTRUCTION PLANS SHALL BE SUBMITTED FOR EACH PHASE PRIOR TO CONSTRUCTION OF LOTS, ROADS, AND INFRASTRUCTURE.

Damaged Skimmer

Damaged Skimmer

Restricted Conveyance at MES

HEIDT
— DESIGN —
Civil Engineering • Planning & GIS
Transportation Engineering
Environmental Engineering



5806-B Breckenridge Pkwy
Tampa, Florida 33611
Office: 813-253-5311
Fax: 813-464-7629

www.HeidtDesign.com

WATERSET PHASE 3 MASS GRADING & MASTER DRAINAGE

OVERALL MASS GRADING PLAN

PREPARED
FOR: NNP SOUTHBEND II, LLC

[illegible]

13	10/05/2015	RECORD DATA-GRADING LIMITS			
6	07/01/2014	Rev. per EPC Comments, Added BFE.			
3	05/21/2014	Contract Axioms			
4	05/19/2014	WCAI, Flood note			
2	04/28/2014	RAI #1			
1	03/07/2014	REVIEW SUBMITTAL			
	DATE	DESCRIPTION			

PROJECT NO:	NLC-WS-1186
FILE:	MP
DESIGN BY:	LGB
DRAWN BY:	BOYLES

FLORIDA PROFESSIONAL ENGINEER

LARA G. BARTHOLOMEW
DATE: _____
REGISTRATION NO. 61035

C-200

R:\WATERSET\PHASE 3\MASS GRADING\WORKING FILES\CURRENT DRAWINGS\CP-RECORD\IMP.DWG-C-200 2015/10/05 10:55 AM NATALIE BUDEN

© COPYRIGHT 2012, HEIDT DESIGN, LLC. ALL RIGHTS RESERVED. NO DOCUMENTATION (INCLUDING BUT NOT LIMITED TO DRAWINGS OR EXHIBITS) MAY BE COPIED, REPRODUCED, OR DISTRIBUTED UNLESS SPECIFIC WRITTEN PERMISSION

Tab 2

ESTIMATE

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

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



Bill to
Waterset North CDD

Ship to
Waterset North CDD

Estimate details

Estimate no.: 1144
Estimate date: 07/20/2026
Expiration date: 08/20/2026

#	Date	Description	Rate	Amount
1.		The Landing Bench Monument repair Remove all old wood decking and joist (21'8" x 7') Install new 2x6 Wear deck structural joist with new brackets and tapcons Install new 5/4 Wear decking deck boards with stainless screws.		\$8,350.00
			Total	\$8,350.00
			Expiry date	08/20/2026

Accepted date

Accepted by

ESTIMATE

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

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



Bill to
Waterset North CDD

Ship to
Waterset North CDD

Estimate details

Estimate no.: 1154
Estimate date: 07/14/2026

#	Date	Description	Rate	Amount
1.		Pergola (Milestone & Seasand) Rebuild Existing wood pergola will be dismantled and debris will be removed New pergola will be constructed using Owens Corning Wear decking Rebuild using #1 60 cca pressure treated 8x8 wrapped with 1/2" Wear Deck trim board. Other Material to complete project includes, 2x2, 2x6,2x8, 2x10 wear decking structural lumber. Stainless bolts and deck screws	\$6,000.00	\$6,000.00
Total				\$6,000.00

Accepted date

Accepted by

ESTIMATE

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

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



Bill to
Waterset North CDD

Ship to
Waterset North CDD

Estimate details

Estimate no.: 1155
Estimate date: 07/14/2026

#	Date	Description	Rate	Amount
1.		Pergola (Lantern Park Community area) Rebuild Existing wood pergola will be dismantled and debris will be removed. New pergola will constructed using Owens Corning Wear decking. Rebuild using #1 60 cca pressure treated 6x6 wrapped with 1/2" Wear Decking trim board. Other Material to complete project includes, 2x2, 2x6, 2x8, Wear Decking structural lumber. Stainless steel bolts and deck screws.	\$8,200.00	\$8,200.00
Total				\$8,200.00

Accepted date

Accepted by

ESTIMATE

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

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



Bill to
Waterset North CDD

Ship to
Waterset North CDD

Estimate details

Estimate no.: 1156
Estimate date: 07/14/2026
Expiration date: 08/14/2026

#	Date	Description	Rate	Amount
1.		Pergola (Lantern Park - Lake Side) Rebuild Existing wood pergola will be dismantled and debris will be removed. New Pergola will be constructed using Owens Corning Wear decking. Rebuild using #1 60 cca pressure treated 6x6 wrapped with 1/2" Wear Deck trim board. Other Material to complete project includes, 2x2, 2x6, 2x8 Wear Decking structural lumber. Stainless steel bolts, Deck screws.	\$7,800.00	\$7,800.00
Total				\$7,800.00
			Expiry date	08/14/2026

Accepted date

Accepted by

Tab 3

WATERSET NORTH

COMMUNITY ASSET MANAGEMENT REPORT



June 20, 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 July, all Bahia turf shall receive a liquid application of 350 lbs. (7 – 50 lb. bags) of Bio Iron Plus. Also, all St. Augustine turf shall receive a liquid application of 2000 lbs. (40 – 50 lb. bags) of Bio Iron Plus, all Celebration Bermuda turf shall receive a liquid application of 300 lbs. (6 – 50 lb. bags) of Bio Iron Plus and finally, all Zoysia turf shall receive a liquid application of 9500 lbs. (190 – 50 lb. bags) of Bio Iron Plus. That's a total of **243 – 50 lb. bags (12,150 lbs.)** of **Bio Iron Plus**.
- **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.**
- **During the course of May's inspection and again in June's inspection, irrigation in Mayport Park was observed. And this month the exact same thing was occurring after being reported last month - one zone was running and appeared to have been running for quite some time as the sidewalk was flooded and an enormous amount of water was running down the curb. This was occurring on a Saturday between 10:00 a.m. and 4:00 p.m. (restricted hours)**

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. Treat all weeds, (including Nutsedge) on the Waterset Blvd. (WSBlvd.) median south of Big Bend Road (BBR).
2. The northern tip of the WSBlvd. median south of the Publix entrance is extremely dry looking. **However, just south of this area, turf greens up again. Is there a zone not working?** (Pic 2>)
3. Weeds of all sorts are filling in all areas of bare turf on the WSBlvd. median and west ROW. If we are going to remove and install new turf, these should be eradicated. They should be eradicated any way.
4. **Although this was reportedly completed in early June, it has been skipped at least once**

again. This is at the entrance to the Landing off Sailview between our driveway and the east Montessori School. This area, as well as the Podocarpus hedge is the CDD's. (Pic 4>)



The Landing

5. The Chinese Fan Palm buffer behind the Landing storage building needs attention – there is no mulch, no bed edge definition and dead fronds need trimmed off. (Pic 5)



8. Last month I reported the Dwarf Asian Jasmine beds between the Landing, pool and pavilion were failing. It was reported at that time that in the previous weeks, there were two cut wire junctions and two defective decoders **and that plants would be replaced by the next inspection. It does not appear any new plants were installed.** (Pics 8a & b)



6. What was the diagnosis of the treated Podocarpus in the hedges surrounding the Landing pool and buffering the parking lot? Much has been trimmed out, but the response said it was treated. What was it treated for?



7. A few months back, I notified irrigation regarding the extremely dry conditions in the turf surrounding the Landing. This is its current condition. What is the duration and frequency of the irrigation in this area? Although, green, it is mostly broadleaf weeds. (Pic 7>)



The Landing, Reflection Park, Covington Stone Avenue, Current

9. Please locate and ensure all yard drains are kept clear of turf growth in the lawn between the Landing, pool and pavilion. (Pic 9)



10. As mentioned earlier in the report, much of the Podocarpus previously reported had been cut out. What was the diagnosis and treatment? (Pic 10)



11. Hand pull and eradicate all vines and Brazilian Peppers in the Japanese Blueberry on both sides of Reflection Park at Sailview and Park Strand. (see below)



12. Turf along the southern half of Scenic appears to be extremely dry compared to the northern portion. Is there an irrigation issue?

13. The ornamental grass bed on the NW corner of Pond 2 is still covered in weeds.

14. Water is coming off the Covington Stone Ave. (CSA) median due to a broken irrigation fitting. I tried to send a short vid clip to RedTree but file size may have prevented it from going through. (Pic 14)



15. CSA cul-de-sac still has a lot of Nutsedge.

16. This is a new stressed turf pattern on Current north. Has this been diagnosed or inspected for chinch bug? (Pic 16)



Current Park, Coqui Park, Flowerpot Park

17. Turf is also continuing to fail in Current Park. Why is that? (Pic 17)



- request a proposal for its removal in the proposal section. (Pic 20)



18. I believe this is the worst condition the turf on Current south has ever been. I noticed there is a new solar irrigation controller installed on the Current north cul-de-sac. Are these two cul-de-sacs joined? If so, there should not be an irrigation issue. (Pic 18)



21. Pond bank maintenance underneath trees needs to improve. Most have quite tall grass and weeds beneath them.

22. I've requested this before – these Dwarf Firebush at the SE corner of Flowerpot Park need to be kept at knee to mid-thigh height for visibility purposes. (Pic 22>)

23. Eradicate turf and bed weeds on Maker's Way cul-de-sac as well as turf weeds on the east side of Flowerpot Park.

24. Dead-head the Giant Birds-of Paradise in Flowerpot Park.

19. This non-thriving Crape Myrtle on the north side of Coqui Park should be removed. If irrigation is present, please cap off and restore tree ring to sod. (Pic 19>)

20. First reported last month, this Red Maple on the north Old Benton buffer has still not re-foliated after its leaves turned brown nor has it dropped its leaves, which often is not a good sign for the recovery of the tree. I will



Old Benton Pond Bank, Knowledge, Maiden Sea

25. Please make sure crews are mowing or line-trimming down the pond banks as far as possible. There is now a blurred line between the normal water line and the bottom of the bank on the Pond Bank 26 between Old Benton and the power lines. (Pic 25)



29. Not only is the turf on the west side of Milestone between Knowledge and Maiden Sea completely failed, but there are also tall weeds in these areas. These need to be eradicated.

30. Silver Buttonwoods in the sideyard buffers at Maiden Sea and Alabaster Stone need to be trimmed.

31. Podocarpus at the Maiden Sea mail kiosk still need to be topped.

32. Previously reported, the Better John Bottlebrush on the Maiden Sea cul-de-sac have been in moderate drought stress for a while. Many, including the newly installed ones, have died, or dropped all their blooms and some leaves. Replace. (Pic 32>)



26. Eradicate and hand pull weeds in the ornamental grasses on both sides of Milestone under the powerlines.

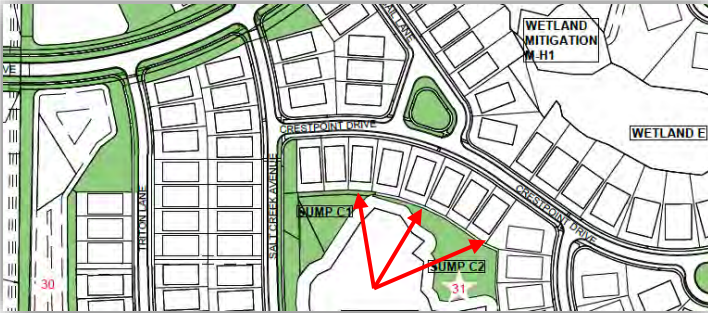
27. The south ROW of Milestone continues to die from the powerlines west and southwestward. (Pic 27>)

28. But now the entire east ROW of Knowledge toward the school is failing. We have been reporting these issues for months and there still does not seem to be a reason or solution provided. (Pic 28>)



Maiden Sea, Porkchop Park, Havensport

33. The tract behind the homes on Crestpoint did not get mowed. (see below)



34. There are still weeds in the Crestpoint porkchop park. The new Variegated Confederate Jasmine did get installed in the new bed surrounding the Liberty Tree, however, the bed is full of weeds & I feel not enough extra VCJ were installed to fill in the bare areas throughout the park as requested. (Pics 34a - c>)



35. Remove a palm banding on Crestpoint 1.

36. It's been reported that the node on Crestpoint 2 where the new palm was installed is set to start at 12:01 a.m. and run every day of the week. There is at least one flood bubbler on this palm. Does the zone run long enough to supply sufficient water? The palm is not thriving and there is no visible spear leaf. (Pic 36>)

37. Bougainvillea at Crestpoint Park remains overgrown and the bed is weedy. And turf is still looking very rough and weedy. (Pic 37>)

38. What is the status of the irrigation along Havensport? Did the controller get replaced? It was approved June 5th. Runners are coming over the curbing.



Paradiso/Ebb Tide, Paradiso

<36



42. There are still several trees on Paradiso between Ebb Tide and Shadowlake that need to be lifted.

43. Be aware of turf starting to suffer on the north ROW of Paradiso west of the west leg of Shadowlake and east of Brevada. Tame the Dw. Firebush here. (see below)



<37



39. Eradicate and hand pull the Brazilian Peppers from the Dw. Firebush at Paradiso and Ebb Tide.

40. There remains at least one dead Dw. Firebush (maybe two) at the western end of the sideyard buffer next to the house on the west side of Ebb Tide at Paradiso. I requested an install and invoice here in last month's report. (Pic 40>)

41. Although I do not mind the height of these Dw. Firebush adjacent to the home on the east side of Ebb Tide at Paradiso as they provide a valuable visual buffer, we cannot allow them to encroach onto the residential property. The CDD does maintain a turf strip along the back side of this buffer. (Pic 41>)

<40

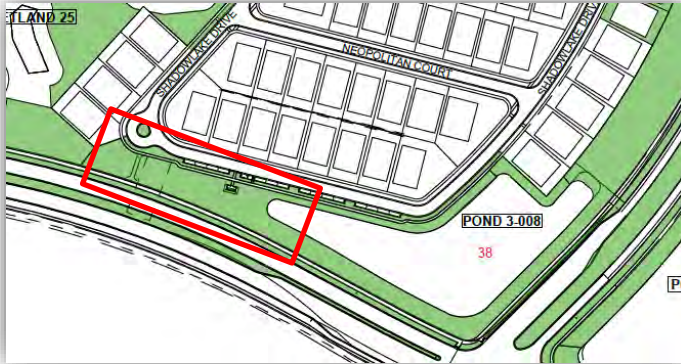


<41



Shadowlake/Paseo Al Mar Open Lawn, PAM Westbound

44. What is the status of the irrigation between the south leg of Shadowlake and Paseo Al Mar (PAM) west of WSBld. Turf near PAM is brown, while turf closer to Shadowlake is fairly green. Looking at the irrigation plans, there are full circle rotors as part of the Shadowlake irrigation plans. Not sure of the PAM irrigation plans. (see below)



45. How was this turf on the north side of Paradise west of WSBld. allowed to fail like it did? This is not an old problem turf problem area. Turf is now even starting to fail on the south side of Paradise in this area. (Pic 45)



46. Hand pull weeds from the Variegated Confederate Jasmine beds on the WSBld. median just north of PAM.

47. There are still new areas of failing turf on the north side of PAM south of the SW corner of Shadowlake. We photographed them during the turf assessment inspection, but they seem to be expanding. Why?

48. The trees along the ENTIRE northern ROW of PAM are the CDD's to maintain. Several by the children's daycare need lifting, at least one is partially dead or contain water shoots.

49. The ornamental grass bed on the PAM median just east of the left turn lane into Milestone south remains extremely weedy. (Pic 49)



50. The Variegated Confederate Jasmine bed on the PAM median just west of 30th Street is also very weedy.

51. Turf is not improving on the PAM median eastward toward the Covington Garden Dr. (CGD) roundabout.

52. Crews need to remember to trim the back side of the Sweet Viburnum hedge along the north side of PAM from CGD to Paradise. We get complaints from these residents on a regular basis.

53. Is there an issue with the irrigation drip lines in this area of the Sweet Viburnum hedge on the north side of PAM about 80' east of Paradise? The hedge is much thinner than the surrounding plants. Or could the cause be also be fungal in nature? (Pic 53>)



Paseo Al Mar, Lantern Park, Lantern View Park

54. There are large expanses of 18" tall Nutsedge in the Dw. Firebush beds on the north side of PAM leading to Paradiso.

55. There is a large expanding failed turf area on the west side of the Heirloom mail kiosk. RedTree reported no insect activity. Were other causes looked for? Fungal? Irrigation coverage? This has been expanding for months. (Pic 55)



56. Pick up and dispose of all palm debris in Lantern Park.

57. There was no response provided for the diagnosis of the severe thinning of the Feijoa surrounding the Reclinata Palm in Lantern Park. (Pic 57>)



58. There are still some Dw. Firebush on the south side of Lantern Park toward the eastern end that need to be cut back from winter freezes.

59. Eradicate Torpedograss and other weeds from the empty bed on the NE corner of Lantern Park.

60. There are still very large Brazilian Peppers in the Feijoa hedge along the north side of Lantern Park. (Pic 60)



61. Cut the Alternanthera "Little Ruby" down to the ground on both sides of Lantern View Park.

62. Turf is still very dry/dead in Lantern View Park. And the ROW turf along LV is failing. Has RedTree looked into this? This is new! (Pics 62a & b>>)



Lakeside Amenity

63. Trim the Walter's Viburnum at the east driveway entrance into the Lakeside Amenity. (Pic 63)



66. On top of the rock formation adjacent to the splash pad where a Bismarck and a Washington Palm were removed, there are at least two sliced drip lines. I assume this is an active line, so each time this zone runs it shoots out water. (Pics 66a & b>)



64. The Jatropha at the Lakeside Amenity inside the gate still need to be cut back by at least 1/3 to promote a more compact crown.

65. I still feel there is an irrigation leak somewhere in the landscape bed between the shade structure at the splash pad and the parking lot. First reported last month. Not only is there still slimy wet areas in the parking lot in this area, but there is also standing water near the rocks adjacent to the splash pad. I don't see how water can make its way from the splash pad, over a berm, onto the sidewalk and then into the parking lot. (Pic 65>)



Lakeside Amenity



67. The ornamental grasses adjacent to the Rock-n-Roll Bowl are full of Torpedograss. (Pic 67)



68. Remove this shrub at the Lakeside Amenity. (Pic 68)



69. I've reported this area between the Lakeside Amenity totlot and the Rock-n-Roll Bowl several times before and do not feel this should be withheld from previous vendors. This is a newer failed area. (Pic 69)



70. Cut this shrub to the ground inside the totlot area. (Pic 70)



71. The exercise station at the Lakeside Amenity remains full of grassy weeds.

72. I asked in last month's report for these remaining Cariss Hollies to be removed. (Pic 72>)

73. Tip the Green island Ficus at the NW corner of the Lakeside Amenity parking lot.



Parkshore, CGD/PAM Roundabout, Colmar Park

74. The north ROW of Parkshore directly in front of the lakeside Amenity is failing. Has RedTree inspected and diagnosed this yet?

75. There are also some severe dry spots along the turf on Shore Vista.

76. There is now new dead turf where Meeting House and Shore Vista meet. I feel this needs to be replaced under RedTree's watch.

77. Begin to alter the pruning method for the Dwarf Firebush on the west side of CGD south of Lantern Park Dr. I do not want these plants to become cloud tops.

78. Also, on the west side of CGD south of Lantern Park Dr., I feel we have an irrigation issue as there is a very long stretch of Sweet Viburnum that is thinning. If it is clogged lines, it needs to be replaced. (Pic 78>)

79. Hand pull weeds from the CGD roundabout. Turf is also extremely dry here.

80. I requested the Feijoa surrounding the Colmar Park mail kiosk to be cut back by at least a half or more. Although they may have been trimmed, it was not by half or more. (Pic 80>)

81. Nearly every bed in Colmar Park is ringed in dead, brown weeds/grass.



82. This SE tract in Colmar Park is not being maintained. (Pic 82)



Covington Garden Drive, Wave's End Park, Tideline/Futura

83. On the west side of CGD between Lantern Park Dr. and Parkshore, most ornamental grass beds are full of weeds and scraggly plants and there is dead turf in the ROW. (Pic 83)



84. Turf is not improving at the SE corner of Parkshore and CGD. This should have greened up by now. (Pic 84)



85. These Dw. Firebush on the south side of Wave's End Park need to be kept lower, especially around the seating area. People can't even sit on the bench. (Pic 85>)

86. The entire sideyard buffer on the NE corner of Park Shore and CGD is becoming overgrown. There are also many weeds. Also, the sideyard buffer next to the house at Tideline and CGD is very weedy.

87. The Tideline pocket park is overrun with weeds both the beds and the turf. (Pic 87)



88. The Xanadu beds in Tideline/Trinket Park are very weedy.

89. The ornamental grass beds at the big pond's side of Tideline/Futura Park are very weedy.

90. Check out the Fairy Ring-like mushroom lines in Tideline/Milestone Park. Treat accordingly.

91. Turf all around the Nestall cul-de-sac, although improved from last month, is still in rough shape.

92. Eradicate Torpedograss from the Podocarpus at the Milestone/CGD Park trellis.



Covington Garden Drive, Mayport Park

93. Drench the completely brown Fakahatchee Grasses on the west side of CGD at Futura at least once before cutting them to low mounds.

94. On the west side of CGD across from the northern end of the Hills. Co. Service Road on the east side of CGD, there appears to be at least one broken irrigation valve behind the sidewalk. (Pic 94> & below)



95. Hand pull a Brazilian Pepper at the CGD/Milestone wave wall.

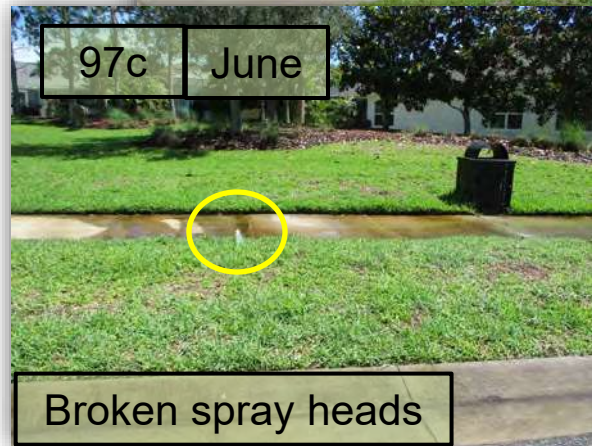
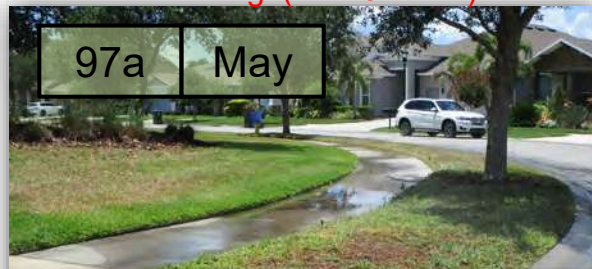
96. Most of the tract on the north side of Bowspirit between the parks is failing, both in front of and behind the sidewalk. (Pic 96)



97. As mentioned in the opening summary, last month, there was a zone running in the Mayport Park ROW. And it appeared to have been doing so for quite some time as water was flooding down the curb and gutter as well

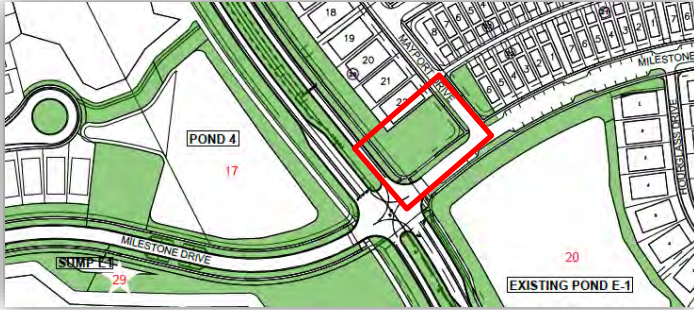


as a flooded sidewalk. That was on a Wednesday in May during restricted hours. It was reported to the irrigation crews that day – and there were several crews on site that day. This month, on a Saturday, the same thing was occurring. (Pics 97a – c)



Milestone at Waterset Blvd.,

98. More and more River Birch are failing in the NE corner of Milestone and WSBld. Even “Dura Heat” River Birch do not perform well in this part of Florida. They are called River Birch for specific reasons ... and none of those reasons is present in their current environment. I will work with RedTree to re-do this corner in more appropriate species. (see below)



99. There are also brown Fakahatchee Grasses at the wave wall on the NE corner of Milestone and WSBld. These need to be drenched and cut to low mounds.

100. Giant Birds-of-Paradise on the east side of WSBld. adjacent to Pond 18 still need to be dead-headed and have all dead growth removed.



Proposals

1. In May's report, I requested a proposal to flush cut up to five (5) dead/dying Red Maples and Bald Cypress near the Landing totlot. I have not received these proposal.
2. In May's report, I requested a proposal to flush cut a dead Washington Palm on the west side of Pond 15. I have not received tis proposal.
3. this Red Maple on the north Old Benton buffer has still not re-foliated after its leaves turned brown nor has it dropped its leaves, which often is not a good sign for the recovery of the tree. RedTree to provide a proposal to flush cut this tree. (Pic 3)
7. There is another dead tree (not Pine) at the southern end of the Current buffer that needs to be flush cut. I was not able to photograph it. RedTree to provide a proposal to fluish cut this tree.

Although I specifically noted three proposals requested in May's report that I did not receive, I requested a total of 9 in May's report and received only one – for the turf in the dog park.



4. There is another dead Pine Tree in the Phase 1 – 2 buffer on the Phase 1 side. RedTree to provide a proposal to flush cut this dead Pine. (Pic 4>)
5. In May's report I requested a proposal to remove a failing Hong Kong Orchid and a Silver Buttonwood in the NE corner of the Lakeside Amenity. I have not received this proposal.
6. I didn't get to take a picture of it, but there is a dead Tree Ligustrum on the east side of WSBlvd. north of Milestone. RedTree to provide a proposal to flush cut this tree. It is between Milestone and Pond 18.



WATERSET NORTH

COMMUNITY ASSET MANAGEMENT REPORT



July 20, 2026
Rizzetta & Company
John R. Toborg – Division Manager
Community Asset Management



Rizzetta & Company
Professionals in Community Management

Upcoming Events, Waterset Blvd. North, the Landing

General Updates, Recent & Upcoming Maintenance Events

- During the month of August, there are no fertilizer applications scheduled.

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. Trim some of the hanging Bismarck Palm fronds on the Waterset Blvd. (WSBlvd.) median at Big Bend Road (BBR) before they fall into the traffic lanes.
2. Has RedTree determined if the irrigation to the hedge on the east side of WSBlvd. south of BBR behind the sidewalk is working? The hedge continues to thin at a rapid pace. (Pic 2)
3. On the west ROW of WSBlvd. underneath the Magnolias adjacent to the apartments south of Publix, this Jasmine bed is very weedy.
4. Until this bed of Bougainvillea on the WSBlvd. median near the northern end of Pond 1 is removed and becomes turf, RedTree needs to control the grassy weeds (Cogongrass?). (Pic 4>)
5. There are several broken limbs (many from Pines) in the buffer between Waterset and Covington Park that need to be removed. In general, this buffer is still not being maintained as required as it is full of dead plants, very tall weeds and other landscape debris.
6. Washington Palms on WSBlvd. near Sailview as well as those on Sailview need to be trimmed. (Pic 6a & b>)
7. RedTree needs to replace the turf surrounding a trash can and doggie station along the trail at the SW corner of Pond 1 that was sprayed with RoundUp. (Pic 7>)
8. The Confederate Jasmine is out of control on the pool fencing at the Landing.



Waterset Blvd., Sailview, The Landing



<6a

10. Treat the broadleaf weeds in the sloped area between the trail and the pavilion on the north side of the Landing. There are also a lot of turf weeds in both lawns on the north side of the Landing.

11. The turf surrounding the Landing pool is very infested with what I believe to be Doveweed. This weed needs to be eradicated. (Pic 11)



11



<6b

12. Although a Podocarpus adjacent to the Landing pool, first reported in April, was treated for Spider Mites and cut back, it did not recover. I requested an Install & Invoice for a new 15 Gal. Podocarpus in April. If this is the new 15 Gal. Podocarpus, it needs to be replaced. (Pic 12)



<7

9. There is a lot of palm debris (dead fronds and boots) being left behind ... even at the Landing pool area. This needs to be hauled away.



12

13. RedTree to properly remove this broken limb from an Oak on the east side of the Landing. (Pic 13>)



The Landing, Reflection Park

14. Also, in the east lawn of the Landing, tree rings are not being maintained at all, there are two more failing Red Maples and broken limbs are lying on the ground beneath these trees. (Pic 14)



18. There are a lot of broken tree limbs underneath many trees (mostly Red Maples) along the pond bank east side of Scenic. There is also a dead broken tree on the ground at the SE corner of Pond 2. This needs to be hauled away. (Pic 18>)

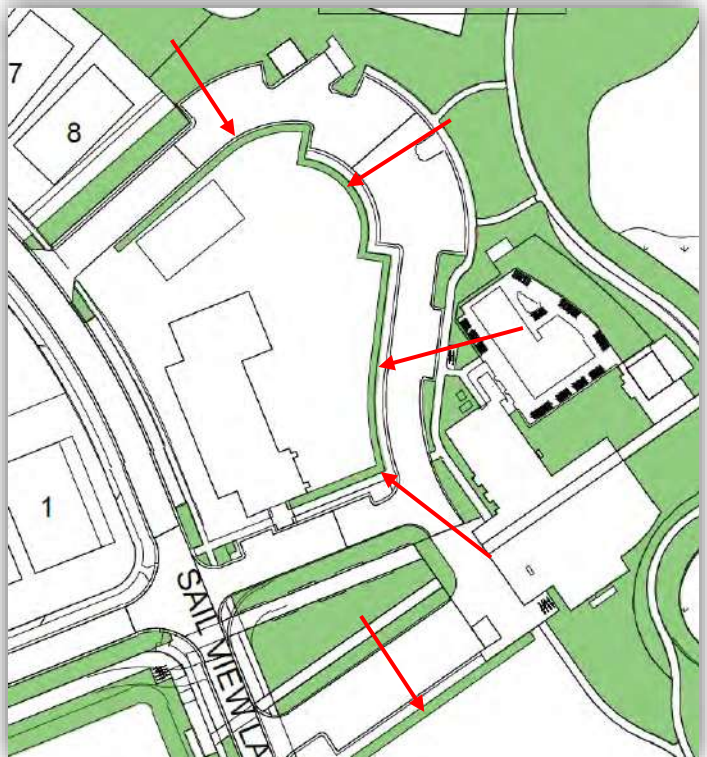
19. Both the Variegated Confederate Jasmine as well as the Pringle's Podocarpus on the WS Blvd. medians at Covington Stone Ave. (CSA) need to be trimmed.



15. The ornamental grass beds near WS Blvd. north of the Montessori School are extremely weedy.

16. Is there an irrigation zone issue within the turf area in Reflection Park. Only the front portion is dying. (Pic 16>)

17. As a reminder, the Podocarpus hedge and trees between the Landing parking lot and the west Montessori school are the CDD's to maintain. (see >) Just as the Podocarpus hedge between the Landing parking lot and the east Montessori School is. (see >)



Pond 2, Current Park, Old Benton Buffer



24. When trees were removed from the Old Benton buffer, ugly tree rings and lavender irrigation drip lines were left behind. In general, this entire buffer is not being maintained very well. There are still areas of tall grass, the pond banks between trees and the water are not being maintained. (Pic 24)



20. Treat turf weeds in the Current north cul-de-sac.

21. Turf in Current Park is dying at an accelerated pace. Why? (Pic 21)



25. Crews are still not maintaining the ground plane beneath the Washington Palms on the west side of Pond 15. Grass and weeds are nearly 2' tall. (Pic 25>)

26. Although this tree has been damaged in the past, it is still providing some shade on the north end of Flowerpot Park. However, there is a broken limb near the top of the tree that needs to be removed. (Pic 26>)

22. The turf condition in Current south cul-de-sac was reported in June's report and many others before. The only response from RedTree in June's response was that the two cul-de-sacs are on separate irrigation controllers – no mention of turf condition or what is being done to try to improve it. (Pic 22>)

23. Crews need to line trim around park amenities better, such as beneath benches and around trash receptacles.



Maker's Way, Flowerpot Park, Milestone

27. Is irrigation working in the thin turf perimeter surrounding the Maker's Way cul-de-sac?
Turf is all but dead. (Pic 27)



28. The ornamental grass beds along the east side of Flowerpot Park are loaded with palm saplings and Torpedograss.

29. Crews are not doing a good job of maintaining tree rings, including those newer planted trees by ULS along Milestone. Turf is encroaching into the mulch.

30. When pruning trees, there should be no blunt cuts. This is on the south side of Milestone, west of WSBldv. (Pic 30)



31. This flood bubbler was outside of the gator bag, and the emitter has been destroyed. This needs to be replaced. It is slightly east of the damaged Sycamore reported in the proposal section, Item No. 4. (Pic 31)



Milestone & Waterset Blvd., Knowledge, Maiden Sea

32. Trim off the lower dead fronds from the newly installed Ribbon Palm at WS Blvd. and Milestone.

33. Check an area on the north side of Milestone at Triton for an irrigation break as there is evidence of standing water on the sidewalk. (Pic 33)



34. Reported last month and previous months, RedTree has stated that there was a faulty decoder along Knowledge leading to the school. Due to this finding and not knowing how long it was faulty, I feel RedTree has a responsibility to replace the turf on both sides of Knowledge. (Pic 34)



35. Maintenance is lacking around the pond behind the homes on the Maiden Sea cul-de-sac. (Pic 35>)

36. There are a couple newly dead plants in the buffer behind the south leg of Maiden Sea. Why do plants continue to die here? Is irrigation not working here as well?

37. RedTree has stated the Podocarpus around the Maiden Sea mail kiosk have been topped. They haven't been. (Pic 37)



38. Why do the Better John Bottlebrush continue to fail on the Maiden Sea cul-de-sac? There are some new ones that have been installed, but many defoliated to the point of cellular leaf damage. Why? Reportedly, there is a work order that is in progress. What is the status? (Pic 38>)

39. The newly installed Sabal Palm on Crestpoint 2 needs to be replaced under warranty. (Pic 39>)



Crestpoint, Salt Creek, Brevada

40. The tract behind the homes on Crestpoint east of Salt Creek had not been mowed in some time, plus the wetland material overhanging this turf needs to be cut back. (Pic 40)



41. In Crestpoint Park there is a large soggy area in the turf on the NE side by the irrigation controller and a grouping of valves. Is one or more leaking? (Pic 41)



42. The landscape buffers on both sides of Brevada are overgrown. (Pic 42)



43. There are now areas along Paradiso between Shadowlake and Ebb Tide where there is no turf left at all. (Pic 43>)

44. "Tip" this Gold Mound adjacent to the first home on Shadowlake east leg. Do not shear and do not drastically lower it. (Pic 44>)

45. Inspect the ornamental grasses at the SW corner of Shadowlake. Treat for spider mites, if present and cut to low mounds. Remove dead plants. (Pic 45>)



Paradiso, Shadowlake, Paseo Al Mar

46. Remove weeds and Brazilian Peppers from the standalone beds in the open lawn on the west side of the west leg of Shadowlake.



47. Is RedTree going to attempt to correct these tire ruts on the SW corner of Paradiso and WS Blvd.? (Pic 47)



48. The turf on the north side of Paseo Al Mar west of WS Blvd. is full of weeds. And just before getting to 30th Street, most of the turf is dead.

49. This is the south side of the PAM median app. 600 – 700 feet west of WS Blvd. Where the turf was allowed to die, weeds are now taking over. (Pic 49)



50. Has RedTree verified water is coming out of the irrigation drip lines on the PAM median due south of the Waterset Club? Variegated Confederate Jasmine continues to fail at a very rapid pace. (Pic 50>)



Paseo Al Mar

51. This bed of Variegated Confederate Jasmine on the PAM median due south of the Waterset Club sand volleyball court is covered in tall weeds. (Pic 51)



52. Bougainvillea on the same PAM median is overgrown. (Pic 52)



53. Has RedTree inspected this turf on the PAM median approaching the Covington Garden Drive (CGD) roundabout for chinch bug? Drought damage and chinch bug damage can look identical, and this turf should've been filling in by now. Instead, it is getting worse. (Pic 53)



54. Are we required to leave this collateral material behind after accidents? Many months ago, this same area suffered another accident and trellis material and dead, damaged landscape was left for months. (Pic 54)



55. The Sweet Viburnum hedge along the fence on the north side of PAM between CGD and Paradiso needs to be trimmed – including the back side. (Pic 55>)



Paseo Al Mar, Lantern Park

56. The Dwarf Firebush beds along the aluminum fence on the north side of PAM leading to Paradiso from the east are very weedy.
(Pic 56)



57. The entire landscape buffer on the east side of Paradiso north of PAM is overgrown.

58. Turning onto Heirloom off Lantern Park, remove a dead broken limb from the first Oak.

**59. These next pics are all in Lantern Park...
(Pics 59>>)**



Lantern Park

<59d

Bitter Melon vines covering the Dw. Firebush



<59g

Defoliated Feijoa and bed weeds



<59e

Bitter Melon vines covering the Dw. Firebush



<59h

Defoliated Feijoa and bed weeds



<59f

Bitter Melon vines covering the Dw. Firebush, bed weeds



<59i

Bed weeds



Lantern Park, Lakeside Amenity



60. Also, the western end of the Lantern Park turf is sopping wet.

61. Remove the plants that were rejuve cut on the west side of Lantern View Park. They are not pushing out any new growth.

62. Start tipping the Golden Dewdrop that were rejuve cut in Lantern View Park. They are beginning to get very leggy.

63. All Washington Palms at the Lakeside Amenity need to be trimmed.

64. RedTree is reporting that the irrigation is working fine and there is no reported active insect activity in this turf behind the Lakeside Amenity. Then what diagnosis can they provide for this horrible looking turf? The turf due north of the splash pad area is beautiful and green. I do remember that a few months ago irrigation was not working in this area. For how long is the question! (Pics 64a & b>)

65. As soon as you turn onto Shore Vista off Parkshore, there is a large patch of dying turf. Diagnose and treat accordingly.

66. The Bismarck Palm on Meeting House as it turns to the south is full of fruit and a couple hanging fronds that need to be removed.

67. Underneath the Bismarck Palm in the previous comment, the Bougainvillea beneath it needs to be trimmed. And the turf in the ROW at this same location is dying. There is no improvement to the condition of the turf as Meeting House approaches Paradiso.

68. The Variegated Confederate Jasmine on the CGD/Parkshore roundabout needs to be trimmed. Eradicate weeds between the curb and pavers.

69. The beds on the east and west sides of CGD between Lantern Park Drive and Parkshore are overrun with weeds – particularly the ornamental grass beds.



Parkshore and Covington Garden Drive, Tideline

70. It has been quite a while since RedTree has visited this landscape bed west of the first house on the north side of Parkshore east side of CGD. (Pics 70a – c)



71. And once again the sideyard buffer adjacent to the first house on the south side of Tideline, west of CGD is overrun with weeds. (Pic 71)



72. The Mammy Croton beds on the west side of Tideline south of Milestone are full of Torpedograss.

73. The bed at the Milestone/CGD wave wall where the Bougainvillea was cut away needs to be maintained relatively weed-free. It is currently covered.

74. Remove dead plants from along the tan PVC fence of Covington Park on the north side of Milestone near CGD.

75. Many trees, palms and shrubs on the west side of CGD are being covered with Virginia Creeper and Bitter Melon vines. These need to be hand pulled and eradicated.

76. Last month I reported water coming over the sidewalk on the west side of CGD in the vicinity of where the county access road on the east side of CGD comes out. RedTree reported the mainline was repaired. It appears it wasn't or has broken again! (Pics 76a & b>)



Greenery Tract, Hourglass Park

77. The ground beneath the hedge along the Greenery Tract on the south side of Milestone between the intersections of Hourglass Drive is full of grassy weeds. (Pic 77)



78. RedTree to diagnose why this turf on the south end of Hourglass Park is failing. This was never like this previously. (Pic 78)



79. For many months, failed turf was limited to the southern portion of the northern half of Hourglass Park ... now turf is failing all the way up to the trellises and even in the open lawn. (Pics 79a – c>)



80. I called in a severe leak in the Hourglass Park fountain. (Pic 80>)

81. The condition of the landscape beds underneath the Hourglass Park trellises needs improvement. Beds are overrun with weeds, dead plants are not being removed and there is a large amount of dead wood in many plants. (Pics 81a – c>>)



Hourglass Park



Bowspirit Park, Milestone & Waterset Blvd.

82. What is occurring with this newly failing turf in Bowspirit Park? This was not like this last month. (Pic 82a & b)



83. Turf continues to fail along the north side of Bowspirit leading to Mayport. Once again just like on Knowledge, RedTree reports there was a faulty decoder. For how long? I feel RedTree needs to replace this turf at their expense. (Pic 83>)

84. Bougainvillea on the wave wall on the SE corner of Milestone and WS Blvd. is very overgrown. (Pic 84>)



Proposals

1. There is a dead Pine tree in the buffer between Waterset and Covington Park. RedTree to provide a proposal to flush cut this tree and haul away. (Pic 1)



4. RedTree to provide a proposal to completely remove this failing Sycamore on the south side of Milestone, west of WSBlvd. Proposal needs to include filling the hole back in, capping off any existing flood bubbler and placing new turf. (Pic 4)



2. There are 2-3 Red Maples in the open lawn on the NE side of the Landing that probably should be removed. Several have already been removed from this lawn in the past. RedTree to provide a proposal to completely remove these trees (including stump grinding), fill the rootball hole in and cover with new Bahia turf. Cap off any existing irrigation flood bubbler. (Pic 2)



5. RedTree to provide a proposal to straighten and re-stake this leaning tree at Salt Creek and Ebb Tide pocket park. (Pic 5>)
6. RedTree to provide a proposal to completely remove all seven (7) Eagleston Hollies on the SE corner of the Colmar Park tract. Proposal must include the filling in of holes, capping off of irrigation flood bubbler and installation of new St. Augustine turf. (Pic 6>)



3. There are six (6) new dead Pine trees on the east side of WSBlvd. between Ponds 2 & 3. RedTree to provide a proposal to flush cut all these Pines and haul away. (Pic 3>)



Proposals



Tab 4



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

LAKESIDE AMENITY (NORTHEAST CORNER)

DEAD SILVER BUTTONWOOD TREE REMOVAL PROPOSAL

**for
WATERSET NORTH CDD**

Attention: Mr. John Toborg (Manager – Landscape Inspection Services)

June 23, 2026

Location:



Scope of Work:

- Removal and stump grinding of (1) dead Silver Buttonwood tree.
- Includes debris removal, hauling fees and dumping fees.

Total Cost: \$400.00

Authorized Signature to Proceed

Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

LAKESIDE AMENITY (NORTHEAST CORNER)

DYING HONG KONG ORCHID TREE REMOVAL PROPOSAL

for

WATERSET NORTH CDD

Attention: Mr. John Toborg (Manager – Landscape Inspection Services)

June 23, 2026

Location:



Scope of Work:

- Removal and stump grinding of (1) dying Hong Kong Orchid tree.
- Includes debris removal, hauling fees and dumping fees.

Total Cost: \$400.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

OLD BENTON BUFFER

RED MAPLE TREE REMOVAL PROPOSAL

for

WATERSET NORTH CDD

Attention: Mr. John Toborg (Manager – Landscape Inspection Services)

June 23, 2026

Location:



Scope of Work:

- Removal and stump grinding of (1) dying Red Maple tree.
- Includes debris removal, hauling fees and dumping fees.

Total Cost: \$400.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

PHASE 1-2 BUFFER (PHASE 1 SIDE)

DEAD PINE TREE REMOVAL PROPOSAL

for

WATERSET NORTH CDD

Attention: Mr. John Toborg (Manager – Landscape Inspection Services)

June 23, 2026

Location:



Scope of Work:

- Removal and stump grinding of (1) dead Pine tree.
- Includes debris removal, hauling fees and dumping fees.

Total Cost: \$850.00

Authorized Signature to Proceed

____/____/_____
Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

NEAR LANDING TOT-LOT

RED MAPLE / BALD CYPRESS TREE REMOVAL PROPOSAL

for

WATERSET NORTH CDD

Attention: Mr. John Toborg (Manager – Landscape Inspection Services)

June 23, 2026

Location:



Scope of Work:

- Removal and stump grinding of (5) dead / dying Red Maple & Bald Cypress trees.
- Includes debris removal, hauling fees and dumping fees.

Total Cost: \$1,500.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

WEST SIDE OF POND 15

**DEAD PALM TREE REMOVAL PROPOSAL
for
WATERSET NORTH CDD**

Attention: Mr. John Toborg (Manager – Landscape Inspection Services)

June 23, 2026

Location:



Scope of Work:

- Flush-cut removal of (1) dead palm tree.
- Includes debris removal, hauling fees and dumping fees.

Total Cost: \$950.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

THE LANDING (West Driveway)

DEAD RED MAPLE TREE REMOVAL PROPOSAL

for

WATERSET NORTH CDD

Attention: Mr. John Toborg (Manager – Landscape Inspection Services)

June 23, 2026

Location:



Scope of Work:

- Removal and stump grinding of (1) dead Red Maple tree.
- Includes debris removal, hauling fees and dumping fees.

Total Cost: \$400.00

Authorized Signature to Proceed

____/____/_____
Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

WATERSET BLVD. (Between Milestone & Pond 18)

DYING LIGUSTRUM TREE REMOVAL PROPOSAL

for

WATERSET NORTH CDD

Attention: Mr. John Toborg (Manager – Landscape Inspection Services)

June 23, 2026

Location:



Scope of Work:

- Removal and stump grinding of (1) dying Ligustrum tree.
- Includes debris removal, hauling fees and dumping fees.

Total Cost: \$400.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

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

Tab 5



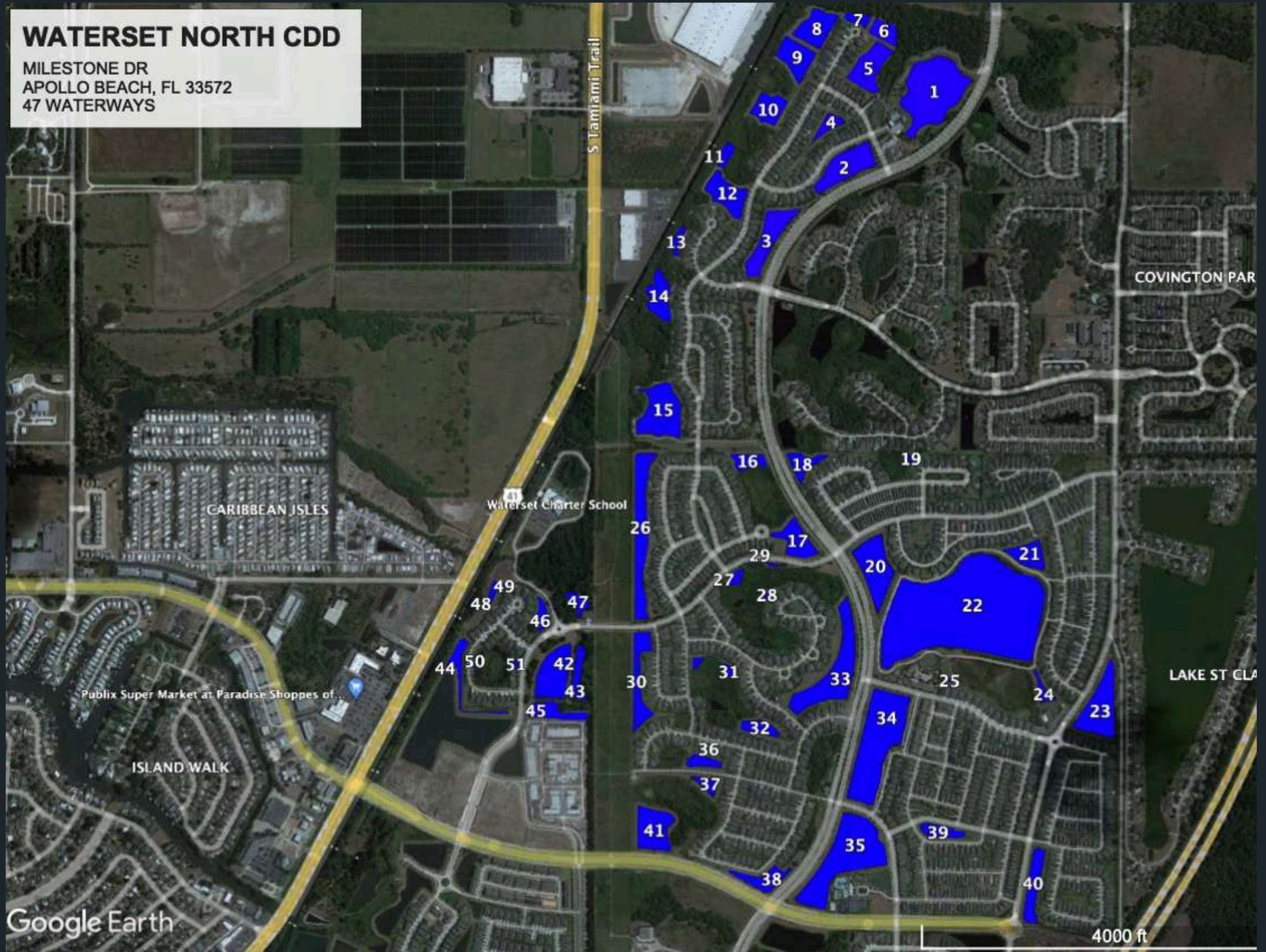
MONTHLY REPORT

JULY, 2026



WATERSET NORTH CDD

MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS

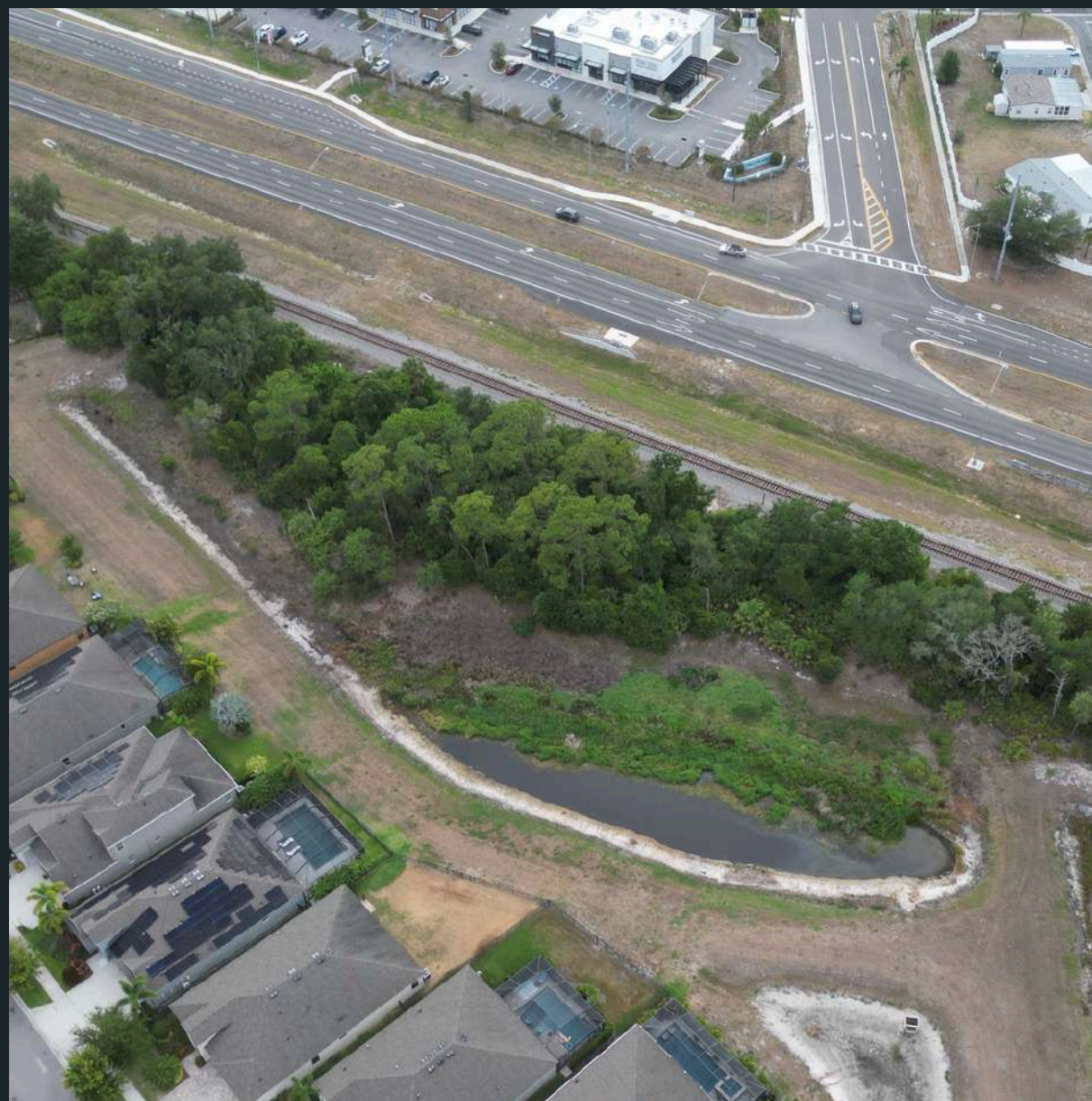


SUMMARY:

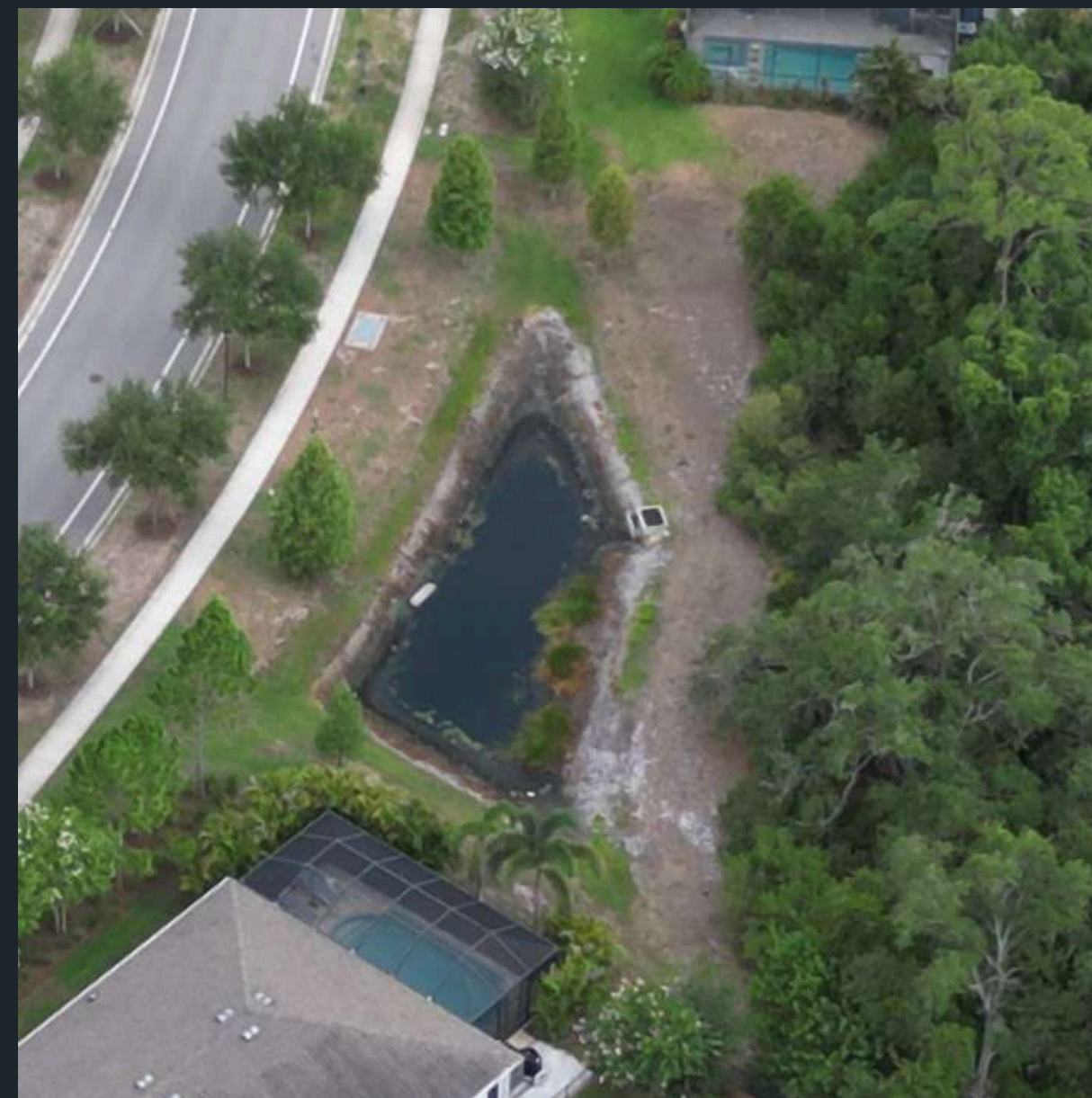
The hardest days of summer are here. Water temperatures are extremely high through the next 3 months and Algae blooms will be treated and aggressively prevented. Dissolved oxygen levels are very low. Treatments will be done more strategically to prevent oxygen loss and inspections will be more frequent this time of year to help stay ahead of these blooms.



Pond #50 Treated for Shoreline Vegetation.



Pond #48 Treated for Shoreline Vegetation.



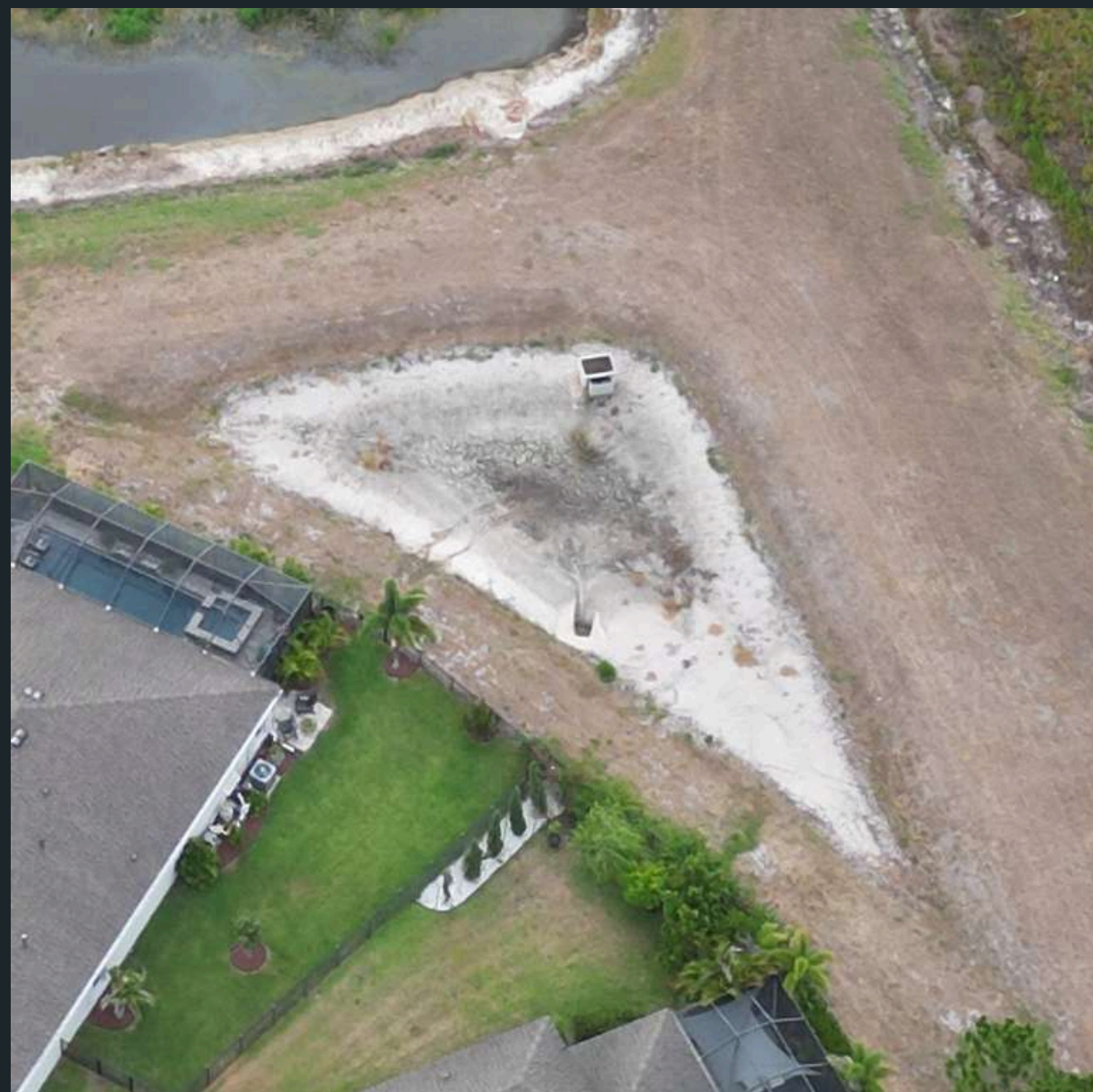
Pond #51 Treated for Algae and Shoreline Vegetation.



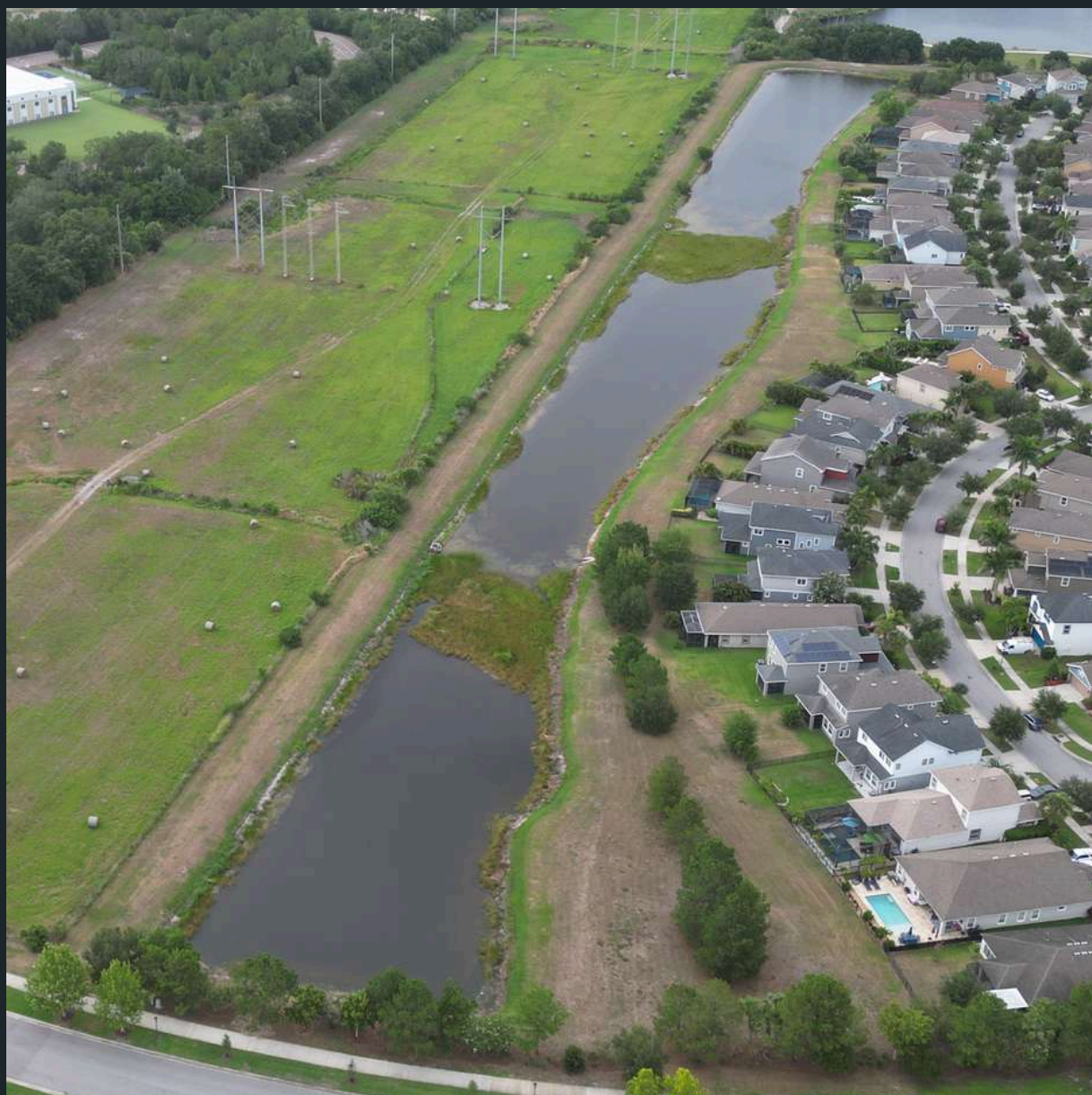
Pond #47 Treated for Shoreline Vegetation.



Pond #46 Treated for Shoreline Vegetation.



Pond #49 Treated for Shoreline Vegetation.



Pond #26 Treated for Algae and Shoreline Vegetation.



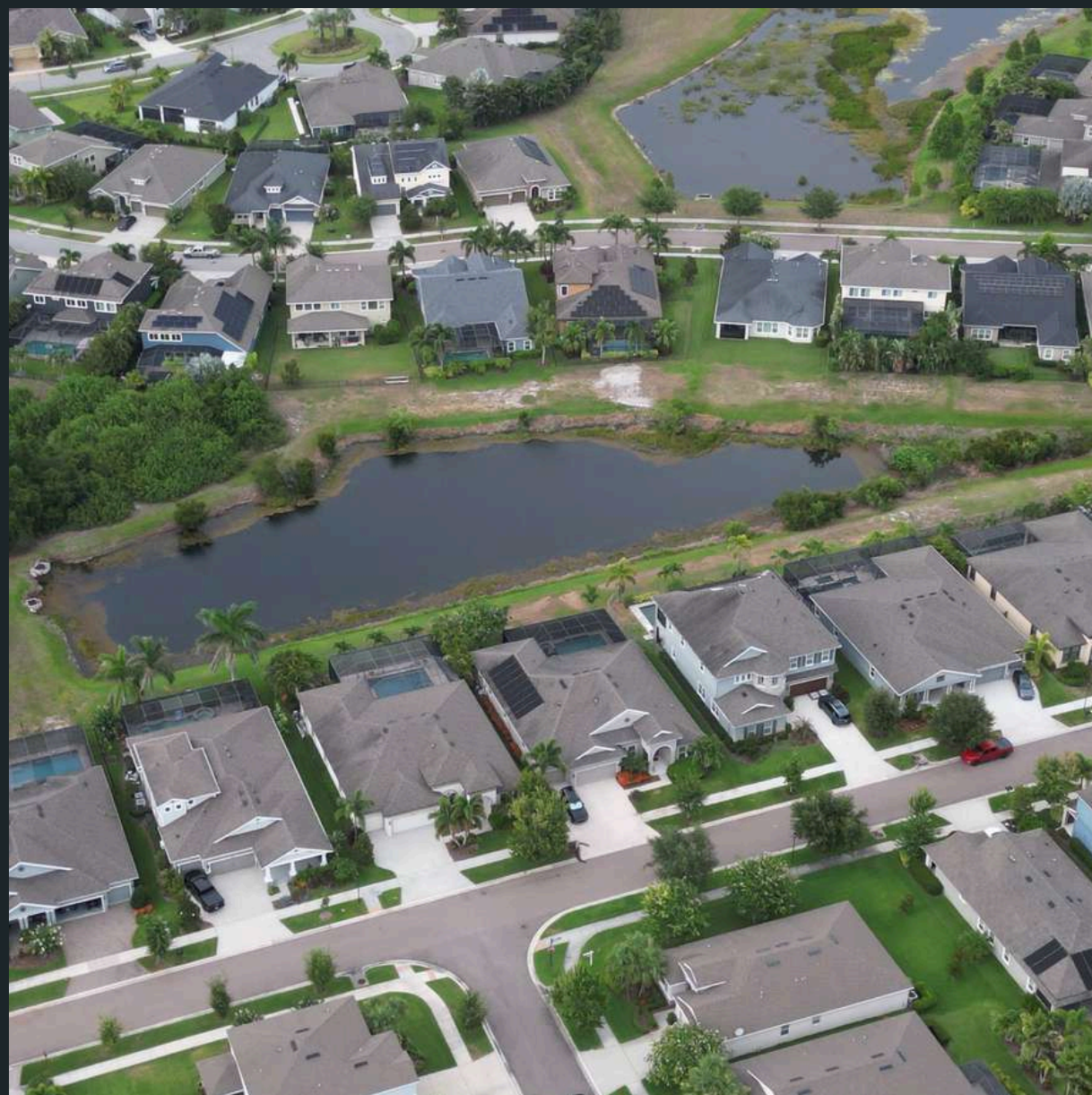
Pond #42 Treated for Shoreline Vegetation.



Pond #43 Treated for Shoreline Vegetation.



Pond #30 Treated for Algae and Shoreline Vegetation.



Pond #32 Treated for Algae and Shoreline Vegetation.



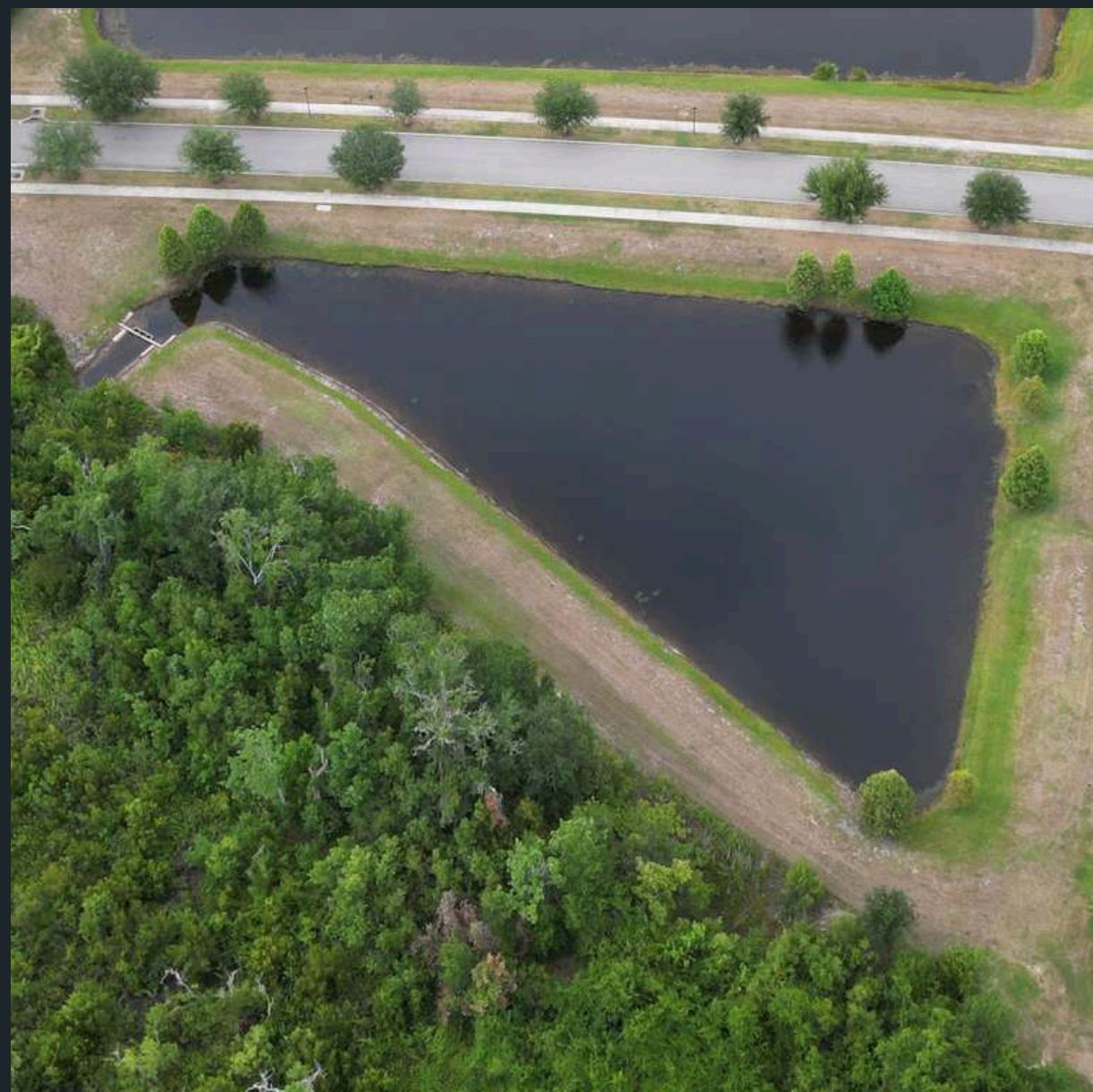
Pond #36 Treated for Shoreline Vegetation.



Pond #35 Treated for Algae and Shoreline Vegetation.



Pond #38 Treated for Algae and Shoreline Vegetation.



Pond #37 Treated for Algae and Shoreline Vegetation.

Tab 6



Mailing:

Physical:

PO Box 917
Parrish, FL 34219

11719 31st Ter E
Palmetto, FL 34221

813.564.2322

www.sitexaquatics.com

Fountain/Aerator Repair Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and Waterset North CDD hereafter called "customer"

Customer: Waterset North CDD
C/O: Rizzetta
Contact: Rachel Welborn
Address: 3434 Colewell Dr unit 200 Tampa, FL
Email: RWelborn@rizzetta.com
Phone: 813.533.2950

The Following bid is for the repair of Aerator system on Pond 40 @ WSN in Apollo Beach, Florida.

Service	Cost
2- 3/4hp T75 115v Compressor	\$2,600.00
Labor	\$300.00
Shipping	\$75.00
Total cost	\$2,975.00

Scope: Replacement of bad compressors.

A deposit of 50% is due upon execution of this agreement & for equipment to be ordered, with remaining 50% due within 30days of completion of installation. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

07/14/2026

Accepted By

Date

President, Sitex Aquatics llc.

Date

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

Tab 7



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

Community Director Report
July 2026 Meeting



Unparalleled Property Services

Administrative

CDD Access Requests: None

Management would like to follow up on the status of the golf cart registration renewal. The maintenance team has been unable to use the golf cart since July 1, as the registration expired on June 30.

Management would like to follow up with the district on the request for the certified mail tracking number for the cancellation notice that was sent for the copier lease. We are working with the vendor to determine whether they will backdate the cancellation, as they have advised that they did not receive the mailed notice and only acknowledged receipt after management emailed a copy in July. The district currently will have to pay for the month of July and August for the old copier.

The new copier was delivered to the management office on July 7th.

Luxury Stone Works completed the repairs to the CDD owned sidewalks on July 2nd.

Management received a proposal from Munyan, a vendor that has previously performed work for the Association, to repaint the peeling pillars at The Landing. The proposal was submitted in the amount of \$2,000.00.

Management received a proposal from Rhino Epoxy for the resurfacing of the flooring in The Landing building. The proposal was submitted in the amount of \$28,800.00.

Management reach out to Nvirotect which is our current pest control vendor, Trueteck and Critter control for proposals to replace the bird spikes that fell off of the landing building. Nvirotect's proposal came in at \$14,083.00.

Management is currently soliciting proposals from vendors to clean the upper windows at The Landing building. Due to issues experienced during a previous cleaning, management is specifically seeking a vendor that does not use pressure washing. During the prior service, water entered the building from the upper windows, causing interior leaks. Management is evaluating alternative cleaning methods that will effectively clean the windows while preventing water intrusion.

Management contacted RedTree regarding several trees that were blown over during the storm that passed through the area on the evening of Friday, July 10. RedTree was notified and asked to assess the damage and complete the necessary repairs to restore the affected trees.

Management met with an interior design vendor on Friday, July 10, who has previously completed similar work for another Waterset district, to discuss design options and obtain a proposal for refurbishing the benches at The Landing. The meeting included a review of potential materials, finishes, and design concepts. Management is currently awaiting the proposal and anticipates having it available for review at the July 28 Board meeting.

Management met with Creative Colors of Clearwater to obtain a proposal for reupholstering the booth seating at The Landing. The proposal was submitted in the amount of \$1,050.00. If approved, the upholstery material will be ordered, with an estimated lead time of approximately 2 to 3 weeks before the work can be completed.

Management provided the Board with several bench design options for review. To move forward with obtaining an accurate proposal from the vendor, management is requesting feedback on the preferred design. Once the Board selects a design, management will work with the vendor to obtain final pricing.

Management received a resident complaint regarding children riding their bicycles on the turf within Flowerpot Park. The resident expressed concern that continued use of the area for bicycle riding may damage the turf. Unfortunately, the resident was unable to identify where the children reside, preventing management from addressing the matter directly with the parents. Management previously distributed a community wide reminder regarding the use of electric bicycles and other recreational vehicles, which included a request to remain off landscaped and turf areas.

The Waterset HOA Board of Directors is requesting the use of The Landing building to hold its Board of Directors meeting on Tuesday, August 4, 2026, at 6:00 p.m.

Due to the start of the school year on Monday, August 10, pool monitors will transition to a weekends only schedule beginning after Sunday, August 9. The weekend only schedule will remain in effect through Labor Day weekend, after which the pool monitor season will conclude until Spring Break.

Maintenance

The maintenance team removed the rusted benches that had been closed off due to safety concerns from the following locations: Meetinghouse Lane adjacent to the pond, Parkstrand, and the bench located near the mailboxes at the corner of Covington Garden and Waves End. The benches removed to eliminate potential safety hazards.

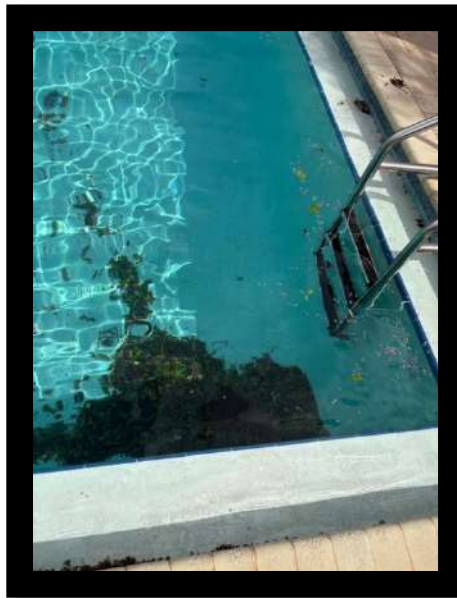




Maintenance is recommending the replacement of the single stall restroom doors located inside The Landing pool deck area due to significant rusting on both the interior and exterior surfaces. Management is currently soliciting proposals from qualified vendors for the replacement of the doors.



On Saturday, July 11, Cooper Pools was contacted after the Landing pool accumulated excessive debris as a result of the storm that occurred on the evening of July 10. Cooper Pools responded the same day and completed the necessary cleaning to restore the pool to normal operating conditions.



Respectfully Submitted,

Katiria Parodi, LCAM

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	6/20/2026	Checked all emails	Responded to all emails accordingly	20-Jun-26	CLOSED	Dineen
Admin	HOA	6/20/2026	Covered front desk for lunch break	Assisted residents with GR party, answered phones explained the rental application . checked calendar for party dates. made badges for new	20-Jun-26	CLOSED	Dineen
Admin	HOA	6/20/2026	Worked in Smartwebs	Printed report for next round of inspections	20-Jun-26	CLOSED	Dineen
Admin	HOA	6/19/2026	Worked on PowerPoint presentation for upcoming meeting	Completed and sent presentation to Kathy for approval	19-Jun-26	CLOSED	Dineen
Admin	SCDD	6/20/2026	Let guests know the rules for an event	Resident tried to set up early, let him know this was not permissible.	20-Jun-26	Closed	Kaylea
Admin	SCDD	6/21/2026	Gave new homeowners a tour	Gave new homeowners a tour of the amenity and welcomed them to Waterset	21-Jun-26	Closed	Kaylea
Admin	SCDD	6/21/2026	Residents came up to me about pool quality	Listened to their concerns and let them know that it would be addressed.	21-Jun-26	Closed	Kaylea
Admin	SCDD	6/22/2026	Put in work order for pool	Put in work order for Founders Club pool due to dirtiness and water quality concerns	22-Jun-26	Closed	Kaylea
Admin	SCDD	6/22/2026	Instructed a resident on how to book and event room	His date was unfortunately not available at any space in Waterset, but now he knows how to book an event space.	22-Jun-26	Closed	Kaylea
Admin	SCDD	6/22/2026	Follow up on payment status for the bulletin board	followed up no response.	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/22/2026	Follow up on payment status for Adams network	followed up no response.	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/22/2026	Follow up on signed proposal for Rhine Epoxy that was approved during June 10th meeting	Received executed agreement on 6/23/26 from district and sent over to vendor for scheduling.	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Follow up on copier signed proposal	Received executed agreement on 6/24/26 from district and sent over to vendor for scheduling.	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Request proposal from Wahoo Pools	Received	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Follow up on signed proposal from Nviroctect for rat baits for Waterline Station that was approved during June 10th meeting	Nviroctect is scheduled for Monday June 29th.	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Follow up on check #'s for payments due to Castle	no response from DM.	26-Jun-26	OPEN	Kathy
Admin	NCDD	6/22/2026	Follow up on status of letter to lease company for the copier regarding the 30 day notice.	no response. During the 6/23/26 CDD meeting DM advised it was sent out. Management requested a copy as the company has advised they have not received it. Management followed up with another email on 6/24/26 requesting a copy. Management received a copy of the notice on 6/25/26.	26-Jun-26	CLOSED	Kathy
Admin	NCDD	6/22/2026	Follow up with Munyan on status of scheduling for proposal for the landing painting.	Proposal Received	26-Jun-26	CLOSED	Kathy
Admin	NCDD	6/22/2026	Follow up on proposal for benches and trash cans. Added 2 more benches and 2 more trash cans.	Awaiting additional proposal.	26-Jun-26	OPEN	Kathy
Admin	SCDD	6/22/2026	Management cannot purchase items due to the credit card not being paid. Sent email to the district requesting someone look into this.	Initial email sent on 6/22/26 to DM. Followed up on 6/25/26, DM on vacation. Escalated matter to Matt Huber on 6/25/26. Matt advised it would be paid by the end of business day.	26-Jun-26	CLOSED	Kathy
Admin	HOA	6/22/2026	SANTA!!	ongoing	26-Jun-26	OPEN	Kathy/Victoria
Admin	HOA	6/22/2026	BTS Banners	ongoing	26-Jun-26	OPEN	Kathy/Victoria

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	ALL	6/22/2026	Signs of the offices closure due to 4th of July	Completed	26-Jun-26	CLOSED	Kathy
Admin	CCDD	6/22/2026	Communnity Director Report due on 6/26/26.	in progress	26-Jun-26	OPEN	Kathy
Admin	SCDD	6/22/2026	Communnity Director Report due on 6/26/26.	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Agenda for July 14th BOD meeting	Completed	26-Jun-26	CLOSED	Kathy
Admin	HOA	6/22/2026	Meeting Packet for BOD for 7/14 meeting	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Townhall agenda and email blast	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Follow up with KH on sample emails for turnover townhall		26-Jun-26	OPEN	Kathy
Admin	HOA	6/22/2026	Send v1 of 2027 proposed budget to board	completed.	26-Jun-26	CLOSED	Kathy
Admin	HOA	6/23/2026	Spoke with Landscape Vendor regading service orders.	He will complete on this weeks visits	23-Jun-26	CLOSED	Heidy
Admin	CCDD	6/22/2026	Spoke with Pool Vendor area manager regarding the pool being low over the weekend	The pool forgot to turn on the auto fill causing the resort pool to drain	22-Jun-26	CLOSED	Heidy
Admin	AlCCDD's	6/22/2026	Gave out Pool Monitors schedule for the week starting 06.27.26	Completed	22-Jun-26	CLOSED	Heidy
Admin	SCDD	6/22/2026	Scheduled Britton Air to check on the ac vent leaks that are still occurring	They are scheduled for Tue in the am.	22-Jun-26	CLOSED	Heidy
Admin	HOA	6/20/2026	Front desk coverage	Assisted with reserving GR, helped pool monitors, answered phones	23-Jun-26	CLOSED	Erika
Admin	HOA	6/20/2026	Powepoint presentation	Assited Dineen with Powerpoint presentation	23-Jun-26	CLOSED	Erika
Admin	HOA	6/20/2026	Checked all emails	Responded to all emails accordingly	23-Jun-26	CLOSED	Erika
Admin	HOA	6/23/2026	Checked TownSq requests	Responded accordingly	23-Jun-26	CLOSED	Erika
Admin	HOA	6/23/2026	Completed inspections	Completed stage 2 inspections for upcoming July meeting	23-Jun-26	CLOSED	Erika
Admin	NCDD	6/24/2026	Send out north 6/23/26 meeting notes	Completed	24-Jun-26	CLOSED	Kathy
Admin	NCDD	6/24/2026	Send out email to community regarding electronic scooters/motor bikes	completed	24-Jun-26	CLOSED	Kathy
Admin	NCDD	6/24/2026	Contact vendor for bird spikes	in progress	26-Jun-26	OPEN	Kathy
Admin	NCDD	6/24/2026	Contact vendor for proposal to clean the top windows of the landing	in progress	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/24/2026	Provide list of pending items for Central	in progress	26-Jun-26	OPEN	Kathy
Admin	CCDD	6/24/2026	Provide list of items that previous CDD board would normally approve as a general practice such as when the pool heaters are turned off	in progress	26-Jun-26	OPEN	Kathy
Admin	HOA	6/23/2026	Checked Voicemails	Called all inquires back and assited	23-Jun-26	Closed	Victoria
Admin	HOA	6/23/2026	Security reports saved into association files	Completed	23-Jun-26	Closed	Victoria
Admin	HOA	6/24/2026	Processed invoices	Completed	24-Jun-26	Closed	Victoria
Admin	HOA	6/24/2026	Booked 2 additonal food truck vendors for back to school event.	Completed	24-Jun-26	Closed	Victoria
Admin	HOA,CCDD	6/24/2026	Resident came in needing a replacment badge.	Printed new badge	24-Jun-26	Closed	Victoria
Admin	Hoa,SCDD	6/25/2026	Inquired about a deposit check	A check was thought misplaced for an event at the Founders Club, but with the help of staff we were able to locate it. Everything is in order.	25-Jun-26	Closed	Kaylea
Admin	SCDD	6/25/2026	Inspected Amenity	Inspected amenity made sure everything was in order, some of the numbers of the pool still seem a bit dirty, but pool looks much better!	25-Jun-26	Closed	Kaylea

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA, SCDD	6/25/2026	Helped a resident locate her mailbox	A resident need help finding her mailbox, I helped her locate it.	25-Jun-26	Closed	Kaylea

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	6/27/2026	Checked all emails	Responded accordingly	27-Jun-26	CLOSED	Dineen
Admin	HOA	6/27/2026	Worked in Smartwebs	Printed out report for next round of inspections	27-Jun-26	CLOSED	Dineen
Admin	HOA	6/27/2026	Answered Telephone	Helped assist residents with booking info, now they can obtain TQ info, where to find the color match for the paint on their home, took a complaint of a violation on someone's property.	27-Jun-26	CLOSED	Dineen
Admin	HOA	6/27/2026	Requested forms in violation distribution	Sent out an email /mail for a violation	27-Jun-26	CLOSED	Dineen
Admin	HOA	6/27/2026	Covered front desk for lunch break	Assisted people with badges, and resetting their current badge because their lease was renewed.	27-Jun-26	CLOSED	Dineen
Admin	SCDD	6/27/2026	Inspected amenity	Inspected amenity made sure everything was in order, lots of spider webs.	27-Jun-26	Closed	Kaylea
Admin	SCDD	6/28/2026	Checked event room	Checked event room prior to renters getting to the amenity for their event at 12pm	28-Jun-26	Closed	Kaylea
Admin	SCDD	6/28/2026	Let maintenance know that theres no paper towels in the Founders Club event room.	Maintenance and I could not find any, put some from pool bathroom in event room bathroom. Vendor has been notified to order supplies. A pack from the landing was brought over.	28-Jun-26	Closed	Kaylea
Admin	SCDD	6/29/2026	Follow up on payment status for the bulletin board	Awaiting response from DM.	2-Jul-26	OPEN	Kathy
Admin	CCDD	6/29/2026	Follow up on status of payment for Adams Network	DM requested W9. W9 submitted on 7/1/2026. Rizzetta processing payment	2-Jul-26	CLOSED	Kathy
Admin	CCDD	6/29/2026	Follow up on check #'s for payments due to Castle	Awaiting response from DM.	2-Jul-26	OPEN	Kathy
Admin	NCDD	6/29/2026	Follow up on proposal for benches and trash cans.	Awaiting additional proposal	2-Jul-26	OPEN	Kathy
Admin	HOA	6/29/2026	SANTA!!!		2-Jul-26	OPEN	Kathy
Admin	HOA	6/29/2026	BTS Banners	Ordered	2-Jul-26	CLOSED	Kathy/Victoria
Admin	NCDD	6/29/2026	Vendor for bird spikes	Nviroctect providing a proposal	2-Jul-26	OPEN	Kathy
Admin	SCDD	6/29/2026	Inspected Amenity	Inspected amenity made sure everything was in order, some of the numbers of the pool still seem a bit dirty and water was cloudy. Wahoo pools was here	29-Jun-26	Closed	Kaylea
Admin	SCDD	6/29/2026	E-mailed Renters of the FC event room.	I called but no one answered. Sent out follow up e-mails so they know to pick up their checks.	29-Jun-26	Closed	Kaylea
Admin	SCDD	6/29/2026	Checked Voicemails	There were none.	29-Jun-26	Closed	Kaylea
Admin	HOA	6/29/2026	Checked e-mails.	Responded to all emails accordingly.	29-Jun-26	Closed	Kaylea
Admin	HOA	6/29/2026	Checked Townsquare requests	Responded to and closed requests appropriately.	29-Jun-26	Closed	Kaylea
Admin	HOA	6/27/2026	Assisted front desk	Helped residents with amenity badges, answered phones, etc.	27-Jun-26	Closed	Erika
Admin	HOA	6/27/2026	Worked in Smartwebs	Worked in Smartwebs	27-Jun-26	Closed	Erika
Admin	HOA	6/27/2026	Worked in Town Square	Assisted with answering homeowners requests	27-Jun-26	Closed	Erika
Admin	HOA	6/30/2026	Cheked emails	Responded to all emails accordingly.	30-Jun-26	Closed	Erika

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	6/30/2026	Completed stage 3 inspections	Completed stage 3 inspections, double checked stage 1-2 that needed to be closed	30-Jun-26	Closed	Erika
Admin	HOA	6/30/2026	Checked Voicemails	Called back and handled all inquires	30-Jun-26	Closed	Victoria
Admin	HOA	6/30/2026	Processed invoices	Completed	30-Jun-26	Closed	Victoria
Admin	NCDD,SCDD & SCDD	6/30/2026	Input all amenity access froms information onto Jenark	Completed	30-Jun-26	Closed	Victoria
Admin	HOA,SCDD	7/1/2026	Put a ticket into IT for deed for honeowner.	Completed	7/1/2026	Closed	Victoria
Admin	HOA	7/1/2026	Submitted credit card recon for approval	Completed	1-Jul-26	Closed	Victoria
Admin	HOA	6/29/2026	reviewed ARC requests and forwarded to committee	complete	29-Jun-26	CLOSED	Heidy
Admin	SCDD	6/29/2026	Followed up with contractor regarding ac leaking at Founders Club	contractor said they would be here Tue, no show, followed up Wed they should be here Thurs	2-Jul-26	Open	Heidy
Admin	HOA	7/1/2026	Reviewed completed worksheet from CRM.	complete	1-Jul-26	CLOSED	Heidy
Admin	All CDD's	7/2/2026	Upload and saved Monthly Pool Logs for all CDD"s	complete	2-Jul-26	CLOSED	Heidy
Admin	HOA	6/29/2026	creating a voting delegates neighborhood spreadsheet		2-Jul-26	open	Heidy

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	7/5/2026	Checked Townsquare requests	Responded to and closed requests appropriately.	5-Jul-26	Closed	Kaylea
Admin	SCDD	7/5/2026	Account Balance Inquiry	A resident asked why their account showed a incorrect balance I reviewed the ledger and explained that the extra balance came from a prior remaining	6-Jul-26	Closed	Kaylea
Admin	SCCD	7/6/2026	Inspected Amenity	Inspected amenity made sure everything was in order	6-Jul-26	Closed	Kaylea
Admin	HOA	7/6/2026	Cheked e-mails	Responded to all emails accordingly.	6-Jul-26	Closed	Kaylea
Admin	SCDD	7/6/2026	Checked Voicemails	There were no voicemails.	6-Jul-26	Closed	Kaylea
Admin	HOA	7/6/2026	SANTA!		10-Jul-26	OPEN	Kathy
ADmin	CCDD	7/6/2026	Follow up on status of towing enforcement that was approved in February	During Central Meeting DM advised that the towing agency is having signs redone as they have the wrong statute. Will follow up again	10-Jul-26	CLOSED	Kathy
Admin	CCDD	7/6/2026	Follow up on email requesting check #'s for Castle Group payments from DM	No response from District management	10-Jul-26	CLOSEd	Kathy
Admin	NCDD	7/6/2026	Contact Spectrum to try and get better packages for internet, phone for landing.	will be completed week of 7/13.	10-Jul-26	OPEN	Kathy
Admin	NCDD	7/6/2026	Follow up on benches and trash cans quotes	Recieved, need to review.	10-Jul-26	OPEN	Kathy
Admin	NCDD	7/6/2026	Follow up on payment for playground timbers		10-Jul-26	OPEN	Kathy
Admin	SCDD	7/6/2026	Follow up on email to DM regarding payment status for the bulletin board	No response from District management	10-Jul-26	OPEN	Kathy
Admin	SCDD	7/6/2026	Follow up with DM on status of pool permit for Founders Club that expired on 6/30/26	During South meeting, Matt Huber advised they have been paid and not yet recieved.	10-Jul-26	OPEN	Kathy
Admin	NCDD	7/6/2026	Follow up with DM on status of cart registration that expired on 6/30/2026	No response from District management	10-Jul-26	OPEN	Kathy
Admin	HOA	7/6/2026	BOD meeting packet for 7/14/26 meeting	Completed and emailed to the board	10-Jul-26	CLOSED	Kathy
Admin	HOA	7/6/2026	Completed Voting Delegate neighborhood list for 7/14/26 meeting	Complete	10-Jul-26	CLOSED	Kathy/Heidy
Admin	HOA	7/6/2026	Post Agenda for 7/14/2026 meeting	Completed.	10-Jul-26	CLOSED	Kathy
Admin	HOA	7/6/2026	Email agenda to community	Emailed on 7/10/26	10-Jul-26	CLOSED	Kathy
Admin	HOA	7/6/2026	Townhall notice email and posted for 7/14/2026	Completed on 7/8/2026	10-Jul-26	CLOSED	Kathy
Admin	CCDD	7/8/2026	Attend central BOS meeting	Completed	8-Jul-26	Closed	Kathy/Heidy
Admin	SCDD	7/9/2026	Attend South BOS meeting	Completed	9-Jul-26	Closed	Kathy
Admin	HOA	7/6/2026	Contact Post Office regarding our mail not being delivered	Received a call back from Post Office, we need to decide if we want a mailbox for 7281 in front of the office or have the mail from 7281 forwardred to our current mailbox 7231.	9-Jul-26	Open	Heidy
Admin	All CDD's	7/6/2026	Created Pool Monitors schedule and distributed	Complete	6-Jul-26	Closed	Heidy
Admin	SCDD	7/9/2026	Ant Complaint on Townsq	Had maintenance come out and treat the mounds	9-Jul-26	Closed	Kaylea
Admin	HOA	7/9/2026	Put out notice of DRC meeting for next week Wed	complete	9-Jul-26	Closed	Heidy

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	All CDD"s	7/9/2026	Labeled and put away Hurricane prep items for each CDD	Complete	9-Jul-26	Closed	Heidy
Admin	SCDD	7/9/2026	Helped H/O who is trying to find out who tagged her tree upfront	sent email to developer	9-Jul-26	Open	Heidy
Admin	HOA	7/6/2026	Processed Invoices	Complete	7-Jul-26	Closed	Victoria
Admin	HOA	7/7/2026	Checked Voicemails	Called all inquires back	7-Jul-26	Closed	Victoria
Admin	HOA,SCDD	7/7/2026	Sent work order for our FC gate exit button	Complete	7-Jul-26	Closed	Victoria
Admin	HOA,CCDD	7/8/2026	Saved security report to association files	Complete	8-Jul-26	Closed	Victoria
Admin	HOA,NCDD	7/9/2026	Hedges are over growing at the mailboxes on Parkshore drive common area.		9-Jul-26	open	Victoria
Admin	CCDD	7/7/2026	contacted Cooper Pools to treat the pool due to H/O's child having an incident in the pool.	cooper pools came in and serviced pool	7-Jul-26	Closed	Heidy
Admin	HOA	7/8/2026	Completed inspections	Completed inspections	8-Jul-26	Closed	Erika
Admin	HOA	7/8/2006	Replied to emails	Replied to emails accordingly	8-Jul-26	Closed	Erika
Admin	HOA	7/9/2026	Completed inspections	Completed inspections	9-Jul-26	Closed	Erika
Admin	HOA	7/9/2026	Covered front desk fo lunch	Covered front desk fo lunch	9-Jul-26	Closed	Erika
Admin	HOA	7/9/2026	Checked Townsquare requests	Responded to and closed requests appropriately.	9-Jul-26	Closed	Erika
Admin	HOA	7/9/2026	Checked email	Responded to all email accordingly	9-Jul-26	Closed	Dineen
Admin	HOA	7/9/2026	Did inspections in NORTH	Went in smartwebs and issued violation letters	9-Jul-26	Closed	Dineen
Admin	HOA	7/9/2026	Checked TQ	Responded to homeowners	9-Jul-26	Closed	Sineen
Admin	HOA	7/9/2026	Assisted with phones	Helped answer questions regarding violations, estoppels, neighbor complaints, how to navigate TQ	9-Jul-26	Closed	Dineen
Admin	HOA	7/9/2026	Updated agenda for July email	Sent reminder email with updated Agenda to committee memebbers	9-Jul-26	Closed	Dineen

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	7/11/2026	Checked all emails	Responded to emails accordingly	11-Jul-26	Closed	Dineen
Admin	HOA	7/11/2026	Did inspection in NORTH	Cleared ESTOPPELL	11-Jul-26	Closed	Dineen
Admin	HOA	7/11/2026	Assisted with phones	Answered question about mailbox number, helped an homeowner with their ARC request	11-Jul-26	Closed	Dineen
Admin	HOA	7/11/2026	Adjusted PowerPoint prestation and Agenda	Printed Agenda for meeting and put it on front door	11-Jul-26	Closed	Dineen
Admin	HOA	7/11/2026	Let vendor know about downed trees	Maintenance sent in photos of down trees around the commuity, I made a document and sent it via email to Redtree	11-Jul-26	Closed	Kaylea
Admin	SCDD	7/11/2026	Lightning struck nearby, warned residents	It was storming and lightning struck nearby, I warned residents who were in the pool as the monitors were on lunch	11-Jul-26	Closed	Kaylea
Admin	HOA	7/13/2026	Transition committee charter	Created	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Attend Board meeting and TH on 7/14/2026		14-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Follow up with Jessica on whether or not we can move funds already existing into the pooled reserves.	Jessica confirmed that if we were to move funds from the existing reserve lines to pooled reserve we wouls need membership approval.	17-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Create Tranisiton committee application	Created	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Meeting sign in forms printed for TH	completed	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Voter registration printed from Jenark for Board meeting sign in	Completed and placed alphabetically	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Print 100 copies of TH notice	completed	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Print copies of BOD meeting agenda	completed	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Print copy of neighbor hoods per supplements for meeting	completed	13-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Email out transition committee application on 7/15/2026	Completed	16-Jul-26	CLOSED	Kathy
Admin	HOA	7/13/2026	Submit turnover meeting date to production via castlenet	Completed	14-Jul-26	CLOSED	Kathy
Admin	NCDD	7/13/2026	Completed North Community director report and submit to DM		17-Jul-26	OPEN	Kathy
Admin	NCDD	7/13/2026	Follow up on second proposal from bird spikes for the landing	Trutech will be onsite on 7/17/26 to inspect and provide a proposal. Still awaiting scheduling from Critter Control.	17-Jul-26	CLOSED	Kathy
Admin	CCDD	7/13/2026	Email communication to residents regarding Waterline closure due to resurfacing of floors	completed	17-Jul-26	CLOSED	Kathy
Admin	CCDD	7/13/2026	Follow up on Castle open invoices - payment status		17-Jul-26	OPEN	Kathy
Admin	NCDD	7/13/2026	Second proposal for landing booth chairs reupholstering	awaiting 2nd proposal. Second vendor was onsite on 7/14/2026	14-Jul-26	CLOSED	Kathy
Admin	NCDD	7/13/2026	Follow up on epoxy proposal from Epoxy Rhino	Recieved and will be presented to North board. Will need to get a 2nd proposal.	17-Jul-26	CLOSED	Kathy
Admin	SCDD	7/16/2026	Inspected amenity	made sure everything was in order before opening.	16-Jul-26	Closed	Kaylea
Adnmin	SCDD	7/16/2026	Closed pool umbrellas	Closed all open pool umbrellas as it is super windy and storming	16-Jul-26	Closed	Kaylea

**Waterset
2026 ACTION LIST**

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	7/16/2026	Read e-mails	Responded to emails accordingly	16-Jul-26	Closed	Kaylea
Admin	CCDD	7/13/2026	Waterline Station Pool Equipment Repair Proposal	Submitted to chairman and DM on 7/13/26. Followed up on 7/15/26, no response.	17-Jul-26	OPEN	Kathy
Admin	NCDD	7/13/2026	Splash pad proposal for disconnecting and removing the existing pump motor starter and installing a new motor starter, which includes a new contactor and overload protection.	Sent on 7/13/26. Followed up on 7/15/26. Received approval on 7/16/26. Will schedule work	16-Jul-26	CLOSED	Kathy
Admin	NCDD	7/16/2026	Send Board and DM proposal for the replacement of the Waterset Blvd/Paradiso Dr street sign that was damaged during vehicular accident on 7/13/26. Awaiting approval.		17-Jul-26	OPEN	Kathy
Admin	NCDD	7/15/2026	Sent email to DM requesting certified mail tracking number for notice that was sent to previous copier lease vendor as they stated they never received the May letter and will need the tracking number to see if they can backdate the cancellation, otherwise there are 2 bills left that need to be paid.	No response	17-Jul-26	OPEN	Kathy
Admin	ALL	7/16/2026	Schedule ICIMS Candidates for meetings		17-Jul-26	CLOSED	Kathy
Admin	All CDD's	7/13/2026	Sent out schedule for week 07.18 to 7.24 to Pool Monitors and adjusted based on days off requested	complete	13-Jul-26	Closed	Heidy
Admin	SCDD	7/13/2026	Reported sign down to vendor - requested estimate	Complete	13-Jul-26	Closed	Heidy
Admin	CCDD	7/14/2026	Report leak to irrigation vendor at Madrigal playground	complete	14-Jul-26	Closed	Heidy
Admin	NCDD	7/14/2026	Reported landscape damage to vendor due to car accident on Waterset Blvd. and Paradiso heading South.	waiting on vendor to provide damage estimate	14-Jul-26	Open	Heidy
Admin	NCDD	7/14/2026	Reported street sign to vendor due to car accident on Waterset Blvd and Paradiso heading South	waiting on approval	15-Jul-26	Open	Heiy
Admin	HOA	7/15/2026	Attended DRC meeting	complete	15-Jul-26	Closed	Heidy
Admin	HOA	7/11/2026	Covered front desk	Assisted with front desk duties during lunch breaks	11-Jul-26	Closed	Erika
Admin	HOA	7/11/2026	Worked in smartwebs	Worked in smartwebs reviewing open violations	11-Jul-26	Closed	Erika
Admin	SCDD	7/15/2026	Covered front desk at Founders Club	Covered front desk at Founders Club	15-Jul-26	Closed	Erika
Admin	HOA	7/16/2026	Attended Compliance Meeting	Attended Compliance Meeting	16-Jul-26	Closed	Erika
Admin	HOA	7/16/2026	Answered emails & Town Square requests	Answered emails & Town Square requests	16-Jul-26	Closed	Erika
Admin	HOA	7/13/2026	Processed invoices	Completed	13-Jul-26	Closed	Victoria
Admin	HOA	7/13/2026	Put together a office supply list sent to Kathy to order	Completed	13-Jul-26	Closed	Victoria
Admin	HOA	7/14/2026	Sent out Blood Drive email blast to community	Completed	14-Jul-26	Closed	Victoria
Admin	HOA,CCDD	7/14/2026	Booked a party for gathering room and put it on our calendar and community portal	Completed	14-Jul-26	Closed	Victroia
Admin	HOA	7/15/2026	Sent out Back to school flyer to community portal townsq	Completed	15-Jul-26	Closed	Victoria

Tab 8

Wiki Wiki 5K Fundraiser Event Proposal

Waterset Neighborhood

March 5th (Pre-race Packet Pick-up) and March 6th (Race Day) 2027

Background

On December 26, 2025, Chrissy Ringo and her daughter Alexa “Lexi” Ringo, residents of Waterset for over 10 years, were in the neighborhood at the intersection of 30th and Covington Garden Drive when a drunk driver ran a stop sign at a high rate of speed and hit their vehicle. Lexi, only 16 years old, was unresponsive and died from traumatic head and brain injuries within an hour of the accident.

Following the tragedy, the Waterset neighborhood rallied around the Ringo family with messages of support, flowers, meals, and over \$100k in donations to a GoFundMe account. One hundred percent of the GoFundMe contributions have since been transferred to a 501(c)(3) charity named after Lexi Ringo for the purpose of awarding local high school seniors and University of Florida medical students with scholarships to honor Lexi’s commitment to academics, leadership, service, and her pursuit of becoming an orthopedic surgeon. More information and news channel coverage about Lexi, details of the accident, and the scholarships can be found on the charity’s website: www.LexisLegacyFund.org

The Wiki Wiki 5K would be modeled after the annual Waterset Turkey Trot 5K. The Board of Directors from Lexi’s Legacy Fund have met with Lynda McMorro, who organizes the Turkey Trot, to understand the timing, level of effort, route, permits, and costs for holding a similar event.

Since Lexi’s Legacy Fund does not sell any goods or services, it is fully reliant on donations and fundraising initiatives. This 5K event would be one of two annual fundraising events (the other event being a golf match) to support the charity’s scholarship initiatives.

Ultimately, this event would provide a way for neighbors and community members to move from the tragedy and honor Lexi’s life and her family in a positive way that also benefits local students.

Organizer

Lexi’s Legacy Fund, Inc.
EIN 41-4469059

Chrissy Ringo (President)
6836 Scenic Drive
Apollo Beach, Florida 33572
(850) 292-1684
chrissyringo@me.com

Jewel Breard (Treasurer)
6830 Scenic Drive
Apollo Beach, Florida 33572
(605) 430-6294
jewel.breard@gmail.com

1. Event Overview

- **Name:** “Wiki Wiki 5K,” a Hawaiian/tropical-themed event to honor Lexi’s love for the islands
- **Type:** 5K Run/Walk (virtual and in-person) benefiting Lexi’s Legacy Fund scholarships
- **Pre-Race Packet Pick-up**
 - The Landing | Friday, March 5, 2027 | 3:30 p.m. – 6:30 p.m. (3 hours)
- **Race Day**
 - Lakeside Park “the Bowl” | Saturday, March 6, 2027 | 7:00 a.m. to 11:00 a.m. (4 hours – includes setup, pre-race activities, post-race awards, and breakdown)

2. Purpose & Goals

- **Primary Goal:**
 - A fundraiser for scholarships benefiting local high school seniors and University of Florida medical students
- **Secondary Goals:**
 - Build community connections between families, professionals, and supporters
 - Provide a fun, inclusive event for all ages and fitness levels

3. Target Audience

- Families in Waterset and surrounding neighborhoods (Covington Park, Kings Lake, Lake St. Clair, Belmont, Cypress Creek)
- Students and staff from Lexi’s schools: Winthrop College Preparatory Academy (where Lexi attended high school), East Bay High School (where Lexi played on the girls’ golf team), and Waterset Charter School (where Lexi attended elementary school)
- Local businesses and community organizations
- General public interested in supporting the scholarship initiatives or just wanting to have fun at the event

4. Fundraising Model

- **Registration Fees:** \$30–\$45 for ages 13 to adult (depending on timing of registration, team discounts); \$10 for ages 2 to 12 on a short course
- **Peer-to-Peer Fundraising:** Participants set team goals (e.g., \$500) and raise funds via social media, email, word of mouth, etc.
- **Incentives:** T-shirts (13 to adult), finisher medals (all ages), and trophies/prizes for top finishers and fundraising teams

5. Budget & Sponsorship

- **Estimated Budget:** Aim for 1,000 participants and \$25,000 profit after sponsorships supplement event costs
- **Sponsorship Tiers:**
 - \$5,000 Title/Platinum “Big Kahuna” Sponsor (2)
 - \$2,500 Presenting/Gold “Volcano VIP” Sponsor (5)
 - \$1,000 Kilometer Marker/Silver Sponsors “Wave Rider” (5)
 - \$500 Named Sponsors/Bronze “Tiki Crew” (10)
 - \$100 Race Friend “Flip Flop Friend” Sponsors (unlimited)
 - Merchandise, refreshments, and corporate team sponsorships

6. Logistics

- **Registration:** Online using FitNiche (used for the Waterset Turkey Trot 5K)
- **Route:** Will follow the same route and format as the Waterset Turkey Trot 5K, which has been tested for years as a safe and accessible route for participants as well as spectators
- **Permits:** Local government approvals and traffic control permit
- **Insurance:** Race-day insurance through Florida Commercial Insurance Agency, Apollo Beach
- **Volunteers:** Registration, information tables, photographers, aid stations, post-race activities
- **Aid Stations:** Water, snacks, and first aid supplies; porta potties

7. Promotion

- **Channels:** Social media, local businesses, community magazines and newspapers, neighborhood mailers
- **Partnerships:** Collaborate with schools, neighborhood groups

8. Race Day Flow

- **Pre-Race:** Registration, welcome speech, sponsor announcements
- **Race:** 5K run/walk with start/finish line, finisher medals, and family zone
- **Post-Race:** Awards ceremony with photos, refreshments, and food truck (e.g., Kona Ice)

Tab 9

Site Amenities Options - nonmetal

[Link to Site Amenities color applier](#)

Contour (\$1,460)



The Contour Bench is made from high-quality recycled plastic materials. The seat and seat back slats are made from 100% post-consumer plastic lumber with powder coated steel frames. Choose from 6-foot or 8-foot lengths and surface or in-ground mount. Color choice of Cedar or Grey.

Gateway (\$2,095)

[Link to Site Amenities color applier](#)



Recycled planking in your choice of four colors. Powder coated cast aluminum frame Combined portable/surface mount frame 4' or 6' length options

Cascades (\$1,750)



[Link to Site Amenities color applier](#)

The Cascades bench includes a cast aluminum frame and recycled planking in your choice of cedar, brown, green, or gray, and stainless steel hardware. Portable or surface mount options, 6' and 8' lengths available.

Round trash receptacle (\$775)

Light gray or cedar



32 Gallon, Recycled Plastic Lumber Slats

Arches trash receptacle (\$1,820 with flat top)

Dark brown/cedar/grey/green available



32 Gallon, Recycled Planking, Steel Accent Planking, Lid and Liner Included, Portable. Flat top, rain bonnet or ash bonnet top.

- Lifetime* Warranty on Stainless Steel Hardware
- 10 year Limited Warranty on recycled planks
- 7-Year Limited Warranty on Textured Polyethylene Site Amenities Coating (bench frames)
- 5-Year Limited Warranty on Frames and Powder Coating
- 1-Year Limited Warranty on Materials Not Covered Above

Tab 10

Creative Colors of Clearwater
15287 Jadestone Drive
Punta Gorda, FL 33982
+17272513015
cciofclearwater@wecanfixthat.com
<http://www.wecanfixthat.com/clearwater/>



Estimate

ADDRESS

Waterset North CDD
7012 Sail View Lane
Apollo Beach

ESTIMATE # 4989

DATE 07/15/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
RCB	Recover Booths	6	175.00	1,050.00
SUBTOTAL				1,050.00
TAX				0.00
TOTAL				\$1,050.00

Accepted By

Accepted Date

CCI warrants the work for 1 year after the repair.
This means that if the dye color or repair wears off through normal use, we will perform the work again for free.
Pet damage is not considered normal wear. For leather, water damage is not covered.
[Automotive] This warranty does NOT apply to outer bolster repairs.

Tab 11



Estimate
070126

Work Location: Waterset North CDD - #8382
7250 Parkshore Dr.
Apollo Beach, FL 33572

Contact Name: Kathy
Phone: 813-677-2114
Email: RWelborn@rizzetta.com;watersetmanager@castlegroup.com

Wildlife Specialist:
Michael Spring
Lift:

Summary: Bird control recommended at the above location.

Findings: Upon inspection, our Wildlife Specialist confirmed bird activity and nesting/roosting at The Landing Clubhouse. There are bird feces accumulating below the silver shutters. Bird feces can eventually become airborne as dust that can then be inhaled and cause significant health hazards and create an unsanitary, and unsightly environment. We recommend installing 40 linear feet of bird spiking on the silver shutters to eliminate this perching nesting area. We also recommend installing bird netting on the overhangs to prevent bird nesting and activity. This is an effective, low-profile, long-term solution against pest bird infestations. This solution works best for facilities that have semi-enclosed spaces and large open areas that invite pest birds to roost, perch, and nest. Anti-bird netting provides a bird deterrent barrier that will safely exclude birds from your property in an eco-friendly manner. There are 15 bird nests that need to be removed from the overhang.

Proposed Scope of Work	Total
Bird Control – 40 Linear Feet Details above. Work completed by Nvirotect is warrantied for 1-year.	\$984.00
Bird Netting – 2,020sf Details above. Work completed by Nvirotect is warrantied for 1-year.	\$12,310.00
One-Time Bird Nest Removal Details above.	\$789.00
	\$14,083.00

This proposal is valid for 14 days from receipt. Authorization or request for services after this time frame may result in an additional inspection and new proposal submission. If any trap(s) used during the proposed scope of work are found missing, damaged beyond repair or stolen, the customer will be responsible for paying for the cost of replacement for said trap(s).

For more information on this proposal please contact our office directly at 813-968-7031 ext 206 or email wildlife@nvirotect.com. We look forward to taking care of your facility.

Wildlife Division Coordinator
(O) 813-968-7031 x206
(E) wildlife@nvirotect.com

I hereby understand and acknowledge the scope of work herein proposed and agree to pay the cost of services as specified above

Customer Signature: _____ Date: _____

Nvirotect Pest Control Services, Inc.
16210 N. Florida Ave., Lutz, FL 33549
www.nvirotect.com



Nvirotect Pest Control Services, Inc.
16210 N. Florida Ave., Lutz, FL 33549
www.nvirotect.com



Estimate
070126

Work Location: Waterset North CDD - #8382
7250 Parkshore Dr.
Apollo Beach, FL 33572
Contact Name: Kathy
Phone: 813-677-2114
Email: RWelborn@rizzetta.com;watersetmanager@castlegroup.com

Wildlife Specialist:
Michael Spring
Lift:

Summary: Bird control recommended at the above location.

Findings: Upon inspection, our Wildlife Specialist confirmed bird activity and nesting/roosting at The Landing Clubhouse. There are bird feces accumulating below the silver shutters. Bird feces can eventually become airborne as dust that can then be inhaled and cause significant health hazards and create an unsanitary, and unsightly environment. We recommend installing 40 linear feet of bird spiking on the silver shutters to eliminate this perching nesting area. We also recommend installing bird netting on the overhangs to prevent bird nesting and activity. This is an effective, low-profile, long-term solution against pest bird infestations. This solution works best for facilities that have semi-enclosed spaces and large open areas that invite pest birds to roost, perch, and nest. Anti-bird netting provides a bird deterrent barrier that will safely exclude birds from your property in an eco-friendly manner. There are 15 bird nests that need to be removed from the overhang.

Proposed Scope of Work	Total
Bird Control – 40 Linear Feet Details above. Work completed by Nvirotect is warrantied for 1-year.	\$984.00
Bird Netting – 2,020sf Details above. Work completed by Nvirotect is warrantied for 1-year.	\$12,310.00
One-Time Bird Nest Removal Details above.	\$789.00
	\$14,083.00

This proposal is valid for 14 days from receipt. Authorization or request for services after this time frame may result in an additional inspection and new proposal submission. If any trap(s) used during the proposed scope of work are found missing, damaged beyond repair or stolen, the customer will be responsible for paying for the cost of replacement for said trap(s).

For more information on this proposal please contact our office directly at 813-968-7031 ext 206 or email wildlife@nvirotect.com. We look forward to taking care of your facility.

Wildlife Division Coordinator
(O) 813-968-7031 x206
(E) wildlife@nvirotect.com

I hereby understand and acknowledge the scope of work herein proposed and agree to pay the cost of services as specified above

Customer Signature: _____ Date: _____

Nvirotect Pest Control Services, Inc.
16210 N. Florida Ave., Lutz, FL 33549
www.nvirotect.com



Nvirotect Pest Control Services, Inc.
16210 N. Florida Ave., Lutz, FL 33549
www.nvirotect.com

Tab 12

ESTIMATE

Rhino Epoxy Coatings, LLC

5402 Wayfarer Ave

Apollo Beach, FL 33572

mark@rhinoepoxycoating.com

+1 (813) 629-6366

https://www.rhinoepoxycoating.com



Bill to

Waterset Central CDD - The Landing

7012 Sail View Ln

Apollo Beach, FL 33572

United States

Estimate details

Estimate no.: 2158

Estimate date: 07/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete Epoxy Flooring	-Grind off polished coat on concrete to profile concrete and open the pores. -Fix and fill in any cracks and all cracks around the supporting pillars. All expansion joints will remain. - Install approx 3600 sq ft of Simiron 1150 FC Epoxy floor coating on entire floors. While epoxy is wet put down a full flake coverage till floor rejects. - Epoxy base primer has a built in moisture vapor barrier up to 12lbs. - For indoor applications we typically will sand the flakes instead of scraping so it has a smoother finish. - Put down Simiron Slow Cure Polyspartic top coat which is a high gloss, 93% UV and chemical resistant. Top coat also has an anti skid additive to make a non slip surface. • All small items on shelves and furniture will need to be removed prior to install. Larger items can be moved side to side for install if kit permanently mounted. ** Will discuss booth situation in person with CDD.	1	\$28,800.00	\$28,800.00

--DEPOSIT OF 35% - \$10,800 due 2 weeks prior to install date.

**Remaining balance (\$18,720) payment is due upon completion of installation.

Non-Slip Additive Disclaimer:

If specified in this contract, a non-slip additive will be incorporated into the epoxy flooring system. Slip resistance is not guaranteed and may be affected by moisture, contaminants, footwear, maintenance practices, and normal wear. The Contractor does not warrant or represent that the surface will prevent slips or falls and shall not be held liable for any injuries or damages resulting from use of the floor.

10-Year Limited Commercial Warranty

Epoxy Flake Flooring System – Event Space

Warranty Term: 10 Years from the date of substantial completion.

Rhino Epoxy Coatings warrants that the installed epoxy flake flooring system will remain free from defects in workmanship and application for a period of ten (10) years under normal commercial use within the event space.

What Is Covered

During the warranty period, Rhino Epoxy Coatings will repair or recoat, at its sole discretion, any areas where the epoxy flooring experiences:

- * Delamination or loss of adhesion caused by installation workmanship.
- * Peeling, blistering, or lifting resulting from application defects.
- * Premature coating failure directly caused by improper installation.
- * Defects in workmanship that materially affect the performance of the flooring system.

Repairs will be limited to the affected areas only unless Rhino Epoxy Coatings determines a larger repair is necessary.

What Is Not Covered

This warranty does not cover damage or failure resulting from:

- * Concrete movement, cracking, settling, expansion, shrinkage, or structural failure.
- * Moisture vapor transmission, hydrostatic pressure, or substrate moisture issues that develop after installation.
- * Impact damage from dropped objects or equipment.
- * Scratches, gouges, abrasions, or wear caused by dragging tables, chairs, staging, carts, lifts, or other equipment without protective pads or wheels.
- * Burns, chemical spills, staining, or exposure to harsh chemicals.
- * Damage caused by abuse, negligence, vandalism, flooding, fire, natural disasters, or acts of God.
- * Alterations or repairs performed by anyone other than Rhino Epoxy Coatings.
- * Normal cosmetic wear, loss of gloss, minor scratching, or changes in appearance resulting from regular commercial use.
- * Failure resulting from improper cleaning or maintenance.

Owner Responsibilities

To maintain this warranty, the owner agrees to:

- * Clean the flooring regularly using pH-neutral cleaning products.
- * Promptly remove chemical spills and staining materials.
- * Use non-marking rubber wheels whenever possible on rolling equipment.
- * Install protective pads beneath tables, chairs, displays, and heavy furniture.
- * Avoid dragging heavy objects across the floor.
- * Notify Rhino Epoxy Coatings in writing within thirty (30) days of discovering any warranty concern.
- * Allow Rhino Epoxy Coatings reasonable access to inspect and repair covered conditions.

Total

\$28,800.00

Accepted date

Accepted by

Tab 13



June 25, 2026

Waterset North CDD
3434 Colwell Ave Suite 200
Tampa Florida 33614
Katiria Parodi
Kparodi@castlegroup.com

Project: **The Landing Building**

The exterior preparation, and painting of 10 columns for The Landings at Waterset located at 7012 Sail View Lane in Apollo Beach, Florida as outlined in the Scope of Work Below.

Scope of Work:

1. Scrape all loose and peeling paints to a sound surface.
2. Patch all cracks and holes by caulking and using elastomeric patch to prevent water intrusion.
3. Previously painted columns will receive one (1) coat Sherwin Williams Loxon Conditioner Clear and one (1) coat Sherwin Williams Latitude 100% Acrylic Satin Paints.

Paintmaster, Inc., DBA Munyan Painting Service proposes to furnish all labor, materials and equipment to complete in accordance with the above-mentioned Scope of Work for the sum of: \$ 2,000.00

The above price and Scope of Work is satisfactory and hereby accepted. Please sign one (1) copy and return.

Signed _____ . Date
_____.

Sincerely yours,
Billy Jones, Estimator/Project Manager



Tab 14

Brandon Industries, Inc.

PO Box 2230
 McKinney, TX 75070
 (972) 542-3000

Quote**Order Number:** 1037009**Order Date:** 7/16/2026**Salesperson:** Tristin Kosco**Customer Number:** 20-FLCASTLE**Sold To:**

Waterset North CDD
 3434 Colwell Avenue
 Ste 200
 TAMPA, FL 33614

Ship To:

Brandon Industries
 1201 Tech Blvd
 STE 108
 TAMPA, FL 33619

Confirm To:

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

Item Code	Ordered	Price	Amount
SPF3X15 BK FLUTED Aluminum Pole 6005-T6 3"OD x 15' 0" Black	1.00	240.00	240.00
TDSQ0942 BK Square Trim for Double Sided 9" x 42" Street Sign Black	2.00	160.00	320.00
HI 0942DS Two-Sided Street Sign 9"x42" HIP vinyl Waterset Blvd 6300 & Paradiso Dr 7000	2.00	102.00	204.00
SB-33 BK Die Cast Two Piece Base for 3"OD pole Black	1.00	101.00	101.00
TSTOP30 BK Decorative Sign Trim for 30" Stop Sign Black	1.00	137.00	137.00
HI R1-1/30 BK 30" STOP Sign HIP vinyl Black Back	1.00	161.00	161.00
/INSTALL FL Installation Labor Florida			150.00

Approved: _____ **Date:** _____

Freight amount shown is only valid for 2 weeks from original quote date.
Quote Prices shown are only valid for 30 days from original quote date.

Net Order:	1,313.00
Less Discount:	0.00
Freight:	175.00
Sales Tax:	0.00
Order Total:	1,488.00



Paradiso



Tab 15



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

Estimate 42182579
Estimate Date 7/11/2026

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.

Disconnect the power and remove existing pump starter for the splash park. Install (1) new motor starter rated for 120-v coil, 40-amps, 208-v, and overload protection 36-amps.
Make all necessary connections and test for proper operation.

Total Proposal: \$1,380.00.

PAYMENT SCHEDULE AS FOLLOWS:

0% Upon Start of Job: \$0.
100% Upon Completion: \$1,380.00.

ACCEPTANCE OF PROPOSAL

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

Date: _____ Estimate#: _____

Print Name: _____ Signature: _____

Prepared by:

Leo Solorzano
Project/Service Manager.

Sub-Total	\$1,380.00
Tax	\$0.00
Total Due	\$1,380.00
Deposit/Downpayment	\$0.00

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

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (365) day warranty on contracted projects, and (30) days on service and repair work. All work

performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

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

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

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

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

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

Tab 16



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** August 25, 2026, at 6:00 p.m.
- **Public Hearing/Final Budget Approval:** July 28, 2026 at 6:00 p.m.

**District
Manager's
Report**

July 28

2026

W
A
T
E
R
S
E
T

N
O
R
T
H

C
D
D

<u>FINANCIAL SUMMARY</u>	<u>5/31/2026</u>
General Fund Cash & Investment Balance:	\$1,165,549
Reserve Fund Cash & Investment Balance:	\$830,423
Total Cash and Investment Balances:	\$1,995,972
General Fund Expense Variance:	Under Budget \$106,351

Tab 17



Quarterly Compliance Audit Report

Waterset North

Date: June 2026 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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

Audit results

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

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

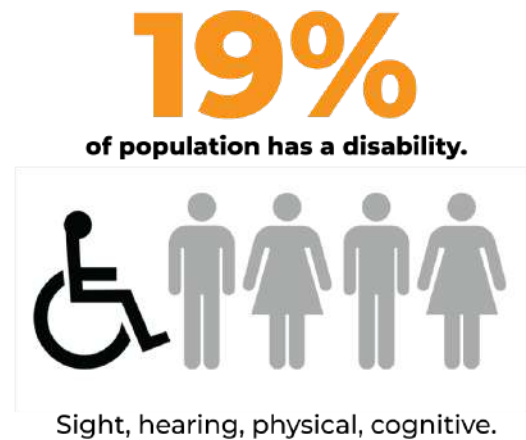
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 18

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Waterset North Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes; and

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes; and

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section

190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Waterset North Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Enterprise Fund	\$ _____
Total Reserve Fund	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund

do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on this 28th day of July 2026.

Attested By:

**Waterset North Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

Proposed Budget Waterset North Community Development District General Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 05/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 2,209,883	\$ 2,209,883	\$ 2,191,286	\$ 18,597	\$ 2,661,746	\$ 470,460	
6								
7	Assessment Revenue Subtotal	\$ 2,209,883	\$ 2,209,883	\$ 2,191,286	\$ 18,597	\$ 2,661,746	\$ 470,460	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 3,526	\$ 5,289	\$ -	\$ 5,289	\$ -	\$ -	
13	Other Miscellaneous Revenues							
14	Miscellaneous Revenues	\$ 588	\$ 588	\$ -	\$ 588	\$ -	\$ -	
15								
16	Other Revenue Subtotal	\$ 4,114	\$ 5,877	\$ -	\$ 5,877	\$ -	\$ -	
17								
18	TOTAL REVENUES	\$ 2,213,997	\$ 2,215,760	\$ 2,191,286	\$ 24,474	\$ 2,661,746	\$ 470,460	
19								
20	EXPENDITURES - ADMINISTRATIVE							
21								
22	Legislative							
23	Supervisor Fees	\$ 7,800	\$ 11,700	\$ 13,000	\$ 1,300	\$ 13,000	\$ -	12 BOS @ 12 mtgs annually + 1 budget workshop
24	Financial & Administrative							
25	Accounting Services	\$ 15,000	\$ 22,500	\$ 22,500	\$ -	\$ 22,500	\$ -	
26	Administrative Services	\$ 3,713	\$ 5,570	\$ 5,569	\$ (1)	\$ 5,569	\$ -	No increase
27	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
28	Assessment Roll	\$ 5,569	\$ 5,569	\$ 5,569	\$ -	\$ 5,569	\$ -	No increase
29	Auditing Services	\$ -	\$ 7,000	\$ 7,000	\$ -	\$ 7,000	\$ -	Contract Price

Proposed Budget Waterset North Community Development District General Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 05/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
30	Disclosure Report	\$ 4,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -
31	District Engineer	\$ 19,300	\$ 28,950	\$ 40,000	\$ 11,050	\$ 40,000	\$ -
32	District Management	\$ 18,843	\$ 28,265	\$ 28,264	\$ (1)	\$ 28,264	\$ -
33	Dues, Licenses & Fees	\$ 656	\$ 984	\$ 550	\$ (434)	\$ 1,300	\$ 750
34	Financial & Revenue Collections	\$ 3,713	\$ 5,570	\$ 5,569	\$ (1)	\$ 6,769	\$ 1,200
35	Legal Advertising	\$ 621	\$ 932	\$ 1,500	\$ 569	\$ 1,500	\$ -
36	Miscellaneous Fees	\$ 575	\$ 863	\$ 500	\$ (363)	\$ 1,200	\$ 700
37	Public Officials Liability Insurance	\$ 3,566	\$ 3,566	\$ 5,025	\$ 1,459	\$ 4,000	\$ (1,025)
38	Trustees Fees	\$ 4,149	\$ 4,149	\$ 7,700	\$ 3,551	\$ 7,700	\$ -
39	Website Hosting, Maintenance, Backup & Email	\$ 3,009	\$ 4,514	\$ 4,000	\$ (514)	\$ 4,100	\$ 100
40	Legal Counsel						
41	District Counsel	\$ 15,614	\$ 23,421	\$ 25,000	\$ 1,579	\$ 30,000	\$ 5,000
42							
43	Administrative Subtotal	\$ 107,128	\$ 160,550	\$ 178,746	\$ 18,196	\$ 185,471	\$ 6,725
44							
45	EXPENDITURES - FIELD OPERATIONS						
46							
47	Electric Utility Services						
48	Utility - Recreation Facilities	\$ 12,410	\$ 18,615	\$ 25,000	\$ 6,385	\$ 25,000	\$ -
49	Utility - Street Lights	\$ 6,371	\$ 9,557	\$ 15,000	\$ 5,444	\$ 15,000	\$ -
50	Utility Services	\$ 19,027	\$ 28,541	\$ 35,000	\$ 6,460	\$ 35,000	\$ -
51	Gas Utility Services						
52	Utility - Recreation Facilities	\$ 29,744	\$ 44,616	\$ 23,000	\$ (21,616)	\$ 35,000	\$ 12,000
53	Garbage/Solid Waste Control Services						
54	Garbage - Recreation Facility	\$ 16,110	\$ 24,165	\$ 27,000	\$ 2,835	\$ 30,000	\$ 3,000
55	Water-Sewer Combination Services						
56	Utility - Reclaimed	\$ 12,802	\$ 19,203	\$ 40,000	\$ 20,797	\$ 40,000	\$ -
57	Utility Services	\$ 7,051	\$ 10,577	\$ 10,500	\$ (77)	\$ 10,500	\$ -
58	Stormwater Control						

Comments
No increase
FY 25/26 expected to be under budget
No increase
Spent \$775 LY Trending up
Multiple alarm violations
EGIS estimate
Increase based on trend
RTS \$2520 + \$1538 = \$4058.
Increase based on accepted fee schedule
FY 25/26 expected to be under budget
FY 25/26 expected to be under budget
FY 25/26 expected to be under budget
Based on trend
Expecting increase due to fuel costs
FY 25/26 expected to be under budget
FY 25/26 expected to be under budget

Proposed Budget Waterset North Community Development District General Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 05/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
59	Aquatic Maintenance	\$ 45,140	\$ 67,710	\$ 50,500	\$ (17,210)	\$ 50,500	\$ -	
60	Lake/Pond Bank Maintenance	\$ -	\$ 7,500	\$ 3,000	\$ (4,500)	\$ 20,000	\$ 17,000	
61	Wetland Maintenance	\$ -	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
62	<i>Other Physical Environment</i>							
63	Entry & Walls Maintenance	\$ -	\$ 10,000	\$ 15,000	\$ 5,000	\$ 15,000	\$ -	
65	General Liability Insurance	\$ 6,359	\$ 6,359	\$ 8,250	\$ 1,891	\$ 6,400	\$ (1,850)	
66	Holiday Decorations	\$ 9,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	
67	Irrigation Repairs	\$ 112,361	\$ 168,542	\$ 60,000	\$ (108,542)	\$ 60,000	\$ -	Aging system. Needs upgades to controllers
68	Landscape - Mulch	\$ 190,000	\$ 190,000	\$ 150,000	\$ (40,000)	\$ 145,000	\$ (5,000)	Contract price
69	Landscape Inspections	\$ 8,800	\$ 13,200	\$ 13,200	\$ -	\$ 14,400	\$ 1,200	Contract price
70	Landscape Maintenance	\$ 409,026	\$ 613,539	\$ 776,000	\$ 162,461	\$ 776,000	\$ -	Redtree contract plus palm treatment
71	Landscape Replacement Plants, Shrubs, Trees	\$ 309,703	\$ 464,555	\$ 150,000	\$ (314,555)	\$ 225,000	\$ 75,000	suggested increase. Waiting on replacement estimate
72	Property Insurance	\$ 30,724	\$ 30,724	\$ 50,250	\$ 19,526	\$ 40,000	\$ (10,250)	Egis estimate. Need to add street signs
73	<i>Road & Street Facilities</i>							
74	Sidewalk Repair & Maintenance	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 40,000	\$ 39,000	Amenity sidewalk repairs and pressure washing
75	Street Sign Repair & Replacement	\$ 4,962	\$ 7,443	\$ 4,500	\$ (2,943)	\$ 10,000	\$ 5,500	
76	<i>Parks & Recreation</i>							
77	Access Control Maintenance & Repair	\$ 6,304	\$ 9,456	\$ 15,000	\$ 5,544	\$ 15,000	\$ -	FY 25/26 expected to be under budget
78	Clubhouse - Facility (Janitorial Supplies)	\$ 3,991	\$ 5,987	\$ 15,000	\$ 9,014	\$ 15,000	\$ -	Based on trend
79	Clubhouse Facility Maint.	\$ 460	\$ 690	\$ -	\$ (690)	\$ -		
80	Clubhouse Facility Maint. (Janitorial Service)	\$ 18,139	\$ 27,209	\$ 5,400	\$ (21,809)	\$ 29,000	\$ 23,600	Contract amount
81	Clubhouse Miscellaneous Expense	\$ 3,748	\$ 5,622	\$ 10,000	\$ 4,378	\$ 10,000	\$ -	
82	Computer Support, Maintenance & Repair	\$ 137	\$ 206	\$ 500	\$ 295	\$ 500	\$ -	
83	Equipment Lease	\$ -	\$ -	\$ 13,600	\$ 13,600	\$ 13,600	\$ -	Cost share to include WSC & WSS w/WSC taking over leas
84	Facility A/C & Heating Maintenance & Repair	\$ 11,454	\$ 17,181	\$ 5,000	\$ (12,181)	\$ 7,500	\$ 2,500	Based on trend
85	Facility Funding	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
86	Fitness Equipment Maintenance & Repairs	\$ 1,117	\$ 1,676	\$ 3,000	\$ 1,325	\$ 3,500	\$ 500	FitRev PM contract \$145 Qtrly + Repairs-Expect increase
87	Furniture Repair/Replacement	\$ -	\$ 55,036	\$ 7,500	\$ (47,536)	\$ 10,000	\$ 2,500	
88	Maintenance & Repairs	\$ 23,161	\$ 34,742	\$ 45,000	\$ 10,259	\$ 45,000	\$ -	

Proposed Budget Waterset North Community Development District Reserve Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 05/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ (200,000)	
6								
7	Assessment Revenue Subtotal	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ (200,000)	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 17,019	\$ 25,529	\$ -	\$ 25,529	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ 17,019	\$ 25,529	\$ -	\$ 25,529	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 217,019	\$ 225,529	\$ 200,000	\$ 25,529	\$ -	\$ (200,000)	
17								
18	EXPENDITURES							
19								
20	Contingency							
21	Capital Reserves	\$ 37,876	\$ 56,814	\$ 200,000	\$ 143,186		\$ (200,000)	Reserve Study Recommended Amt
22								
23	TOTAL EXPENDITURES	\$ 37,876	\$ 56,814	\$ 200,000	\$ 143,186	\$ -	\$ (200,000)	
24								
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ 179,143	\$ 168,715	\$ -	\$ 168,715	\$ -	\$ -	
26								

Waterset North Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2025	Series 2017	Budget for 2026/2027
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$583,976.53	\$488,747.73	\$1,072,724.25
TOTAL REVENUES	\$583,976.53	\$488,747.73	\$1,072,724.25
EXPENDITURES			
Administrative			
Debt Service Obligation	\$583,976.53	\$488,747.73	\$1,072,724.25
Administrative Subtotal	\$583,976.53	\$488,747.73	\$1,072,724.25
TOTAL EXPENDITURES	\$583,976.53	\$488,747.73	\$1,072,724.25
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

6.0%

GROSS ASSESSMENTS

\$1,140,225.61

Notes:

Tax Roll Collection Costs and Early Payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

(1) Maximum Annual Debt Service less any Prepaid Assessments Received

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$2,661,746.00	2025/2026 O&M Budget:		\$2,391,286.00
Hillsborough County Collection Cost:	2%	\$56,632.89	2026/2027 O&M Budget:		\$2,661,746.00
Early Payment Discount:	4%	\$113,265.79			
2026/2027 Total Budget:		<u><u>\$2,831,644.68</u></u>	Total Difference:		<u><u>\$270,460.00</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 30'	Series 2017 Debt Service	\$505.75	\$505.75	\$0.00	0.00%
	Operations/Maintenance	\$1,150.10	\$1,280.18	\$130.08	11.31%
	Total	\$1,655.85	\$1,785.93	\$130.08	7.86%
Single Family 40'	Series 2017 Debt Service	\$632.19	\$632.19	\$0.00	0.00%
	Operations/Maintenance	\$1,437.62	\$1,600.22	\$162.60	11.31%
	Total	\$2,069.81	\$2,232.41	\$162.60	7.86%
Single Family 50'	Series 2017 Debt Service	\$702.43	\$702.43	\$0.00	0.00%
	Operations/Maintenance	\$1,597.36	\$1,778.02	\$180.66	11.31%
	Total	\$2,299.79	\$2,480.45	\$180.66	7.86%
Single Family 60'	Series 2017 Debt Service	\$842.91	\$842.91	\$0.00	0.00%
	Operations/Maintenance	\$1,916.83	\$2,133.63	\$216.80	11.31%
	Total	\$2,759.74	\$2,976.54	\$216.80	7.86%
Single Family 70'	Series 2017 Debt Service	\$983.40	\$983.40	\$0.00	0.00%
	Operations/Maintenance	\$2,236.30	\$2,489.23	\$252.93	11.31%
	Total	\$3,219.70	\$3,472.63	\$252.93	7.86%
Single Family 80'	Series 2017 Debt Service	\$1,123.89	\$1,123.89	\$0.00	0.00%
	Operations/Maintenance	\$2,555.78	\$2,844.84	\$289.06	11.31%
	Total	\$3,679.67	\$3,968.73	\$289.06	7.86%
Montessori School	Operations/Maintenance	\$1,597.36	\$1,778.02	\$180.66	11.31%
	Total	\$1,597.36	\$1,778.02	\$180.66	11.31%
Daycare	Operations/Maintenance	\$1,597.36	\$1,778.02	\$180.66	11.31%
	Total	\$1,597.36	\$1,778.02	\$180.66	11.31%
Townhome	Series 2025 Debt Service	\$368.09	\$368.09	\$0.00	0.00%
	Operations/Maintenance	\$798.68	\$889.01	\$90.33	11.31%
	Total	\$1,166.77	\$1,257.10	\$90.33	7.74%
Single Family 40'	Series 2025 Debt Service	\$660.46	\$660.46	\$0.00	0.00%
	Operations/Maintenance	\$1,437.62	\$1,600.22	\$162.60	11.31%
	Total	\$2,098.08	\$2,260.68	\$162.60	7.75%
Single Family 50'	Series 2025 Debt Service	\$734.56	\$734.56	\$0.00	0.00%
	Operations/Maintenance	\$1,597.36	\$1,778.02	\$180.66	11.31%
	Total	\$2,331.92	\$2,512.58	\$180.66	7.75%
Single Family 60'	Series 2025 Debt Service	\$880.34	\$880.34	\$0.00	0.00%
	Operations/Maintenance	\$1,916.83	\$2,133.63	\$216.80	11.31%
	Total	\$2,797.17	\$3,013.97	\$216.80	7.75%
Single Family 70'	Series 2025 Debt Service	\$1,026.93	\$1,026.93	\$0.00	0.00%
	Operations/Maintenance	\$2,236.30	\$2,489.23	\$252.93	11.31%
	Total	\$3,263.23	\$3,516.16	\$252.93	7.75%

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

NET O&M ASSESSMENT		\$2,661,746.00
COLLECTION COSTS @	2%	\$56,632.89
EARLY PAYMENT DISCOUNT @	4%	\$113,265.79
TOTAL O&M ASSESSMENT		\$2,831,644.68

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL O&M ASSESSMENT			
LOT SIZE	O&M	SERIES 2025	SERIES 2017	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	SERIES 2025	SERIES 2017	TOTAL ⁽²⁾
		DEBT SERVICE	DEBT SERVICE		EAU's	EAU's	O&M BUDGET		DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	
Single Family 30' Series	44	0	44	0.72	31.68	1.99%	\$56,327.78	\$1,280.18	\$0.00	\$505.75	\$1,785.93
Single Family 40' Series	67	0	67	0.90	60.30	3.79%	\$107,214.82	\$1,600.22	\$0.00	\$632.19	\$2,232.41
Single Family 50' Series	295	0	295	1.00	295.00	18.52%	\$524,516.94	\$1,778.02	\$0.00	\$702.43	\$2,480.45
Single Family 60' Series	173	0	173	1.20	207.60	13.04%	\$369,117.68	\$2,133.63	\$0.00	\$842.91	\$2,976.54
Single Family 70' Series	77	0	75	1.40	107.80	6.77%	\$191,670.93	\$2,489.23	\$0.00	\$983.40	\$3,472.63
Single Family 80' Series	25	0	25	1.60	40.00	2.51%	\$71,120.94	\$2,844.84	\$0.00	\$1,123.89	\$3,968.73
Montessori School	1	0	0	1.00	1.00	0.06%	\$1,778.02	\$1,778.02	\$0.00	\$0.00	\$1,778.02
Daycare	1	0	0	1.00	1.00	0.06%	\$1,778.02	\$1,778.02	\$0.00	\$0.00	\$1,778.02
Townhouse	46	46	0	0.50	23.00	1.44%	\$40,894.54	\$889.01	\$368.09	\$0.00	\$1,257.10
Single Family 40' Series	234	234	0	0.90	210.60	13.22%	\$374,451.75	\$1,600.22	\$660.46	\$0.00	\$2,260.68
Single Family 50' Series	297	297	0	1.00	297.00	18.65%	\$528,072.98	\$1,778.02	\$734.56	\$0.00	\$2,512.58
Single Family 60' Series	176	175	0	1.20	211.20	13.26%	\$375,518.57	\$2,133.63	\$880.34	\$0.00	\$3,013.97
Single Family 70' Series	76	75	0	1.40	106.40	6.68%	\$189,181.70	\$2,489.23	\$1,026.93	\$0.00	\$3,516.16
Total Community	1512	828	679		1592.58	100.00%	\$2,831,644.68				

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)

(\$169,898.68)

Net Revenue to be Collected

\$2,661,746.00

⁽¹⁾ Annual debt service assessment per lot adopted in connection with the Series 2025 and Series 2017 bond issuances. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

⁽²⁾ Annual assessment that will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Tab 19

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Waterset North Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida ("**County**"); and

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027, attached hereto as **Exhibit A ("FY 2026-2027 Budget")** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget; and

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District; and

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes; and

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes; and

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**"); and

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget; and

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**"); and

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes, and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on this 28th day of July 2026.

Attested By:

**Waterset North Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2026-2027
Budget Exhibit B: Assessment
Roll**

Tab 20

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS 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 District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 28TH DAY OF JULY 2026

**WATERSET NORTH
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026 and 2027 Annual Meeting Schedule

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
FOR REMAINDER OF FISCAL YEAR 2026/2027**

October 27, 2026
November 17, 2026
*Changed due to Thanksgiving
December 15, 2026
*Changed due to Christmas
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027

All meetings will convene at 6:00 p.m. at The Landing located at 7012 Sail View Ln,
Apollo Beach, Florida 33572.

Tab 21

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, May 26, 2026, at 6:00 p.m.** at The Landings, located at 7012 Sail View Ln, Apollo Beach FL, 33572.

Present and constituting a quorum:

TJ Pyche	Chairman
Trish Cianci-Deckard	Vice Chairman
Cathy DeLucia	Assistant Secretary
Mike Tobin	Assistant Secretary <i>(via conference call)</i>

Also present were:

Rachel Welborn	District Manager; Rizzetta & Co., Inc.
John Toborg	Landscape Inspection Manager; Rizzetta & Co., Inc.
Jerry Whited	District Engineer, BDI Engineering
Tony Smith	Representative, Sitex
Michael Tempkins	District Counsel, Fishback Dominic
Kathy Parodi	Amenity Manager, Castle Group
Pete Lucandano	Representative, RedTree Landscaping
Rafael Rosario	Representative, RedTree Landscaping

Audience	Several Present
----------	------------------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were comments received from several residents.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next business item followed.

B. District Engineer

Mr. Whited presented his report and discussed the pergola & monument to remove meetinghouse for \$1,100.

On a Motion by Ms. DeLucia, seconded by Ms. Cianci-Deckard, with all in favor, the Board approved *CMS* proposal to remove the Pergola & Monument on Meetinghouse for \$1,100, for Waterset North Community Development District.

Mr. Whited discussed the rough estimate of \$30,000 for Pergola & Bench replacement.

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

a. Consideration of Landscape Proposals

ii. Landscape Contractor Update**iii. Landscape Contractor Responses**

Mr. Toborg presented his report.

iv. Irrigation Report

Redtree representatives provided an update. The Board of Supervisors asked questions and expressed concerns.

D. Aquatics Lake Management**i. Presentation of Waterway Inspection Report**

Mr. Smith presented the inspection report.

E. Clubhouse Manager**i. Presentation of Property Management Report**

Ms. Parodi presented the report and stated that caution tape would be placed on the benches and the flowerpot removed from the park.

On a Motion by Ms. Cianci-Deckard, seconded by Ms. DeLucia, with all in favor, the Board approved *Creative Recreation Products* proposal #8619 in the amount of \$4,120 for playground borders, for Waterset North Community Development District.

Mulch proposals were tabled until the following year.

F. District Manager

Ms. Welborn stated the next regular meeting will be on June 23, 2026, at the same time and location.

The Board requested updates on bond refinancing and the fund balance.

i. Presentation of Registered Voter Count

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board accepts the Supervisors of Election registered voter count for the Waterset North Community Development District.

ii. Presentation of 1st Quarter Website Compliance Report

On a Motion by Ms. Cianci-Deckard, seconded by Mr. Pyche with all in favor, the Board accepts Campus Suite 1st Quarter Website Compliance Report, for the Waterset North Community Development District.

FORTH ORDER OF BUSINESS**Business items****A. Consideration of Candidates and Appointment of Supervisor to Vacant Seat 1**

Mr. Valentine, Mr. Kellner, Mr. Adams, and Mr. Boynton each discussed their reasons for seeking appointment to serve on the Board.

The Board tabled until the next meeting.

B. Consideration of Recreation Proposal #8526

Tabled.

C. Presentation of Fiscal Year 2026-2027 Proposed Budget

Ms. Welborn presented the budget and noted \$100,000 allocated for the irrigation proposal.

D. Consideration of Resolution 2026-04, Approving the Fiscal Year 2026-2027 Proposed Budget and Setting a Public Hearing

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board adopted Fiscal Year 2026-2027 Proposed Budget and Setting a Public Hearing to be held on July 28, 2026, at 6:00 p.m. at The Landings, located 7012 Sail View Ln., Apollo Beach, FL 33572, for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS**Business Administration****A. Consideration of the Financial Statement for March 2026**

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved the financial statement for March 2026, for the Waterset North Community Development District.

B. Consideration of Operation and Maintenance Expenditures March 2026

On a Motion by Ms. Cianci-Deckard seconded by Mr. Pyche, with all in favor, the Board ratified the Operations and Maintenance Expenditures for March 2026 (\$162,358.48) for the Waterset North Community Development District.

C. Consideration of the Minutes of the Board of Supervisors' Workshop held on April 7, 2026,

On a Motion by Mr. Pyche seconded by Ms. DeLucia with all in favor, the Board approved the Workshop Minutes held on April 7, 2026, for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Pyche requested updates on the fund balance and bond refinancing.

Ms. Cianci-Deckard requested an update on contract renewals.

Mr. Tobin reported issues receiving emails, requested that resumes be sent to him, and raised concerns regarding Teams.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Pyche, seconded by Mr. Tobin, with all in favor, the Board adjourned the meeting at 9:00 p.m., for the Waterset North Community Development District.

Assistant Secretary

Chair / Vice Chair

Tab 22

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, June 23, 2026, at 6:07 p.m.** at The Landings, located at 7012 Sail View Ln, Apollo Beach FL, 33572.

Present and constituting a quorum:

TJ Pyche	Chairman
Trish Cianci-Deckard	Vice Chairman
Cathy DeLucia	Assistant Secretary
Mike Tobin	Assistant Secretary

Also present were:

Rachel Welborn	District Manager; Rizzetta & Co., Inc.
Benjamin Schaffer	District Counsel, Fishback Dominic
John Toborg	Landscape Inspection Manager; Rizzetta & Co., Inc.
Jerry Whited	District Engineer, BDI Engineering
Kathy Parodi	Amenity Manager, Castle Group
Rafael Rosario	Representative, RedTree Landscaping

Audience	Several Present
----------	------------------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Keller expressed concerns with electric bikes.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Schaffer noted that there is state legislation pertaining to electric scooters.

Ms. Cianci-Deckard requested sunrise issues.

Mr. Pyche joined the meeting and was noted for the record

B. District Engineer

Mr. Whited presented his report noted on the east side of the splash pad is repaired, the rest of Pergola proposal still pending.

C. Landscape & Irrigation**i. Presentation of Community Asset Management Report****ii. Landscape Contractor Update****iii. Landscape Contractor Responses****iv. Irrigation Report**

Mr. Toborg presented his report, and no questions or concerns were raised by the Board.

D. Aquatics Lake Management**i. Presentation of Waterway Inspection Report**

Mr. Smith presented the inspection report.

E. Clubhouse Manager**i. Presentation of Property Management Report**

Ms. Parodi presented the property management report.

F. District Manager

Ms. Welborn stated the regular meetings will be on July 28, 2026, at the same time and location.

Ms. Welborn provided an update on Bank United credit card payments. Ms. Parodi questioned if an employee needs to swipe the card

FORTH ORDER OF BUSINESS**Business items****A. Ratification of Cooper Pools Proposal**

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board ratified the *Cooper Pools* proposal #797 for the Waterset North Community Development District.

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board ratified *Creative Recreation* proposal # 8619 for the Waterset North Community Development District.

B. Ratification of Pergola Proposal

On a Motion by Ms. DeLucia seconded by Ms. Cianci-Deckard, with all in favor, the Board ratified *CMS* proposal #1151 for the Waterset North Community Development District.

C. Ratification of Redtree Proposals

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board ratified Redtree proposals # 797 for the Waterset North Community Development District.

D. Discussion of Capital Improvements

Ms. Cianci-Deckard discussed capital improvements.

E. Consideration of the District's Cost Share Agreement

On a Motion by Mr. Pyche seconded by Ms. Cianci-Deckard, with all in favor, the Board approved the District Cost Share agreement, for the Waterset North Community Development District.

F. Discussion of Appointing a Supervisor

Ms. Cianci-Deckard expressed appreciation to all candidates.

On a Motion by Ms. Cianci-Deckard seconded by Mr. Tobin, with all in favor, the Board appointed Bob Keller to serve on Seat 1 for the Waterset North Community Development District.

Ms. Welborn, as a Notary Public of the State of Florida, administered the Oath of Office to Mr. Bob Kellner. He swore and affirmed the Oath as read into the record and confirmed that he accepted compensation for Board attendance as allowed under Florida Statutes.

FIFTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Tobin said he is not pleased with services.

Mr. Pyche is not confident with services and requested Matthew Huber to attend the next meeting.

Ms. Cianci-Deckard requested all Board of Supervisors be included in repair proposals sent outside of meetings.

SIXTH ORDER OF BUSINESS**Adjournment**

On a Motion by Mr. Pyche, seconded by Mr. Tobin, with all in favor, the Board adjourned the meeting at 8:06 p.m., for the Waterset North Community Development District.

Tab 23

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 May 2026 For Board Approval

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

The total items being presented: **\$194,466.45**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	200300	141588	Maintenance & Repair 05/26	\$ 102.00
BOCC Hillsborough County Public Utilities	052726-03	9581654736- 05122026	Reclaimed Water 04/26	\$ 2,886.44
Brandon Industries, Inc.	200301	2021076-IN	Sign Repair & Replacement 01/26	\$ 100.00
Brletic Dvorak, Inc.	200302	2430	Engineering 04/26	\$ 4,000.00
Castle Management, LLC	200303	INS-0426-339	Insurance Reimbursement 04/26	\$ 851.06
Castle Management, LLC	200303	MGT-050126-525	Contract Management Fees 05/26	\$ 1,379.77
City Wide Facility Solutions	200304	32019040239	Janitorial Services 05/26	\$ 2,120.09
City Wide Facility Solutions	200304	52019011804	Janitorial Supplies 04/26	\$ 847.44
Cooper Pools Inc.	200306	1635	Pool Repair 05/26	\$ 330.96
Cooper Pools Inc.	200306	2026-1288	Pool Service 04/26	\$ 2,040.00
Cooper Pools Inc.	200306	2026-1380	Pool Service 05/26	\$ 2,040.00
Cooper Pools Inc.	200306	692	Pool Repairs 04/26	\$ 230.00
Cooper Pools Inc.	200306	693	Pool Repairs 04/26	\$ 541.93
DCSI, Inc.	200307	35147	Monitoring & Maintenance 05/26	\$ 295.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
DCSI, Inc.	200307	35153	Monitoring & Maintenance 05/26	\$ 221.00
De Lage Landen Financial Services, Inc.	051826-01	596680908	Cannon Copier Lease 05/26	\$ 259.00
EGA Parking Lot Striping & Pressure Washing, LLC	200308	000111	Wet Play area Power Washed 04/26	\$ 3,505.50
Finn Outdoor, LLC	200309	3012	Fill and Sod Under and around Sidewalk 04/26	\$ 1,500.00
Fishback Dominick LLP	200310	126747	Legal Counsel 04/26	\$ 2,401.25
FitRev, Inc.	200311	38742	Fitness Equipment Maintenance 04/26	\$ 145.00
Frontier Communications of FL	051226-01	81367193330917 245-041726	Phone & Internet Services 05/26	\$ 103.78
Frontier Communications of FL	052026-01	81367248060521 155-042526	7250 Park Shore Dr-Dog Park & Splash Pad Service 05/26	\$ 264.19
Hillsborough County Tax Collector - Vehicle Reg	200312	DY38DD	Tag Renewal 04/26	\$ 57.20
Nvirotect Pest Control Service, Inc.	200313	392079	Pest Control 04/26	\$ 515.00
Nvirotect Pest Control Service, Inc.	200313	392080	Pest Control 04/26	\$ 30.00
Nvirotect Pest Control Service, Inc.	200313	396910	Rodent Control 04/26	\$ 28.00
RedTree Landscape Systems, LLC	200298	33489	Irrigation Repairs 03/26	\$ 647.00
RedTree Landscape Systems, LLC	200298	33514	Irrigation Repairs 03/26	\$ 497.82

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	200298	33515	Irrigation Repairs 03/26	\$ 242.46
RedTree Landscape Systems, LLC	200298	33517	Irrigation Repairs 03/26	\$ 112.50
RedTree Landscape Systems, LLC	200298	33520	Irrigation Repairs 03/26	\$ 10,765.45
RedTree Landscape Systems, LLC	200298	33538	Clubhouse Planter 03/26	\$ 56.00
RedTree Landscape Systems, LLC	200298	33539	Landscape Replacement 03/26	\$ 84.00
RedTree Landscape Systems, LLC	200298	33545	Irrigation Repairs 03/26	\$ 5,395.67
RedTree Landscape Systems, LLC	200298	33549	Irrigation Repairs 03/26	\$ 234.42
RedTree Landscape Systems, LLC	200298	33554	Irrigation Repairs 03/26	\$ 390.28
RedTree Landscape Systems, LLC	200298	33556	Irrigation Repairs 03/26	\$ 506.52
RedTree Landscape Systems, LLC	200298	33557	Irrigation Repairs 03/26	\$ 431.52
RedTree Landscape Systems, LLC	200298	33561	Irrigation Repairs 03/26	\$ 774.00
RedTree Landscape Systems, LLC	200298	33562	Irrigation Repairs 03/26	\$ 310.22
RedTree Landscape Systems, LLC	200298	33563	Irrigation Repairs 03/26	\$ 300.00
RedTree Landscape Systems, LLC	200298	33566	Irrigation Repairs 03/26	\$ 225.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	200298	33577	Irrigation Repairs 03/26	\$ 707.52
RedTree Landscape Systems, LLC	200298	33595	Irrigation Repairs 03/26	\$ 648.76
RedTree Landscape Systems, LLC	200298	33621	Irrigation Repairs 03/26	\$ 225.00
RedTree Landscape Systems, LLC	200298	33626	Irrigation Repairs 03/26	\$ 300.00
RedTree Landscape Systems, LLC	200298	33627	Irrigation Repairs 03/26	\$ 375.00
RedTree Landscape Systems, LLC	200298	33643	Bottlebrush Planting 03/26	\$ 420.00
RedTree Landscape Systems, LLC	200298	33709	April 2026 Monthly Service	\$ 50,958.34
RedTree Landscape Systems, LLC	200298	33745	Lakeside Amenity concrete tunnel sod repair from Approved (Proposal # 21) 04/26	\$ 1,750.00
RedTree Landscape Systems, LLC	200298	33746	Sweetgum Planting from Approved (Proposal # 6) 04/26	\$ 950.00
RedTree Landscape Systems, LLC	200298	33764	Irrigation Repairs 04/26	\$ 484.60
RedTree Landscape Systems, LLC	200298	33778	Irrigation Repairs 04/26	\$ 528.50
RedTree Landscape Systems, LLC	200298	33780	Irrigation Repairs 04/26	\$ 179.00
RedTree Landscape Systems, LLC	200298	33781	Irrigation Repairs 04/26	\$ 42.45
RedTree Landscape Systems, LLC	200298	33815	Irrigation Repairs 04/26	\$ 10.38

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	200298	33816	Irrigation Repairs 04/26	\$ 24.51
RedTree Landscape Systems, LLC	200298	33817	Irrigation Repairs 04/26	\$ 139.50
RedTree Landscape Systems, LLC	200298	33818	Irrigation Repairs 04/26	\$ 75.50
RedTree Landscape Systems, LLC	200298	33840	Irrigation Repairs 04/26	\$ 77.00
RedTree Landscape Systems, LLC	200298	33858	Irrigation Repairs 04/26	\$ 48.19
RedTree Landscape Systems, LLC	200298	33870	50% Deposit - Palm Tree Pruning Service Recovery from approved Proposal #3 03/26	\$ 9,750.00
RedTree Landscape Systems, LLC	200298	33872	50% Deposit - Mulch Installation From Approved Proposal# 2 03/26	\$ 47,500.00
RedTree Landscape Systems, LLC	200298	33894	Irrigation Repairs 04/26	\$ 35.75
RedTree Landscape Systems, LLC	200298	33895	Irrigation Repairs 04/26	\$ 36.25
RedTree Landscape Systems, LLC	200298	33910	Irrigation Repairs 04/26	\$ 161.40
RedTree Landscape Systems, LLC	200298	33911	Irrigation Repairs 04/26	\$ 32.28
RedTree Landscape Systems, LLC	200298	33932	Irrigation Repairs 04/26	\$ 278.66
RedTree Landscape Systems, LLC	200298	33933	Irrigation Repairs 04/26	\$ 278.66
RedTree Landscape Systems, LLC	200316	34114	Irrigation Repairs 05/26	\$ 775.50

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	200316	34149	Irrigation Repair 05/26	\$ 334.32
RedTree Landscape Systems, LLC	200316	34163	Irrigation Repairs 05/26	\$ 561.04
Republic Services	050826-01	0696-001347031	Waste Disposal - Recycling 05/26	\$ 1,148.43
Rizzetta & Company, Inc.	200299	INV0000109156	Administrative Services 05/26	\$ 6,958.49
Signa Digital Solutions, Inc.	200317	AR-S346006	Copier Maintenance Contract 04/26	\$ 233.79
Sitex Aquatics, LLC	200314	11012-b	Lake Maintenance 05/26	\$ 4,120.00
Spark Energy Gas, LLC	050526-01	97942550	Gas Sales 02/26	\$ 4,605.19
Spectrum	051826-02	22443533042776	Cable and Internet 05/26	\$ 468.24
TECO	052726-04	221008768089-050526	Electric Utility 04/26	\$ 783.73
TECO	052726-01	221009368202-050526	Electric Utility 04/26	\$ 264.32
TECO	052726-04	321000019844-050626	Utility Charges 03/26	\$ 4,209.07
TECO Peoples Gas	052726-02	221008743546-052626	Electric Utility Charges 04/26	\$ 310.85
The Observer Group, Inc.	200318	26-01629H	Legal Advertising 05/26	\$ 56.88
Tropitone Furniture Co., Inc.	200315	815221	Miscellaneous Expense 03/26	\$ 4,040.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Waste Management Inc. of Florida	051526-01	0248200-2206-9	Garbage Monthly 05/26	\$ 471.67
Waste Management Inc. of Florida	051526-01	25-79480-43002	Garbage Monthly 05/26	<u>\$ 1,340.21</u>
Total				<u>\$ 194,466.45</u>

Invoice

Date	Invoice #
5/15/2026	141588

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

P.O. No.	Terms
JERRY WHITED	Net 30

Thank you for your business.		Payments/Credits	\$0.00
	Phone #	Balance Due	\$102.00
	727-533-0295		



Hillsborough
County Florida

M-Page 1 of 24

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

Summary of Account Charges

Previous Balance	\$1,861.22
Net Payments - Thank You	\$-1,861.22
Total Account Charges	\$2,886.44
AMOUNT DUE	\$2,886.44

Important Message

This account has ACH payment method

Worried about wasting water from an inefficient irrigation system?
To see if you qualify for a free irrigation evaluation that can help
conserve water, call UF/IFAS Extension Hillsborough County,
813-744-5519 X 54133

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after
bill issue to occurring on the bill due date. No action is required to
maintain your enrollment. If you are not currently enrolled, you can
sign up at <https://www.govone.com/waterbill/>

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

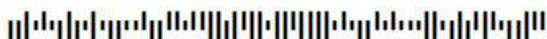
Automated Payment Line: (813) 307-1000

Internet Payments: [HCFL.gov/WaterBill](https://www.hcfl.gov/WaterBill)

Additional Information: [HCFL.gov/Water](https://www.hcfl.gov/Water)



THANK YOU!



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

9,991 0

DUE DATE

06/02/2026

**Auto Pay Scheduled
DO NOT PAY**



0095816547368 00002886448



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	73037	04/28/2026	73699	66200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$18.36
Total Service Address Charges	\$18.36



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

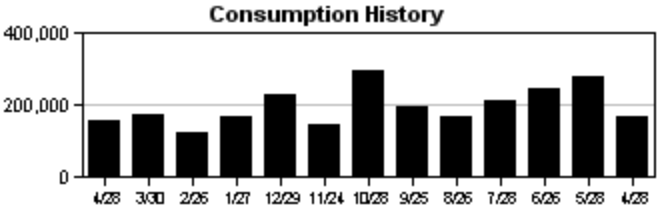
Service Address: 7218 HOURGLASS DR

M-Page 2 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034973	03/30/2026	276349	04/28/2026	277887	153800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$34.74
Total Service Address Charges	\$34.74





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	186551	04/28/2026	187078	52700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$15.93
Total Service Address Charges	\$15.93



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/31/2026	737	05/01/2026	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	05/12/2026	06/02/2026

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	03/31/2026	483627	04/29/2026	490977	735000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$174.23
Total Service Address Charges	\$174.23



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	10561	04/28/2026	10584	2300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.85
Total Service Address Charges	\$6.85





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

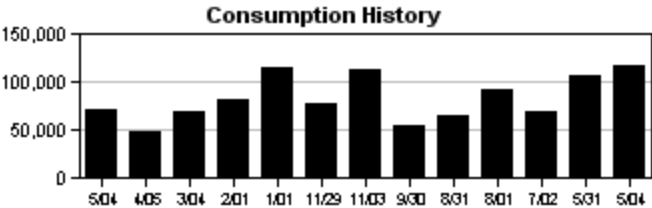
Service Address: 6128 SHADOWLAKE DR

M-Page 5 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703639762	04/05/2026	1720705	05/04/2026	1790680	69975 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$19.04
Total Service Address Charges	\$19.04



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

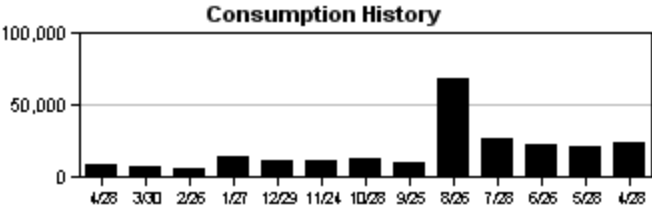
Service Address: 6937A CRESTPOINT DR

M-Page 5 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015717	03/30/2026	23045	04/28/2026	23129	8400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.95
Total Service Address Charges	\$7.95





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	20971	04/28/2026	20971	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	05/12/2026	06/02/2026

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	03/30/2026	9142	04/28/2026	9225	8300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.93
Total Service Address Charges	\$7.93





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/31/2026	851500	04/29/2026	855689	418900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$81.84
Total Service Address Charges	\$81.84



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

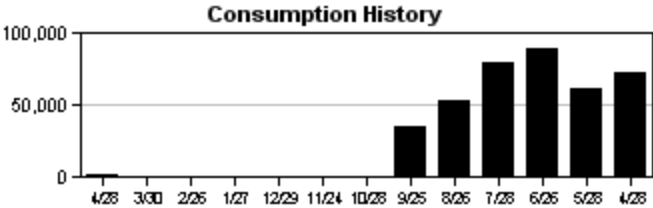
Service Address: 6326 LANTERN VIEW PL

M-Page 7 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53279781	03/30/2026	57508	04/28/2026	57516	800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.58
Total Service Address Charges	\$6.58





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	6409	04/28/2026	6415	600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.55
Total Service Address Charges	\$6.55



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

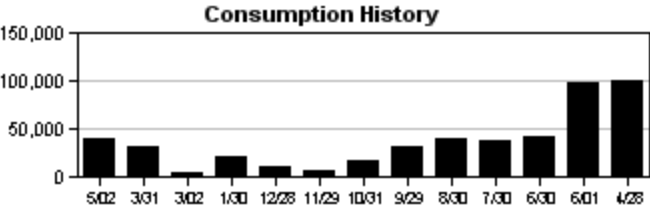
Service Address: 6233 COLMAR PL

M-Page 8 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540592	03/31/2026	612086	05/02/2026	650990	38904 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$13.44
Total Service Address Charges	\$13.44





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	313678	04/28/2026	313708	3000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$6.98
Total Service Address Charges	\$6.98



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

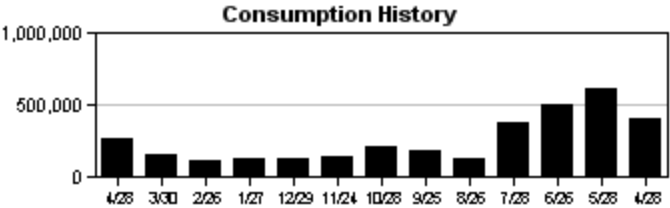
Service Address: 7315 HERMES CT

M-Page 9 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60918426	03/30/2026	357870	04/28/2026	360454	258400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$56.63
Total Service Address Charges	\$56.63





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	514895	04/28/2026	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	05/12/2026	06/02/2026

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	03/30/2026	43004	04/28/2026	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	05/12/2026	06/02/2026

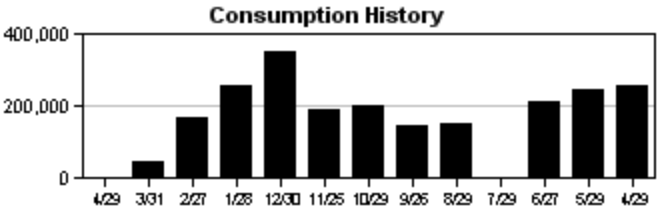
Service Address: 6806 PARADISO DR

M-Page 11 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034981	03/31/2026	202388	04/29/2026	202388	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	05/12/2026	06/02/2026

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	03/30/2026	942772	04/28/2026	945754	298200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$60.12
Total Service Address Charges	\$60.12





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	2073	04/28/2026	2814	74100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$21.15
Total Service Address Charges	\$21.15



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

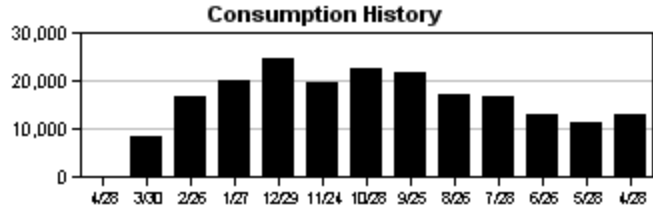
Service Address: 6430 TIDELINE DR

M-Page 12 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53207883	03/30/2026	28434	04/28/2026	28434	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	05/12/2026	06/02/2026

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	03/30/2026	12197	04/28/2026	12197	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	05/12/2026	06/02/2026

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	03/30/2026	61258	04/28/2026	62259	100100 GAL	ACTUAL	WATER
60906266	03/30/2026	3278	04/28/2026	3600	32200 GAL	ACTUAL	WATER
61168490	03/30/2026	180291	04/28/2026	184289	399800 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$399.55
Water Base Charge	\$142.86
Water Usage Charge	\$305.18
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$227.65
Reclaimed Water Charge	\$85.29
Total Service Address Charges	\$1,221.95





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	31986	04/28/2026	32421	43500 GAL	ACTUAL	WATER
60792087	03/30/2026	15124	04/28/2026	15154	3000 GAL	ACTUAL	WATER
34272136	03/30/2026	93388	04/28/2026	93833	44500 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$140.43
Water Base Charge	\$87.59
Water Usage Charge	\$80.15
Sewer Base Charge	\$109.75
Sewer Usage Charge	\$21.21
Reclaimed Water Charge	\$26.26
Total Service Address Charges	\$471.93



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	18346	04/28/2026	18461	11500 GAL	ESTIMATED	RECLAIM

Service Address Charges

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

An estimated read was used to calculate your bill





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	592903	04/28/2026	597400	449700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$112.17
Total Service Address Charges	\$112.17



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	23175	04/28/2026	23599	42400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$24.45
Total Service Address Charges	\$24.45





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	29912	04/28/2026	30145	23300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$10.80
Total Service Address Charges	\$10.80



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	36278	04/28/2026	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	05/12/2026	06/02/2026

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	03/30/2026	66984	04/28/2026	67508	52400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$16.25
Total Service Address Charges	\$16.25



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	464799	04/28/2026	470354	55500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$174.76
Total Service Address Charges	\$174.76





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	30360	04/28/2026	30394	3400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.05
Total Service Address Charges	\$7.05



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

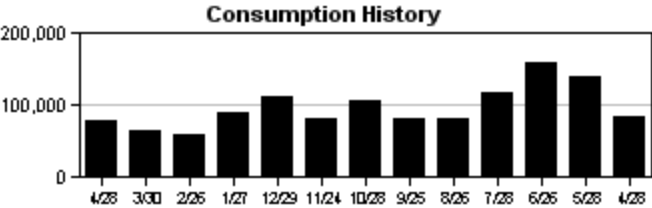
Service Address: 7230 BOWSPIRIT PL

M-Page 18 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034978A	03/30/2026	154679	04/28/2026	155458	77900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$23.39
Total Service Address Charges	\$23.39





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	0	04/28/2026	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	05/12/2026	06/02/2026

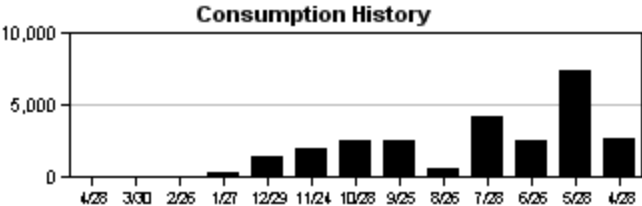
Service Address: 6633 CURRENT DR

M-Page 19 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93627327	03/30/2026	20221	04/28/2026	20221	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	05/12/2026	06/02/2026

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	03/30/2026	52828	04/28/2026	53010	18200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$9.72
Total Service Address Charges	\$9.72



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	30952	04/28/2026	31298	34600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$14.45
Total Service Address Charges	\$14.45





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	88927	04/28/2026	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	05/12/2026	06/02/2026

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	03/30/2026	335058	04/28/2026	340116	505800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$113.26
Total Service Address Charges	\$113.26





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	490321	04/28/2026	491371	105000 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$25.34
Total Service Address Charges	\$25.34



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

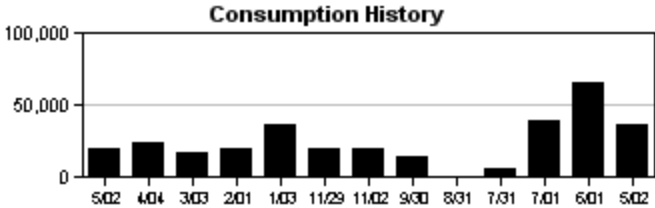
Service Address: 7580 MILESTONE DR

M-Page 22 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703732134	04/04/2026	355356	05/02/2026	374816	19460 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$9.94
Total Service Address Charges	\$9.94





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

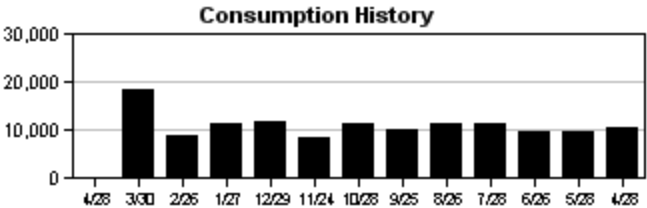
Service Address: 6649-A CURRENT DR

M-Page 23 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
92998107	03/30/2026	17831	04/28/2026	17831	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	05/12/2026	06/02/2026

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	03/30/2026	11966	04/28/2026	12235	26900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$12.83
Total Service Address Charges	\$12.83





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	05/12/2026	06/02/2026

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	03/30/2026	300353	04/28/2026	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	05/12/2026	06/02/2026

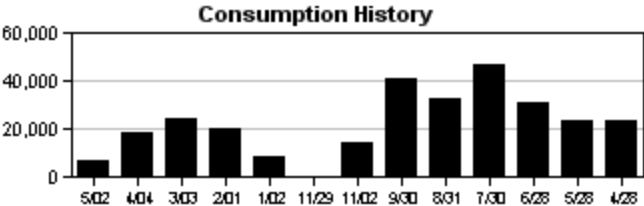
Service Address: 6401 BLUE SAIL LN

M-Page 24 of 24

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705869098	04/04/2026	225675	05/02/2026	232108	6433 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$7.60
Total Service Address Charges	\$7.60





BRANDON[®]
INDUSTRIES
Quality Streetscape Solutions™

Invoice

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

Please Remit Payment To:

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

Invoice Number: 2021076-IN

Invoice Date: 1/29/2026

Order Number : 1033610

Order Date: 1/7/2026

Salesperson: Tristin Kosco

Customer Number: 20-FLCASTLE

Bill To:

Waterset North CDD
3434 Colwell Avenue
Ste 200
TAMPA, FL 33614

Ship To:

Waterset North CDD
3434 Colwell Avenue
Ste 200
TAMPA, FL 33614

Confirm To:

Customer P.O.	Ship VIA	F.O.B.	Terms
Waterset North CDD ALL WAY	INSTALL		Due Upon Receipt

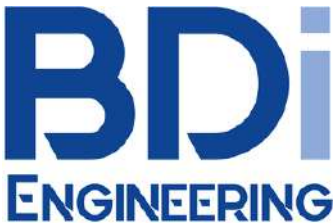
Quantity			Item Number	Description	Unit Price	Amount
Ordered	Shipped	B/O				
			/INSTALL FL	Installation Labor Florida		100.00
				Installation of (4) ALL WAY Signs to existing posts		

Net Invoice: 100.00
Less Discount: 0.00

Sales Tax: 0.00
Invoice Total: 100.00

THANK YOU!

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



INVOICE

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

INVOICE 2430
DATE 05/01/2026
TERMS Net 30
DUE DATE 05/31/2026

PROJECT NAME
Waterset North CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[April 03 - April 30]	20:00	180.00	3,600.00
Inspector	[April 16]	5:00	80.00	400.00

BALANCE DUE **\$4,000.00**

Pay invoice



WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
Apr-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	5.00	\$210 \$180	S. Brletic J. Whited	\$0.00 \$900.00
Monumnet Repair at The Landing Pond Near Wassetset Blvd Project Management.	0.00 0.00	\$180 \$120	J. Whited K. Wagner	\$0.00 \$0.00
Lakeside Amenity Center Inlet Depression and Stormwater Repairs Vendor RFI's and Communication.	1.50 0.00	\$180 \$120	J. Whited K. Wagner	\$270.00 \$0.00
Monument Inspection and Inventory Site Visit and Reporting.	7.00 0.00	\$180 \$120	J. Whited K. Wagner	\$1,260.00 \$0.00
18888.034 SOI Inspection Site Visit & Reporting.	4.00 5.00	\$180 \$80	J. Whited S. Ferguson	\$720.00 \$400.00
Vendor RFI's and Updates for Pergola and Mialbox Kiosk Repair Project.	0.50 0.00	\$180 \$120	J. Whited K. Wagner	\$90.00 \$0.00
Maiden Sea Propsal Vendor Communication and Staff Communication.	1.00 0.00	\$180 \$120	J. Whited K. Wagner	\$180.00 \$0.00
The Landing Dock Repair Vendor Coordination.	1.00 0.00	\$180 \$120	J. Whited K. Wagner	\$180.00 \$0.00
INVOICE TOTAL				25.00 \$4,000.00



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

Document No:INS-0426-339
Document Date:04/30/2026

Association: Waterset North Community Development District

Total Due: \$851.06

Date	Description	Amount
04/30/2026	Insurance Reimbursement Vucelj, Aladin GRKEEP	\$290.70
04/30/2026	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	\$175.95
04/30/2026	Insurance Reimbursement Gomez, Victoria FRNTDS	\$237.15
04/30/2026	Insurance Reimbursement Torres, Heidy ASTPM	\$147.26

Report Totals

Billing: \$851.06
Total Sales Tax: \$0.00
Balance Due: **\$851.06**



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

Document No:MGT-050126-525
Document Date:05/01/2026

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**



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

INVOICE

Total Due: \$2,120.09

Invoice Number: 32019040239
Our Order No. 31019101330
Invoice Date: 5/1/2026
Due Date: 5/31/2026

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

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

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

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019000215	Seymour Wright	Net 30 days		05/01/26 to 05/31/26	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019101330	1	2,120.09	2,120.09

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

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



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

INVOICE

Total Due: \$847.44

Invoice Number: 52019011804
Our Order No. 51019010755
Invoice Date: 4/29/2026
Due Date: 5/29/2026

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

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

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

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

FLEX10802N	DISINFECTANT LARGE WIPES (800/BOX) 4/CASE			2	216.27	432.54
DPS-RES-235A	Green Heritage Toilet Paper, 2-ply, 500 sheet, 96/case			2	93.35	186.70
DPS-PREMIER-P637B	Premiere Line Coco Pearl Liquid Hand Soap, White, 1 Gallon			2	16.60	33.20
DPS-SCA-MB579	Tork Xpress® Soft Multifold Hand Towel, White, 135 sheets/pack, 16/case (H2)			3	60.00	180.00
FREIGHT - ALL	Flat Fee Freight			1	15.00	15.00

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

Subtotal: 847.44
Sales Tax: 0.00
Total Due: \$847.44

Cooper Pools Inc

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

Invoice #: 1635

Invoice Date: 5/6/2026

Due Date: 6/6/2026

Bill To: Waterset North CDD

Waterset North CDD3434 Colwell Ave Suite 200
Tampa, FL 33614

LOCATION: 7012 Sail View Lane (The Landing), Apollo Beach

Item	Description	Qty	Rate	Amount
F-30400P 4" PVC 75-420GPM Top Mount Flowmeter	F-30400P 4" PVC 75-420GPM Top Mount Flowmeter	1.00	\$240.96	\$240.96
Labor	Removal & Installation	0.50	\$180.00	\$90.00

Subtotal: \$330.96

Tax: \$0.00

Total: \$330.96

Amount Due: \$330.96

INVOICE

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

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



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

Bill to

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

Ship to

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

Invoice details

Invoice no.: 2026 1288
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

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

Total **\$2,040.00**

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
ephyr hills, FL 33541 3551

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



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

Bill to

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

Ship to

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

Invoice details

Invoice no.: 2026 1380
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

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

Total **\$2,040.00**

Ways to pay



[View and pay](#)



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

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

PLEASE PAY BY

05/17/2026

AMOUNT

\$230.00

INVOICE DATE

04/17/2026

INVOICE NO. 692

Order No.:

Quote No.: 814

Job No.: 1247

Site Address: Milestone Dr / Hourglass Dr
Apollo Beach FL 33572

Fountain replumb / repair

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Plumbing materials	1.00	\$50.00	\$50.00
Commercial installation / Labor			\$180.00
Sub-Total ex Tax			\$230.00
Tax			\$0.00
Total			\$230.00

Sub-Total ex Tax	\$230.00
Tax	\$0.00
Total inc Tax	\$230.00
Amount Applied	\$0.00
Balance Due	\$230.00

How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

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



INVOICE NO. 692

DUE DATE: 05/17/2026 **AMOUNT DUE:** \$230.00



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Waterset North CDD The Landing
7281 Paradiso Dr
Apollo Beach FL 33572

PLEASE PAY BY

05/17/2026

AMOUNT

\$541.93

INVOICE DATE

04/17/2026

INVOICE NO. 693

Order No.:

Quote No.:

Job No.: 1260

Site Address: 7281 Paradiso Dr
Apollo Beach FL 33572

Splash Pad repairs

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
C203-194P MAX-E-PRO SEAL PLATE KIT	1.00	\$277.81	\$277.81
C1-271PZ 1.5HP - 3HP MAX-E-PRO DIFFUSER	1.00	\$60.27	\$60.27
U30-542SSZ #8-32x7/8" SS RD HEAD DIFFUSER CAPSCREW	5.00	\$4.77	\$23.85
Commercial installation / Labor			\$180.00
Sub-Total ex Tax			\$541.93
Tax			\$0.00
Total			\$541.93

Sub-Total ex Tax	\$541.93
Tax	\$0.00
Total inc Tax	\$541.93
Amount Applied	\$0.00
Balance Due	\$541.93

How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

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



INVOICE NO. 693

DUE DATE: 05/17/2026 **AMOUNT DUE:** \$541.93



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
35147	05/04/2026	\$295.00	05/19/2026	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	48	2.00	96.00

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	295.00
TAX (0.075)	0.00
TOTAL	295.00
BALANCE DUE	

\$295.00



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
35153	05/05/2026	\$221.00	05/20/2026	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	11	2.00	22.00

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

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

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

***Late Fees are 1.5% per month

SUBTOTAL	221.00
TAX (6.5%)	0.00
TOTAL	221.00
BALANCE DUE	\$221.00



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

Remittance Section

Invoice Number: 596680908
Due Date: 05/15/2026
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

2100005966809080000259007

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: 596680908
Account Number: 1299196
Site Number: 5556430
Invoice Date: 04/20/2026
Period of Performance: 04/15/2026 - 05/14/2026
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.)

✓
✓
✓
✓
✓

✓
✓
✓

✓
✓
✓

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



EGA Parking Lot Striping and Pressure Washing, LLC
6437 Tideline Dr
Apollo Beach, FL 33572-1571 United States
usmc19854@gmail.com | (704) 431-7565

Invoice #000111

Issue date
Apr 28, 2026

Pressure washing

Pressure washing the dog park and splash pad

Customer

Waterset North CDD
watersetmanager@castlegroup.com
(980) 920-5575
3434 Colwell Avenue
Suite 200
Tampa, FL

Invoice Details

PDF created May 11, 2026
\$3,505.50
Service date April 28, 2026

Payment

Due May 22, 2026
\$3,505.50

Items	Quantity	Price	Amount
Pressure Washing <i>Pressure washing the dog park and splash pad</i>	1	\$3,690.00	\$3,690.00
Returning Customer (5%)			-\$184.50
Subtotal			\$3,505.50

Total Due **\$3,505.50**



Pay online

To pay your invoice go to <https://squareup.com/u/f0zDghKT>
Or open the camera on your mobile device and place the QR code in the camera's view.

INVOICE

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

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



Bill to

Waterset North C D D
7012 Sail View Ln
Apollo Beach, FL 33572
United States

Ship to

Waterset North C D D
7012 Sail View Ln
Apollo Beach, FL 33572
United States

Invoice details

Invoice no.: 3012
Terms: Due on receipt
Invoice date: 04/29/2026
Due date: 04/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	Fill and sod under / around sidewalk washouts at the Landings Culbhouse dock area	1	\$1,500.00	\$1,500.00

Total **\$1,500.00**

Note to customer

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

LAW OFFICES

Fishback Dominick LLP

1947 LEE ROAD
WINTER PARK, FLORIDA 32789-1834

May 02, 2026

Billed through 04/30/2026

Bill Number 126747

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

General

W539 25752

Balance Forward	\$1,102.00
Payments Applied	<u>\$1,102.00</u>
Net Balance Forward	\$0.00

FOR PROFESSIONAL SERVICES RENDERED

04/13/2026	DL	Multiple email correspondence with Scott Brizendine with Rizzetti regarding tender letter concerning Mary Flanagan v. Rizzetta & Company case.	0.25 hrs	\$82.50
04/14/2026	DL	Review April 28th Board of Supervisor's agenda.	0.25 hrs	\$82.50
04/14/2026	DL	Email correspondence from Rachel Welborn regarding mortgage foreclosure complaint served upon the CDD and review complaint; Responsive email correspondence.	0.25 hrs	\$82.50
04/15/2026	DL	Email correspondence with Rachel Welborn regarding filing a disclaimer of interest in the mortgage foreclosure case; Instructions to Ms. Gonzalez to prepare disclaimer of interest.	0.25 hrs	\$82.50
04/15/2026	SG	Instructions from Mr. Langley Re: needed Disclaimer of Interest.	0.10 hrs	\$17.50
04/16/2026	SG	Review Complaint; Draft Disclosure of Interest.	0.25 hrs	\$43.75
04/17/2026	DL	Draft disclaimer of interest language for mortgage foreclosure case against ANTHONY GALLUZZI and DENISE GALLUZZI by COMPUTERSHARE TRUST COMPANY.	0.25 hrs	\$82.50
04/17/2026	SG	Computershare Trust Company (FR) - Emails	0.25 hrs	\$43.75

from and to Mr. Langley Re: Disclaimer of Interest; Revise Disclaimer of Interest; eFile Disclaimer of Interest.

04/20/2026	DL	Review and evaluate tender letter from attorney Rizzetta & Company Inc. concerning slip and fall claim by Mary Flanagan; Email correspondence with Rachel Welborn regarding claim and need for Board approval of indemnification.	1.00 hrs	\$330.00
04/20/2026	DL	Review Board of Supervisor's agenda package for April 28th meeting.	0.25 hrs	\$82.50
04/22/2026	DL	Email correspondence from claims adjuster to Rizzetti's attorney requesting documents concerning Flanagan, Mary Michelle claim.	0.25 hrs	\$82.50
04/28/2026	DL	Email correspondence from Rachel Welborn requesting resolution and ad for the general election; Instructions to Mr. Schafer regarding same.	0.50 hrs	\$165.00
04/28/2026	DL	Attend Board of Supervisor's meeting.	3.00 hrs	\$990.00
04/29/2026	DL	Email correspondence with Rizzetti & Company's attorney regarding Board vote to confirm its obligation to indemnify and hold Rizzetti & Company harmless regarding Mary Flanagan claim; Additional email correspondence with attorney, James Morey regarding claims documents.	0.50 hrs	\$165.00
04/30/2026	BWS	Review and respond to email correspondence and attached document from M. Huber re: Notice from Sunrise Landscape.	0.25 hrs	\$68.75

Total Fees for this matter	\$2,401.25
----------------------------	------------

DISBURSEMENTS

Total Disbursements for this matter	\$0.00
-------------------------------------	--------

BILLING SUMMARY

Schafer, Benjamin W	0.25 hrs	\$68.75
Langley, Daniel W.	6.75 hrs	\$2,227.50
Gonzalez, Sonia	0.60 hrs	\$105.00

TOTAL FEES	7.60 hrs	\$2,401.25
-------------------	----------	------------

TOTAL DISBURSEMENTS	\$0.00
----------------------------	--------

TOTAL CURRENT CHARGES	\$2,401.25
------------------------------	------------

TOTAL NET CHARGES	\$2,401.25
--------------------------	------------

TOTAL BALANCE NOW DUE	\$2,401.25
------------------------------	------------



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

Invoice

Date	Invoice #
5/14/2026	38742

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

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

S.O. No.	P.O. No.	Terms	Rep
41624		Due on receipt	CJ

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

	Subtotal	\$145.00
	Sales Tax (0.0%)	\$0.00
	Total	\$145.00
	Payments/Credits	\$0.00
	Balance Due	\$145.00

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

Billing Date:
Apr 17, 2026

Billing Period:
Apr 17 - May 16, 2026

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

Previous balance	\$145.75
Payment received by Apr 17, thank you	-\$145.75

Service summary		Previous month	Current month
	Bundle	\$124.97	↓\$94.98
	Taxes and Fees	\$20.78	↓\$8.80
Total services		\$145.75	\$103.78
Total balance			\$103.78

Total balance
\$103.78
Auto Pay is scheduled
May 11

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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



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

6790 0107 DY RP 17 04192026 NNNNNN 01 995985

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

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

034008813671933309172400000000000000103785



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

Billing Date:
Apr 17, 2026
Billing Period:
Apr 17 - May 16, 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

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

04.17-05.16	Business Fiber Internet 1 Gig Data	\$84.99
	\$10.00 Discount through 09/16/27	-\$10.00
(2)	Frontier Business Voice	\$69.98
	Frontier Business Voice Main line bundle discount	-\$19.99
	\$19.99 Discount through 09/16/27	
	Frontier Business Voice Additional line bundle discount	-\$30.00
Bundle Total		\$94.98

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 \$103.78 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.

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.



Taxes and Fees

	Federal USF Recovery Charge	\$16.80
	FCA Long Distance - Federal USF Surcharge	-\$12.00
Federal Taxes		\$4.80
	FL State Communications Services Tax	\$1.23
	County Communications Services Tax	\$1.19
(2)	Hillsborough Co VOIP 911 Surcharge	\$0.80
	FL State Gross Receipts Tax	\$0.60
(2)	FL Telecommunications Relay Service	\$0.16
	FL State Gross Receipts Tax	\$0.02
State Taxes		\$4.00

Taxes and Fees Total **\$8.80**

Total current month charges **\$103.78**



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

Page 1/4
Billing Date:
Apr 25, 2026
Billing Period:
Apr 25 - May 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.

Bill history

Previous balance	\$264.41
Payment received by Apr 25, thank you	-\$264.41

Service summary

	Previous month	Current month
Bundle	\$233.44	\$233.44
Taxes and Fees	\$30.97	↓\$30.75
Total services	\$264.41	\$264.19
Total balance		\$264.19

Total balance

\$264.19

Auto Pay is scheduled
May 19

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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



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

6790 0107 DY RP 25 04272026 NNNNNN 01 992936

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

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

113002813672480605211500000000000000264195



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

Billing Date:
Apr 25, 2026
 Billing Period:
Apr 25 - May 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

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

04.25-05.24	FiberOptic Internet 200 Static IP w/ OneVoice	\$195.96
	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		\$233.44



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$8.88
Federal USF Recovery Charge	\$3.34
Federal Excise Tax	\$2.67
Federal Taxes	\$14.89
FL State Communications Services Tax	\$6.13
County Communications Services Tax	\$5.99
FL State Gross Receipts Tax	\$2.34
FL State Sales Tax	\$0.60
Hillsborough County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.17
County Sales Tax	\$0.15
FL Telecommunications Relay Service	\$0.08
State Taxes	\$15.86
Taxes and Fees Total	\$30.75

Total current month charges **\$264.19**

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 \$142.47 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.





OFFICIAL REGISTRATION RENEWAL NOTICE

Scan QR Code to
Renew Online



hillstaxfl.gov



100
5 - 46148

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



Our mission is to consistently deliver amazing service experiences that empower our community, one customer at a time.

RENEW TAGS



Get your tag renewal *instantly!*

Visit one of our self-service kiosks for instant registration renewal!

Find a kiosk near you:

In select Publix locations

- **Shoppes of Citrus Park** | 7835 Gunn Hwy.
- **Lake Brandon Plaza** | 11255 Causeway Blvd.
- **Walden Woods** | 2202 James L. Redman Pkwy.
- **Dale Mabry Shopping Center** | 1313 S. Dale Mabry Hwy.
- **New Tampa Center** | 19034 Bruce B. Downs Blvd.
- **Hillsboro Plaza** | 2724 W. Hillsborough Ave.
- **Town 'N' Country** | 8701 W. Hillsborough Ave.
- **Valrico Commons** | 1971 E. State Road 60
- **Rivercrest Commons Shopping Center *NEW!** | 11460 US-301

In select Hillsborough County Tax Collector offices

- **Brandon** | 3030 N. Falkenburg Rd.
- **Downtown** | 601 E. Kennedy Blvd. First Floor
- **Drew Park** | 4100 W. MLK, Jr. Blvd.
- **North Tampa** | 3011 University Center Dr.
- **Southshore** | 406 30th St. SE, Ruskin.
- **Plant City** | 4706 Sydney Rd.

NEW - kiosk now available at MacDill Air Force Base!
3108 N. Boundary Blvd.

Must have base access to visit this location

Other options to get your tag renewal:

Today or Tomorrow

Renew online at renewexpress.com before 3:30 p.m., and pick it up same day Monday through Friday. Just select the location you would like to pick it up at. *Renewals paid after 3:30 p.m. can be picked up the next business day.*

2-5 Business Days

Renew online at renewexpress.com and select "have it mailed to you."

5-7 Business Days

Mail it in. Detach and return the renewal slip(s) with check made payable to Nancy C. Millan, Tax Collector.

The information below is provided by the Florida Department of Highway Safety & Motor Vehicles. The Tax Collector is not responsible for any inaccuracies.

What do I pay?

3434 COLWELL AVE SUITE 200
TAMPA FL 33614

1 YEAR: \$29.10

2 YEAR: \$57.20

After 07/10/26 add \$5.00

Check box for voluntary donations, complete on reverse side.
Change of address, complete on reverse side.

Notifications

Insurance not on file. Please update online at <https://county-taxes.net/hillsborough> or complete affidavit on reverse. Does not apply to mobile homes or vessels.

Please provide a daytime phone number if we have questions.

Make checks payable to: Nancy C. Millan, Tax Collector

My Information

EXPIRES: 06/30/2026

TAG NO.: DY38DD (RGS)

OWNER: WATERSET NORTH COMMUNITY DEVELOPM

YR/MAKE/COLOR: 2025/HDKP/WHI

TITLE NO.: 159386435

VIN: 7MZHTB1A0SC001450

BODY/CLASS: 4P 001

WEIGHT/LENGTH: 1533

GVW: 0

ONLINE PIN: 03101100531

Hillsborough County Tax Collector
PO BOX 30009
Tampa, FL 33630-3009

RETURN WITH PAYMENT



03101100531 000029108 001 24 0159386435 000057208

**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: 4-28-26

Account Number: 8382

Invoice Number: 392079

Previous Balance: \$0.00

Commercial General Pests \$515.00

Sales Tax: \$0.00

Service Amount: \$515.00

Check /Cash: _____

Technician(s): en

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
☐ Bedroom	☐ Bank	☐ Annual Service	☐ Additional Service
☐ Breakroom	☐ Industrial	☐ Every Other Month	☐ Extra Service
☐ Garage	☐ Medical	☒ Monthly Service	☒ General Pest Control
☐ Kitchen	☒ Professional	☐ Quarterly Service	☐ In Wall Tube System
☒ Perimeter	☐ Residence	☐ Twice Per Month	☒ Rodent Control
☐ Rest Room	☐ Retail	☐ Weekly	☐ Annual Service

General Pest

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

Treatment

- ☐ Advion Ant Bait Station .1%
☐ Advion Ant Gel Bait .05%
☐ Advion Roach Bait Stn .5%
☐ Advion Roach Gel Bait .6%
☐ Alpine Aerosol .25%
☐ Biozyme
☐ CM Insect Monitors
☐ Dekko Silver Fish Paks 20%
☐ D-Fense Dust .05%
☐ Gentrol Liquid 9%
☒ Inspection
☐ Maxforce Quantum .03%
- ☐ Niban FG 5%
☐ Nyguard IGR 10%
☒ Onslaught 6.4%
☒ Perimeter Sweep
☒ Taurus .06%
☐ Talstar Xtra .25%
☐ Transport GHP .11%
☐ Transport Mikron .11%
☐ Vector Bio 5
☐ Wasp Freeze .1%
☐ Web Out 10.5%

Rodent Control

- ☒ Mice
☒ Rats
☐ _____

Treatment

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT
PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

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

Date: 4-22-26

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

Account Number: **8382**

Invoice Number: 392080

Previous Balance: **\$0.00**

Commercial General Pests \$30.00

Sales Tax: **\$0.00**

Service Amount: \$30.00

Check / Cash: _____

Technician(s): EN

Treatment Area	Structure	Frequency	Type of Service
☐ Bedroom	☐ Bank	☐ Annual Service	☐ Additional Service
☐ Breakroom	☐ Industrial	☒ Every Other Month	☐ Extra Service
☐ Garage	☐ Medical	☒ Monthly Service	☒ General Pest Control
☒ Kitchen	☒ Professional	☐ Quarterly Service	☐ In Wall Tube System
☒ Perimeter	☐ Residence	☐ Twice Per Month	☐ Rodent Control
☒ Rest Room	☐ Retail	☐ Weekly	☐ Annual Service

General Pest

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

Treatment

- | | |
|--|---|
| ☐ Advion Ant Bait Station .1% | ☐ Niban FG 5% |
| ☐ Advion Ant Gel Bait .05% | ☐ Nyguard IGR 10% |
| ☐ Advion Roach Bait Stn .5% | ☐ Onslaught 6.4% |
| ☐ Advion Roach Gel Bait .6% | ☒ Perimeter Sweep |
| ☐ Alpine Aerosol .25% | ☒ Taurus .06% |
| ☐ Biozyme | ☐ Talstar Xtra .25% |
| ☐ CM Insect Monitors | ☐ Transport GHP .11% |
| ☐ Dekko Silver Fish Paks 20% | ☐ Transport Mikron .11% |
| ☐ D-Fense Dust .05% | ☐ Vector Bio 5 |
| ☐ Gentrol Liquid 9% | ☐ Wasp Freeze .1% |
| ☒ Inspection | ☐ Web Out 10.5% |
| ☐ Maxforce Quantum .03% | ☒ <u>Alpine wsh</u> |

Rodent Control

- ☒ Mice
☒ Rats
☐ _____

Treatment

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:
888.908.8388

www.nviroprotect.com

INVOICE

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

Date: 4-28-26

Account Number: 8382

Invoice Number: 396910

Previous Balance: \$0.00

Commercial Rodent Equipment
Replacement \$28.00

Sales Tax: \$0.00

Service Amount: \$28.00

Check /Cash: _____

Technician(s): ER

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
☐ Bedroom	☐ Bank	☐ Annual Service	☐ Additional Service
☐ Breakroom	☐ Industrial	☐ Every Other Month	☐ Extra Service
☐ Garage	☐ Medical	☒ Monthly Service	☐ General Pest Control
☐ Kitchen	☒ Professional	☐ Quarterly Service	☒ In Wall Tube System
☐ Perimeter	☐ Residence	☐ Twice Per Month	☒ Rodent Control
☐ Rest Room	☐ Retail	☐ Weekly	☐ Annual Service

General Pest

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

Treatment

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

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

Rodent Control

- | | | |
|--|--|--|
| ☒ Mice | ☐ CM Rat Snap Traps | ☒ Rodent Bait Stations |
| ☒ Rats | ☐ Contrac Blox Bait .005% | ☐ T-Rex Rat Snap Traps |
| ☐ _____ | ☐ Final Blox Bait .005% | ☐ Victor Glue Boards |

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

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.: 33489
Terms: Due on receipt
Invoice date: 03/19/2026
Due date: 03/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.12.26 Milestone Timer The timer was working, and a bad decoder was replaced on zone 30.			
2.		Sales	ICD 100 Decoder	1	\$350.00	\$350.00
3.		Sales	Wire Nuts	2	\$1.00	\$2.00
4.		Sales	DBY	10	\$7.00	\$70.00
5.		Sales	labor-technician	3	\$75.00	\$225.00
Total						\$647.00

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.: 33514
Terms: Due on receipt
Invoice date: 03/19/2026
Due date: 03/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.26.26 Covington Timer Replaced a stuck valve.			
2.		Sales	2" Hunter Valve	1	\$385.32	\$385.32
3.		Sales	labor-technician	1.5	\$75.00	\$112.50
Total						\$497.82

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.: 33515
Terms: Due on receipt
Invoice date: 03/19/2026
Due date: 03/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.26.26 Replaced two broken pup-ups and a new nozzle.			
2.		Sales	6" pop up	2	\$3.45	\$6.90
3.		Sales	nozzle	2	\$2.88	\$5.76
4.		Sales	funny pipe st 90	2	\$2.40	\$4.80
5.		Sales	labor-technician	3	\$75.00	\$225.00
Total						\$242.46

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.: 33517
Terms: Due on receipt
Invoice date: 03/19/2026
Due date: 03/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.26.26 All the drip was pulled out of the hedge, couldn't find the valve. Due to new construction.			
2.		Sales	labor technician	1.5	\$75.00	\$112.50
Total						\$112.50

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.: 33520
Terms: Due on receipt
Invoice date: 03/19/2026
Due date: 03/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation Controller Replacement from Proposal#18 Location: *Near 6890 Milestone Drive Scope of Work; *The irrigation controller located near 6890 Milestone Drive is not functioning and is no longer manufactured. We recommend replacing the existing unit with a new Hunter ACC2 controller, a rain sensor, and cellular communications. Materials: -(1) Hunter ACC2 2-wire Pedestal controller. -(1) Hunter ACC2 Decoder Expansion Module 75-station. -(1) Hunter Wireless rain sensor. -(1) Hunter ACC2 Cellular Communication Module. -1 -year Hunter Cellular Communication fee. -Miscellaneous Parts. -Labor included.	1	\$10,765.45	\$10,765.45

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.: 33538
Terms: Due on receipt
Invoice date: 03/24/2026
Due date: 03/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Swap out the Star Jasmine to Confederate Jasmine in the Clubhouse planter	1	\$56.00	\$56.00
					Total	\$56.00

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.: 33539
Terms: Due on receipt
Invoice date: 03/24/2026
Due date: 03/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	From the March Report: Location: *South end of Hourglass Park on the big lake. Scope of Work: *Install (3) 3-gallon dead Pringles Podocarpus to replace three that have died.	1	\$84.00	\$84.00
					Total	\$84.00

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.: 33545
Terms: Due on receipt
Invoice date: 03/24/2026
Due date: 03/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation Controller Replacement from approved Proposal #20 Target Area: *6230 Colmar Place Scope of Work: *The irrigation proposal located at 6230 Colmar Place is not functioning and is no longer manufactured. We recommend replacing the existing unit with a new Hunter ACC2 controller, a rain sensor, and cellular communications. *(1) Hunter ACC2 2 plastic wall mount 12-station. *(1) Hunter ACC2 Decoder Expansion Module 6-station. *(1) Hunter wireless rain sensor. *(1) Hunter ACC2 Cellular communication module. *1-year Hunter cellular communication fee. *Miscellaneous parts. *Labor Included	1	\$5,395.67	\$5,395.67

Total

\$5,395.67

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.: 33549
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.26.26 Replaced one 10" round reclaim box, and replaced two 12x24 reclaim box lids.			
2.		Sales	10" reclaim round box	1	\$24.52	\$24.52
3.		Sales	12x24 reclaim box lids	2	\$48.70	\$97.40
4.		Sales	labor technician	1.5	\$75.00	\$112.50
Total						\$234.42

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.: 33554
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.10.26 Repairs were made after inspection throughout the property.			
2.		Sales	4" spray head	3	\$14.38	\$43.14
3.		Sales	nozzle	3	\$2.88	\$8.64
4.		Sales	4" rotor	3	\$25.00	\$75.00
5.		Sales	swing pipe threaded 90	2	\$0.75	\$1.50
6.		Sales	drip coupling	4	\$0.50	\$2.00
7.		Sales	labor-technician	4	\$65.00	\$260.00
Total						\$390.28

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.: 33556
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.5.26 Replaced the bad decoder and solenoid.			
2.		Sales	ICD 100 decoder	1	\$250.00	\$250.00
3.		Sales	Hunter solenoid	1	\$96.00	\$96.00
4.		Sales	wire nuts	2	\$5.26	\$10.52
5.		Sales	labor-technician	2	\$75.00	\$150.00
Total						\$506.52

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810 4464
redtreelandscape.systems.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.: 33557
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.5.26 Replaced a bad solenoid and decoder on zone 12.			
2.		Sales	ICD 100 decoder	1	\$250.00	\$250.00
3.		Sales	Hunter solenoid	1	\$96.00	\$96.00
4.		Sales	wire nuts	2	\$5.26	\$10.52
5.		Sales	labor-technician	1	\$75.00	\$75.00
Total						\$431.52

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.: 33561
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.5.26 Repairs at the Milstone Timer.			
2.		Sales	DBY	57	\$7.00	\$399.00
3.		Sales	labor-technician	5	\$75.00	\$375.00
Total						\$774.00

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.: 33562
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.11.26 Park Strand Drive -Island at the end of the park strand BT. 6999 Strand timer can't set time; valves are disconnected; need a new node. -6844 Park Strand adjusted time to Friday, 3 am. -Park #1- changed day to Friday, 12. -Park #2- changed day to Friday, 10 am.			
2.		Sales	node	1	\$235.22	\$235.22
3.		Sales	labor-technician	1	\$75.00	\$75.00
Total						\$310.22

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.: 33563
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.11.26 Milestone ACC Timer Programmed the master valve, investigated, and tracked a bad decoder.			
2.		Sales	labor technician	4	\$75.00	\$300.00
Total						\$300.00

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.: 33566
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.4.26			
			Irrigation Valves set to reverse-freeze prevention.			
2.		Sales	labor technician	3	\$75.00	\$225.00
Total						\$225.00

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.: 33577
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.25.26 6230 Colmar Repaired two cracked unions, cut out, and repaired with a slip fix.			
2.		Sales	1" slip fix	2	\$14.66	\$29.32
3.		Sales	1" fittings	2	\$1.60	\$3.20
4.		Sales	labor technician	9	\$75.00	\$675.00
Total						\$707.52

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.: 33595
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.12.26 6230 Colmar The water was turned off due to a mainline leak, and the manifold was rebuilt.			
2.		Sales	1" slip fix	2	\$9.72	\$19.44
3.		Sales	1" coupling	2	\$14.66	\$29.32
4.		Sales	labor technician	8	\$75.00	\$600.00
Total						\$648.76

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.: 33621
Terms: Due on receipt
Invoice date: 03/25/2026
Due date: 03/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 2.3.26			
2.		Sales	Irrigation valves turned on to reverse freeze prevention.	3	\$75.00	\$225.00
Total						\$225.00

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.: 33626
Terms: Net 45
Invoice date: 03/25/2026
Due date: 05/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.30.26			
2.		Sales	Irrigation valves shut off for freeze prevention.	4	\$75.00	\$300.00
Total						\$300.00

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.: 33627
Terms: Net 45
Invoice date: 03/25/2026
Due date: 05/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.29.26			
2.		Sales	Irrigation valves shut off for freeze prevention.	5	\$75.00	\$375.00
Total						\$375.00

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33643
Terms: Due on receipt
Invoice date: 03/30/2026
Due date: 03/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Bottlebrush planting on Maiden Sea from Approved (Proposal # 7) Scope of Work: *Install (15) Better Johns Bottlebrush 3-gallon to fill in bare spots on the Maiden Sea cul-de-sac. *Includes all materials, labor, hauling, and dump fees.	1	\$420.00	\$420.00
Total						\$420.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33709
Terms: Due on receipt
Invoice date: 04/01/2026
Due date: 04/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Grounds Maintenance Services	Mowing & Detail Services	1	\$36,666.67	\$36,666.67
2.		Horticulture	Fertilization	1	\$5,666.67	\$5,666.67
3.		Horticulture	Pest Control	1	\$625.00	\$625.00
4.		Irrigation	Irrigation System Inspections	1	\$8,000.00	\$8,000.00
Total						\$50,958.34

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33745
Terms: Due on receipt
Invoice date: 04/03/2026
Due date: 04/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Lakeside Amenity concrete tunnel sod repair from Approved (Proposal # 21) Scope of Work: *Flatten and grade around 2 tunnels in preparation for sod installation. *Install 800 square feet of Zoysia sod. *Includes all materials, labor, hauling, and dump fees.	1	\$1,750.00	\$1,750.00
Total						\$1,750.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33746
Terms: Due on receipt
Invoice date: 04/03/2026
Due date: 04/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Sweetgum Planting from Approved (Proposal # 6) Scope of Work: *Stump grind the remaining stump of the old Red Maple tree at the inbound lane of Knowledge approaching the school. *Install 1 Sweetgum 3" cal with gator bag and working flood bubbler. *Includes all materials, labor, hauling, and dump fees.	1	\$950.00	\$950.00
Total						\$950.00

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33764
Terms: Due on receipt
Invoice date: 04/06/2026
Due date: 04/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.26.26 Timer 3 A Replaced a bad decoder for zone 41.			
2.		Sales	ICD 100	1	\$250.00	\$250.00
3.		Sales	hunter solenoid	1	\$61.00	\$61.00
4.		Sales	wire nuts	2	\$5.50	\$11.00
5.		Sales	DBY	2	\$6.30	\$12.60
6.		Sales	labor technician	2	\$75.00	\$150.00
Total						\$484.60

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33778
Terms: Due on receipt
Invoice date: 04/06/2026
Due date: 04/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.30.26 Milestone Timer and Waterset Blvd Timer N Had to separate the wires for Timer I and N. They were hooking up together, making the timers not work.			
2.		Sales	DBY	30	\$6.30	\$189.00
3.		Sales	14x1 wire	4	\$0.50	\$2.00
4.		Sales	labor technician	4.5	\$75.00	\$337.50
Total						\$528.50

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33780
Terms: Due on receipt
Invoice date: 04/06/2026
Due date: 04/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.26.26 Timer 3A Repaired 1"1/2 zone leak under tree due to roots.			
2.		Sales	1"1/2 coupling	2	\$2.00	\$4.00
3.		Sales	1"1/2 slip fix	1	\$25.00	\$25.00
4.		Sales	labor technician	2	\$75.00	\$150.00
Total						\$179.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33781
Terms: Due on receipt
Invoice date: 04/06/2026
Due date: 04/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.26.26 Madrigal Playground. Inspected the zones and replaced a missing bubbler.			
2.		Sales	bubbler	1	\$4.95	\$4.95
3.		Sales	labor-technician	0.5	\$75.00	\$37.50
Total						\$42.45

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33815
Terms: Due on receipt
Invoice date: 04/07/2026
Due date: 04/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.28.26 Bowspirit Replaced a missing nozzle on zone 3.			
2.		Sales	nozzle	1	\$2.88	\$2.88
3.		Sales	labor-technician	0.1	\$75.00	\$7.50
Total						\$10.38

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33816
Terms: Due on receipt
Invoice date: 04/07/2026
Due date: 04/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.28.26 Bowspirit Replaced two missing nozzles on zone 5.			
2.		Sales	nozzle	2	\$2.88	\$5.76
3.		Sales	labor-technician	0.25	\$75.00	\$18.75
Total						\$24.51

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33817
Terms: Due on receipt
Invoice date: 04/07/2026
Due date: 04/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.21.26 Paradiso Drive Repaired a 1"1/2 leak fitting that blew apart, and cleaned up a big washout.			
2.		Sales	1"1/2 slip fix	1	\$25.00	\$25.00
3.		Sales	1"1/2 coupling	1	\$2.00	\$2.00
4.		Sales	labor technician	1.5	\$75.00	\$112.50
Total						\$139.50

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33818
Terms: Due on receipt
Invoice date: 04/07/2026
Due date: 04/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.20.26 Hermes Park Repaired five drip leaks that were flooding the sidewalk.			
2.		Sales	drip coupling	7	\$0.50	\$3.50
3.		Sales	drip pipe	7	\$1.00	\$7.00
4.		Sales	labor technician	1	\$65.00	\$65.00
Total						\$75.50

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33840
Terms: Due on receipt
Invoice date: 04/08/2026
Due date: 04/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.17.26 Cap off an old bubbler with no trees in the center island.			
2.		Sales	1/2" cap	2	\$1.00	\$2.00
3.		Sales	labor-technician	1	\$75.00	\$75.00
Total						\$77.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33858
Terms: Due on receipt
Invoice date: 04/08/2026
Due date: 04/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.26.26 Milestone between Waterset and Park Strand. Replaced one broken pop-up, one nozzle, and a 1/2" poly nipple.			
2.		Sales	6" pop up	1	\$21.56	\$21.56
3.		Sales	nozzle	1	\$2.88	\$2.88
4.		Sales	1/2" poly nipple	1	\$1.25	\$1.25
5.		Sales	labor-technician	0.3	\$75.00	\$22.50
Total						\$48.19

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33870
Terms: Due on receipt
Invoice date: 03/31/2026
Due date: 03/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Palm Tree Pruning Service Recovery from approved Proposal #3. Background: *The previous landscape maintenance contract did not perform palm tree booting and trimming according to the contracted terms and frequency schedules. As a result, an extensive service recovery pruning is necessary to bring the palm trees into a reasonable state of maintenance. Scope of Work: *Booting and trimming of all palm trees. *Includes debris removal, hauling, and dumping fees.			
2.		Arbor Care	Work in Process 50% Progress Billing	1	\$9,750.00	\$9,750.00

Total **\$9,750.00**

Overdue 03/31/2026

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33872
Terms: Due on receipt
Invoice date: 03/31/2026
Due date: 03/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Mulch Installation From Approved Proposal# 2 Target Area: *All planter beds throughout the property. Scope of Work: *Installation of Snapshot granular pre-emergence in all planter beds at no additional charge. *Installation of (1,900) cubic yards of mini pine bark in all planter beds. *Includes all materials, sales tax, and hauling fees.			
2.		Landscape Construction	Work in Process 50% Progress Billing	1	\$47,500.00	\$47,500.00

Total **\$47,500.00**

Overdue 03/31/2026

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33894
Terms: Due on receipt
Invoice date: 04/15/2026
Due date: 04/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.20.26 Covington Garden roundabout Timer: Repaired 4 broken drip lines in the common area, took zone 21 off of program C as it was running for 45 minutes. Only program A is running for 15 minutes.			
2.		Sales	drip coupling	4	\$0.50	\$2.00
3.		Sales	labor-technician	0.45	\$75.00	\$33.75
Total						\$35.75

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33895
Terms: Due on receipt
Invoice date: 04/15/2026
Due date: 04/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.28.26 Replaced one broken rotor on zone 6 and zone, more time was added to zone 7 for better water coverage of dry areas.			
2.		Sales	4" rotor	1	\$25.00	\$25.00
3.		Sales	labor-technician	0.15	\$75.00	\$11.25
Total						\$36.25

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems

+1 (888) 733 8799

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.: 33910

Terms: Due on receipt

Invoice date: 04/20/2026

Due date: 04/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.8.26 Timer 3C-2 Repaired five pop-ups between Lantern Park and Paseo.			
2.		Sales	6" pop ups	5	\$6.90	\$34.50
3.		Sales	nozzle	5	\$2.88	\$14.40
4.		Sales	labor technician	1.5	\$75.00	\$112.50
Total						\$161.40

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33911
Terms: Due on receipt
Invoice date: 04/20/2026
Due date: 04/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.8.26 Lantern Park Replaced one broken pop-up due to new sod installation.			
2.		Sales	6" pop up	1	\$6.90	\$6.90
3.		Sales	nozzle	1	\$2.88	\$2.88
4.		Sales	labor technician	0.3	\$75.00	\$22.50
Total						\$32.28

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 33932
Terms: Due on receipt
Invoice date: 04/20/2026
Due date: 04/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.21.26 Milestone and Waterset A stuck valve at the corner of Milestone and Waterset was replaced.			
2.		Sales	2" ICV Valve	1	\$192.66	\$192.66
3.		Sales	wire nuts	2	\$5.50	\$11.00
4.		Sales	labor technician	1	\$75.00	\$75.00
Total						\$278.66

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems

+1 (888) 733 8799

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.: 33933

Terms: Due on receipt

Invoice date: 04/20/2026

Due date: 04/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 1.21.26 Milestone & Mayport Replaced a stuck valve.			
2.		Sales	2" ICV Valve	1	\$192.66	\$192.66
3.		Sales	wire nuts	2	\$5.50	\$11.00
4.		Sales	labor technician	1	\$75.00	\$75.00
Total						\$278.66

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 34114
Terms: Due on receipt
Invoice date: 05/08/2026
Due date: 05/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.16.26 Covington Timer: Replaced a bad decoder. Keep turning the valve on and off; the solenoid was replaced.			
2.		Sales	ICD 100 decoder	1	\$250.28	\$250.28
3.		Sales	Hunter Solenoid	1	\$48.54	\$48.54
4.		Sales	DBRY	2	\$11.34	\$22.68
5.		Sales	wire nuts	2	\$2.00	\$4.00
6.		Sales	labor technician	6	\$75.00	\$450.00
Total						\$775.50

INVOICE

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

service@redtreelandscape.systems

+1 (888) 733 8799

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.: 34149

Terms: Due on receipt

Invoice date: 05/12/2026

Due date: 05/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.9.26 Covington Garden Timer: Replaced 3 broken valve boxes on Paseo and Covington.			
2.		Sales	Deep valve boxes	3	\$73.94	\$221.82
3.		Sales	labor-technician	1.5	\$75.00	\$112.50
Total						\$334.32

INVOICE

RedTree Landscape Systems

5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems

+1 (888) 733 8799

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.: 34163

Terms: Due on receipt

Invoice date: 05/12/2026

Due date: 05/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.20.26 Replaced a broken valve and a crushed valve box by the exercise path. The valve box was missing one entire side, possibly causing the damage to the valve.			
2.		Sales	1" hunter valve	1	\$244.92	\$244.92
3.		Sales	1" slip fix	1	\$14.80	\$14.80
4.		Sales	Regular Rectangular valve box	1	\$76.32	\$76.32
5.		Sales	labor-technician	3	\$75.00	\$225.00
Total						\$561.04



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 0696-001347031
Invoice Date April 17, 2026
Previous Balance \$568.49
Payments/Adjustments -\$568.49
Current Invoice Charges \$1,148.43

Autopayment
\$1,148.43

Payment Due Date
May 07, 2026

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 04/06	5555555	-\$568.49

CURRENT INVOICE CHARGES

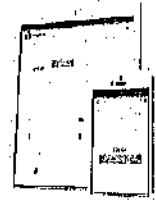
Description	Reference	Quantity	Unit Price	Amount
Waterset Amenity Center 7250 Parkshore Dr PO JOE				
Apollo Beach, FL Contract: 9696002 (C1)				
1 Fl Recycle Container 2 Yd, 1 Lift Per 2 Weeks				
Disposal: METRO: SINGLE STREAM-FEL				
Contaminated Materials 03/31		1.0000	\$189.00	\$189.00
Waste/Recycling Overage 03/31		1.0000	\$101.12	\$101.12
Contaminated Materials 04/14		1.0000	\$189.00	\$189.00
Waste/Recycling Overage 04/14		1.0000	\$101.12	\$101.12
Recycling Service 05/01-05/31			\$561.37	\$561.37
Recycling Processing Charge 05/01-05/31		1.0000	\$1.58	\$6.82

CURRENT INVOICE CHARGES, AutoPayment due on May 07, 2026

\$1,148.43

Simple account access at your fingertips.

Download the Republic Services app or visit
RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Do not Pay

* Thank You For Your Automatic Payment *

Autopayment	\$1,148.43
Payment Due Date	May 07, 2026
Account Number	3-0696-0027254
Invoice Number	0696-001347031

Address Service Requested



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

00002357
N292

For Billing/Adjustment Charges,
Check For any Complete Payments

Make Checks Payable To:



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

30696002725400000013470310001148430001148431



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 #
5/2/2026	INV0000109156

Bill To:

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

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

[illegible]



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

CONTRACT INVOICE

Invoice Number: AR-S346006
Invoice Date: 4/27/2026
Account Number: WN00
Balance Due: \$233.79

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	5/7/2026	\$233.79	\$233.79
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
3FY03185-03	GARIELLE DAVIS	\$233.79		5/27/2024	5/26/2026
Contract Remarks					

EXTENDED 12-MONTHS PENDING UPGRADE - 5% INCREASE

IT36-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 4/27/2026 to 5/26/2026 billing period \$226.01
Contract overage charge for the 3/27/2026 to 4/26/2026 overage period \$7.78**

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
B\W 109	B	77,302	80,342		3,040	2,500	540	\$0.014400	\$7.78
Color 124	C	55,534	56,914		1,380	2,300	0	\$0.082700	\$0.00
									\$7.78

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

Invoice Subtotal:	\$233.79
EXEMPT	\$0.00
Total Tax:	\$0.00
Invoice Total:	\$233.79

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.: 11012 b
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance-51 Ponds	1	\$4,000.00	\$4,000.00
2.		Additional Services	Temporary Fuel Surcharge	1	\$120.00	\$120.00

Total **\$4,120.00**

Ways to pay

BANK

[View and pay](#)

Spark Energy

12140 Wickchester Ln. Ste 100
Houston, TX 77079

CUSTOMER SERVICE: (800) 994-0228

Mon – Fri 8:00 AM – 7:00 PM CST

Sat 9:00 AM – 12:00 PM CST

CustomerCare@sparkenergy.com

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



Customer: **Waterset North Cdd**

Billing Account #: **CFB2354**

Invoice #: **97942550**

Summary as of Apr 10, 2026

(account information starts on next page)

Previous Amount Due: \$5,243.99

Total Payments Received: -\$5,243.99

Balance Forward: \$0.00

Current Charges: \$4,605.19

Amount Due May 01, 2026: \$4,605.19

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

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

Pay Online

Go to <http://www.sparkenergy.com> to make online payments, sign up to authorize automatic payments. You can also call customer service at 1-877-54 (SPARK).

or

Scan this code with your phone to make a quick payment



Detach here, and include this coupon and check payable to **SPARK ENERGY GAS LLC** in the enclosed envelope, allowing the Post Office 7 days to deliver.

Spark Energy

12140 Wickchester Ln. Ste 100
Houston, TX 77079

Invoice #:

97942550

Billing Account #:

CFB2354

Date Issued:

Apr 10, 2026

Date Due:

May 01, 2026

AMOUNT DUE:

\$4,605.19

If paid after 5/1/26, add a Late Payment

Penalty of:

\$69.08

After 5/1/26, Pay:

\$4,674.27

**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

9127419432400004605193

PAYMENTS

Billing Account #: CFB2354

PAYMENT DETAILS

Payment Date	Payment Description	Amount	Total
Mar 31, 2026	Payment Received - Thank You	-\$5,243.99	
Payments Received			-\$5,243.99

ACCOUNT INFORMATION

USAGE DETAILS

Service Period	Estimate	Meter #	Unit	Previous Meter Read	Current Meter Read	Mult.	Quantity
02/02/26 - 03/03/26 29 Days	N		THERM	02/02/26	03/03/26		2,606.500

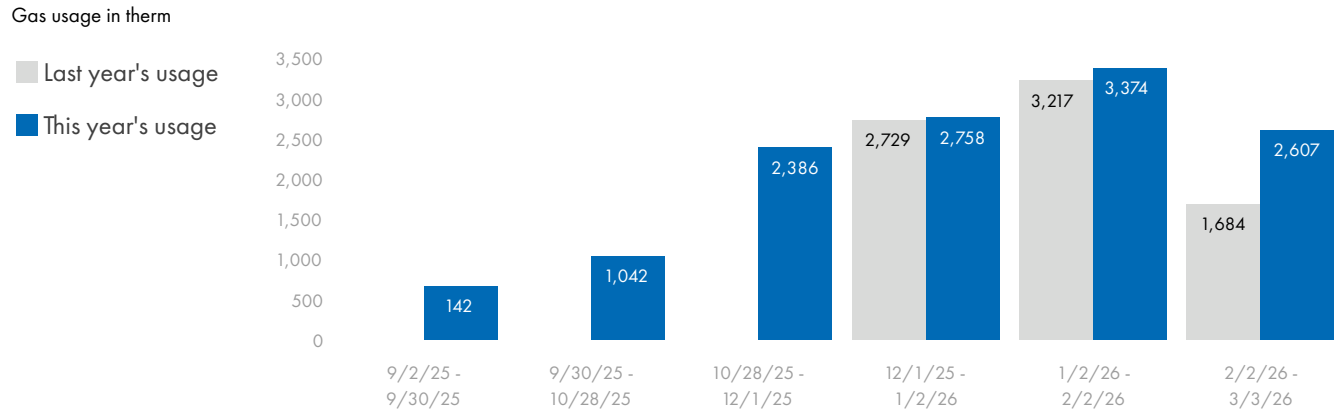
CHARGE DETAILS

Date	Charge Description	Amount	Total
03/03/26	Energy Charge (2,606.5 x \$1.646810 per THERM)	\$4,292.41	
03/03/26	Pass Through (2,606.5 x \$0.120000 per THERM)	\$312.78	

Current Charges **\$4,605.19**

THERMS is 89.88

Usage Chart



BILLING DAYS	28	28	34	32	31	29
AVERAGE DAILY USAGE (THERM)	5	37	70	86	109	90
	##	##	##	43	111	58

April 27, 2026
Invoice Number: 2443533042726
Account Number: **8337 12 028 2443533**
Security Code:
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 04/27/26 through 05/26/26
details on following pages*

Previous Balance	468.38
Payments Received -Thank You!	-468.38
Remaining Balance	\$0.00
Spectrum Business™ TV	135.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	120.00
Other Charges	31.00
Taxes, Fees and Charges	12.24
Current Charges	\$468.24
<i>YOUR AUTO PAY WILL BE PROCESSED 05/14/26</i>	
Total Due by Auto Pay	\$468.24

**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 04282026 NNNNNNNN 01 996132

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

April 27, 2026

Waterset Cafe

Invoice Number: 2443533042726
Account Number: 8337 12 028 2443533
Service At: 7012 SAIL VIEW LN
APOLLO BEACH FL 33572-1550

Total Due by Auto Pay **\$468.24**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028244353300468249



Invoice Number: 2443533042726
 Account Number: 8337 12 028 2443533
 Security Code:

Waterset Cafe

Contact Us

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

8633 2390 DY RP 27 04282026 NNNNNNNN 01 996132

Charge Details

Previous Balance		468.38
EFT Payment	04/14	-468.38
Remaining Balance		\$0.00

Payments received after 04/27/26 will appear on your next bill.

Service from 04/27/26 through 05/26/26

Spectrum Business™ TV

Spectrum Business		75.00
Entertainment TV		
Promotional Discount		-15.00
Spectrum Receivers	5 Receivers at 15.00 each	75.00
		\$135.00

Spectrum Business™ TV Total \$135.00

Spectrum Business™ Internet

Spectrum Business		200.00
Internet Ultra		
Promotional Discount		-60.00
Advanced 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	31.00
Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$31.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	3.34
Federal Universal Service Fund	8.90
Taxes, Fees and Charges Total	\$12.24

Current Charges \$468.24

Total Due by Auto Pay \$468.24

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.

Continued on the next page....

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

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



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





Invoice Number: 2443533042726
Account Number: 8337 12 028 2443533
Security Code:

[Waterset Cafe](#)

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 27 04282026 NNNNNNNN 01 996132

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

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

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

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

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

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

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

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

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

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

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





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

Statement Date: May 05, 2026

Amount Due: \$783.73

Due Date: May 26, 2026

Account #: 221008768089

DO NOT PAY. Your account will be drafted on May 26, 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 May 26, 2026 \$783.73

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



Scan here to view
your account online.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
lines and poles are
energized, stay away,
call 911, then call us at
877-588-1010.



TampaElectric.com/PowerLineSafety

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



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

Account #: 221008768089

Due Date: May 26, 2026

Amount Due: \$783.73

Payment Amount: \$ _____

608174822687

Your account will be
drafted on May 26, 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.

 **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.



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

Account #: 221008768089
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Service Period: Mar 31, 2026 - Apr 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](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

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.



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

Account #: 221008768089
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Service Period: Mar 31, 2026 - Apr 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
--------------------------------------	-----------------



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

Statement Date: May 05, 2026

Amount Due: \$264.32

Due Date: May 26, 2026

Account #: 221009368202

DO NOT PAY. Your account will be drafted on May 26, 2026

Account Summary

Current Service Period: March 31, 2026 - April 29, 2026

Previous Amount Due \$264.32

Payment(s) Received Since Last Statement -\$264.32

Current Month's Charges \$264.32

Amount Due by May 26, 2026 \$264.32

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



Scan here to view
your account online.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
lines and poles are
energized, stay away,
call 911, then call us at
877-588-1010.



TampaElectric.com/PowerLineSafety

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



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

Account #: 221009368202

Due Date: May 26, 2026

Amount Due: \$264.32

Payment Amount: \$ _____

624224165997

Your account will be
drafted on May 26, 2026



Pay your bill online at TampaElectric.com

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

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

WATERSET 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: May 05, 2026
Charges Due: May 26, 2026

Service Period: Mar 31, 2026 - Apr 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

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% 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
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Statement Date: May 06, 2026

Amount Due: \$4,209.07

Due Date: May 20, 2026

Account #: 321000019844

DO NOT PAY. Your account will be drafted on May 20, 2026

Account Summary

Previous Amount Due	\$5,302.19
Payment(s) Received Since Last Statement	-\$5,302.19
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$4,209.07

Amount Due by May 20, 2026 \$4,209.07

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

**10,880
KWH**



7250 PARKSHORE DR,
APOLLO BEACH, FL
33572-0000

**2,651
KWH**



Scan here to interact
with your bill online.

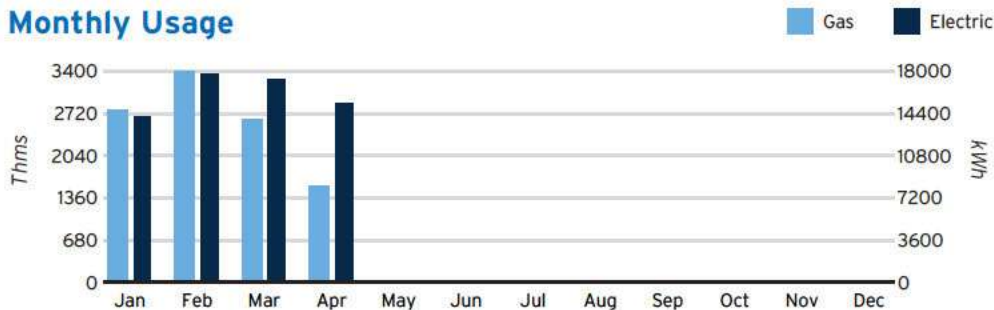


**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)
for more safety tips.

Monthly Usage



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)



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

Account #: 321000019844

Due Date: May 20, 2026

Amount Due: \$4,209.07

Payment Amount: \$ _____

700875003527

Your account will be
drafted on May 20, 2026



Pay your bill online at [PeoplesGas.com](https://www.PeoplesGas.com) or [TampaElectric.com](https://www.TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.TampaElectric.com/Paperless) to enroll now.

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month

 Increased  Same  Decreased

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

Sub-Account Number: 211006786688

Meter	Read Date	Current	-	Previous	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period	Amount
AKX12049	04/01/2026	4,496		3,184		1,312 CCF		1.043		1.1168		1,528.2 Therms	29 Days	\$988.53
														 41.4%

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	03/30/2026	967		952		15 kWh	1	31 Days	\$23.43
									 7.1%

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	03/30/2026	31,419		30,945		474 kWh	1	31 Days	\$97.92
									 17.3%

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	03/30/2026	233		224		9 kWh	1	31 Days	\$22.45
									 350.0%

Continued on next page →

For more information about your bill, please visit PeoplesGas.com or 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 PeoplesGas.com or 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:
Peoples Gas/Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

PeoplesGas.com or TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Natural Gas Outages:

877-832-6747

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Natural Gas Energy

Conversation Rebates:

877-832-6747

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

Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month

 Increased  Same  Decreased

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

Sub-Account Number: 221002692368

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000456690	03/30/2026	853		832		21 kWh	1	31 Days	\$24.40
									 600.0%

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

Sub-Account Number: 221000915951

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000456192	03/30/2026	990		974		16 kWh	1	31 Days	\$23.58
									 6.7%

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

Sub-Account Number: 211006786498

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000441728	03/30/2026	774		764		10 kWh	1	31 Days	\$22.61
									 0.0%

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

Sub-Account Number: 211006786084

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000533648	03/30/2026	20,146		20,089		57 kWh	1	31 Days	\$32.80
									 3.6%

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

Sub-Account Number: 211006785920

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000476328	03/30/2026	4,073		4,028		45 kWh	1	31 Days	\$30.68
									 2.3%

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

Sub-Account Number: 211006785722

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000475745	03/30/2026	7,139		7,031		108 kWh	1	31 Days	\$41.76
									 11.3%

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

Sub-Account Number: 211006785540

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000477188	03/30/2026	7,311		6,717		594 kWh	1	31 Days	\$117.39
									 9.8%

Continued on next page →

Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month

 Increased
  Same
  Decreased

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

Sub-Account Number: 211006785425

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000486105	03/30/2026	53,309		50,658		2,651 kWh	1	31 Days	\$489.40
									 24.2%

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	03/30/2026	270		266		4 kWh	1	31 Days	\$21.63
									 33.3%

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

Sub-Account Number: 211006785037

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451807	03/30/2026	8,209		8,172		37 kWh	1	31 Days	\$26.97
									 51.9%

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	03/30/2026	275		271		4 kWh	1	31 Days	\$21.63
									 0.0%

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

Sub-Account Number: 211006784683

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000533631	03/30/2026	237		234		3 kWh	1	31 Days	\$21.48
									 50.0%

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	03/30/2026	228		226		2 kWh	1	31 Days	\$23.10
									 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	03/30/2026	255		252		3 kWh	1	31 Days	\$23.30
									 0.0%

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	03/30/2026	1,793		1,789		4 kWh	1	31 Days	\$21.63
									 0.0%

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

Sub-Account Number: 211006783933

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000559564	03/30/2026	1,235		1,222		13 kWh	1	31 Days	\$23.10
									 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	03/30/2026	284		280		4 kWh	1	31 Days	\$21.63
									 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	03/30/2026	288		284		4 kWh	1	31 Days	\$21.63
									 0.0%

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

Sub-Account Number: 211006783297

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000694640	03/30/2026	400		396		4 kWh	1	31 Days	\$21.63
									 0.0%

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

Sub-Account Number: 211006783073

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000443163	03/30/2026	35,584		35,489		95 kWh	1	31 Days	\$39.48
									 47.5%

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	03/30/2026	20		20		0 kWh	1	31 Days	\$22.75

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	03/30/2026	125		122		3 kWh	1	31 Days	\$23.30	
										50.0%

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	03/30/2026	12,336		12,158		178 kWh	1	31 Days	\$49.88	
										2.3%

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	03/30/2026	467		461		6 kWh	1	31 Days	\$23.82	
										20.0%

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	03/30/2026	756		745		11 kWh	1	31 Days	\$22.77	
										10.0%

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	03/30/2026	1,326		1,301		25 kWh	1	31 Days	\$25.04	
										4.2%

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	03/30/2026	11,817		11,681		10,880 kWh	80.0000	31 Days	\$1,814.81	
1000789803	03/30/2026	0.36		0		28.56 kW	80.0000	31 Days		
										19.0%

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	03/30/2026	1,694		1,672		22 kWh	1	31 Days	\$24.54	
										18.5%

Total Current Month's Charges

\$4,209.07



Sub-Account #: 211006786688
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/04/2026 - 04/01/2026			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	04/01/2026	4,496	3,184	1,312 CCF	1.043	1.1168	1,528.2 Therms	29 Days

Charge Details

 Natural Gas Charges		
Customer Charge		\$151.00
Distribution Charge	1,528.2 THMS @ \$0.46326	\$707.95
Swing Service Charge	1,528.2 THMS @ \$0.02210	\$33.77
Florida Gross Receipts Tax		\$95.81
Natural Gas Service Cost		\$988.53

Avg THMS Used Per Day



Current Month's Natural Gas Charges **\$988.53**

Billing information continues on next page →



Sub-Account #: 221006236519
Statement Date: 05/01/2026

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

Meter Read

Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000478099	03/30/2026	967		952		15 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	15 kWh @ \$0.09202/kWh	\$1.38
Fuel Charge	15 kWh @ \$0.03516/kWh	\$0.53
Storm Protection Charge	15 kWh @ \$0.00568/kWh	\$0.09
Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	15 kWh @ \$0.02121/kWh	\$0.32
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.43

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.43

Billing information continues on next page →



Sub-Account #: 221004037877
Statement Date: 05/01/2026

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

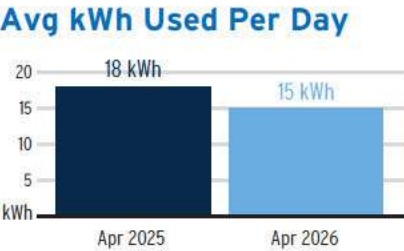
Meter Read

Service Period: 02/28/2026 - 03/30/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488517	03/30/2026	31,419		30,945		474 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	474 kWh @ \$0.09202/kWh	\$43.62
Fuel Charge	474 kWh @ \$0.03516/kWh	\$16.67
Storm Protection Charge	474 kWh @ \$0.00568/kWh	\$2.69
Clean Energy Transition Mechanism	474 kWh @ \$0.00418/kWh	\$1.98
Storm Surcharge	474 kWh @ \$0.02121/kWh	\$10.05
Florida Gross Receipt Tax		\$2.45
Electric Service Cost		\$97.92



Current Month's Electric Charges
\$97.92

Billing information continues on next page →



Sub-Account #: 221002915736
Statement Date: 05/01/2026

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

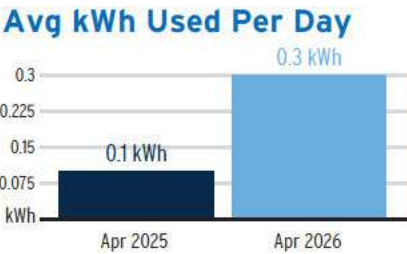
Meter Read

Meter Location: IRRIGATION
Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000460426	03/30/2026	233		224		9 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	9 kWh @ \$0.09202/kWh	\$0.83
Fuel Charge	9 kWh @ \$0.03516/kWh	\$0.32
Storm Protection Charge	9 kWh @ \$0.00568/kWh	\$0.05
Clean Energy Transition Mechanism	9 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	9 kWh @ \$0.02121/kWh	\$0.19
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.45



Current Month's Electric Charges \$22.45

Billing information continues on next page →



Sub-Account #: 221002692368
Statement Date: 05/01/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 02/28/2026 - 03/30/2026

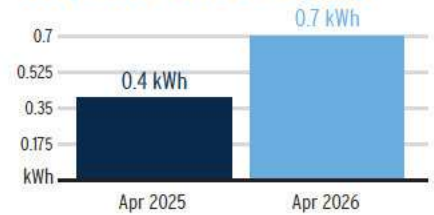
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456690	03/30/2026	853		832		21 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.61
Electric Service Cost		\$24.40

Avg kWh Used Per Day



Current Month's Electric Charges

\$24.40

Billing information continues on next page →



Sub-Account #: 221000915951
Statement Date: 05/01/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456192	03/30/2026	990		974		16 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	16 kWh @ \$0.09202/kWh	\$1.47
Fuel Charge	16 kWh @ \$0.03516/kWh	\$0.56
Storm Protection Charge	16 kWh @ \$0.00568/kWh	\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh	\$0.34
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.58

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.58

Billing information continues on next page →



Sub-Account #: 211006786498
Statement Date: 05/01/2026

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

Meter Read

Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000441728	03/30/2026	774		764		10 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	10 kWh @ \$0.09202/kWh	\$0.92
Fuel Charge	10 kWh @ \$0.03516/kWh	\$0.35
Storm Protection Charge	10 kWh @ \$0.00568/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.61

Avg kWh Used Per Day



Current Month's Electric Charges

\$22.61

Billing information continues on next page →



Sub-Account #: 211006786084
Statement Date: 05/01/2026

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

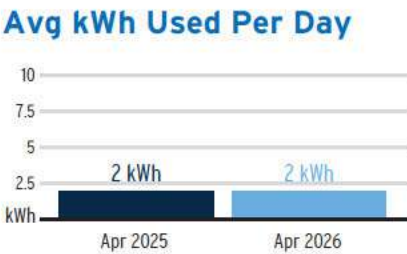
Meter Read

Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533648	03/30/2026	20,146		20,089		57 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	57 kWh @ \$0.09202/kWh	\$5.25
Fuel Charge	57 kWh @ \$0.03516/kWh	\$2.00
Storm Protection Charge	57 kWh @ \$0.00568/kWh	\$0.32
Clean Energy Transition Mechanism	57 kWh @ \$0.00418/kWh	\$0.24
Storm Surcharge	57 kWh @ \$0.02121/kWh	\$1.21
Florida Gross Receipt Tax		\$0.76
Electric Service Cost		\$30.24
State Tax		\$2.56
Total Electric Cost, Local Fees and Taxes		\$32.80



Current Month's Electric Charges **\$32.80**

Billing information continues on next page →



Sub-Account #: 211006785920
Statement Date: 05/01/2026

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

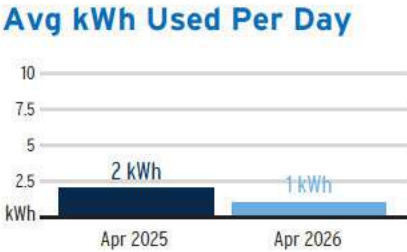
Meter Read

Meter Location: Irr
Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000476328	03/30/2026	4,073		4,028		45 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	45 kWh @ \$0.09202/kWh	\$4.14
Fuel Charge	45 kWh @ \$0.03516/kWh	\$1.58
Storm Protection Charge	45 kWh @ \$0.00568/kWh	\$0.26
Clean Energy Transition Mechanism	45 kWh @ \$0.00418/kWh	\$0.19
Storm Surcharge	45 kWh @ \$0.02121/kWh	\$0.95
Florida Gross Receipt Tax		\$0.71
Electric Service Cost		\$28.29
State Tax		\$2.39
Total Electric Cost, Local Fees and Taxes		\$30.68



Current Month's Electric Charges **\$30.68**

Billing information continues on next page →



Sub-Account #: 211006785722
Statement Date: 05/01/2026

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

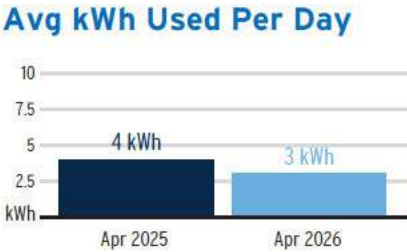
Meter Read

Meter Location: Irr
Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475745	03/30/2026	7,139		7,031		108 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	108 kWh @ \$0.09202/kWh	\$9.94
Fuel Charge	108 kWh @ \$0.03516/kWh	\$3.80
Storm Protection Charge	108 kWh @ \$0.00568/kWh	\$0.61
Clean Energy Transition Mechanism	108 kWh @ \$0.00418/kWh	\$0.45
Storm Surcharge	108 kWh @ \$0.02121/kWh	\$2.29
Florida Gross Receipt Tax		\$0.96
Electric Service Cost		\$38.51
State Tax		\$3.25
Total Electric Cost, Local Fees and Taxes		\$41.76



Current Month's Electric Charges \$41.76

Billing information continues on next page →



Sub-Account #: 211006785540
Statement Date: 05/01/2026

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

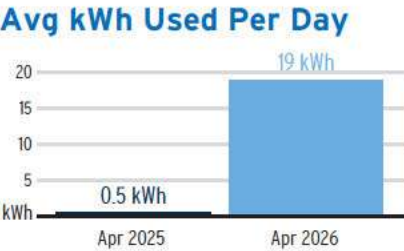
Meter Read

Service Period: 02/28/2026 - 03/30/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000477188	03/30/2026	7,311		6,717		594 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	594 kWh @ \$0.09202/kWh	\$54.66
Fuel Charge	594 kWh @ \$0.03516/kWh	\$20.89
Storm Protection Charge	594 kWh @ \$0.00568/kWh	\$3.37
Clean Energy Transition Mechanism	594 kWh @ \$0.00418/kWh	\$2.48
Storm Surcharge	594 kWh @ \$0.02121/kWh	\$12.60
Florida Gross Receipt Tax		\$2.93
Electric Service Cost		\$117.39



Current Month's Electric Charges **\$117.39**

Billing information continues on next page →



Sub-Account #: 211006785425
Statement Date: 05/01/2026

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

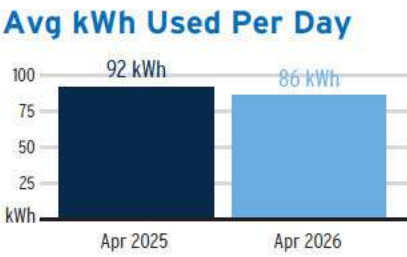
Meter Read

Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000486105	03/30/2026	53,309		50,658		2,651 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	2,651 kWh @ \$0.09202/kWh	\$243.95
Fuel Charge	2,651 kWh @ \$0.03516/kWh	\$93.21
Storm Protection Charge	2,651 kWh @ \$0.00568/kWh	\$15.06
Clean Energy Transition Mechanism	2,651 kWh @ \$0.00418/kWh	\$11.08
Storm Surcharge	2,651 kWh @ \$0.02121/kWh	\$56.23
Florida Gross Receipt Tax		\$11.28
Electric Service Cost		\$451.27
State Tax		\$38.13
Total Electric Cost, Local Fees and Taxes		\$489.40



Current Month's Electric Charges **\$489.40**

Billing information continues on next page →



Sub-Account #: 211006785219
Statement Date: 05/01/2026

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

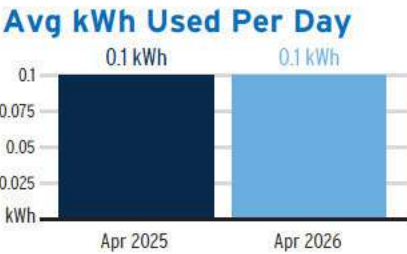
Meter Read

Meter Location: Irr
Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000453391	03/30/2026	270		266		4 kWh	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
	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		\$0.54
	Electric Service Cost		\$21.63



Current Month's Electric Charges \$21.63

Billing information continues on next page →



Sub-Account #: 211006785037
Statement Date: 05/01/2026

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

Meter Read

Meter Location: Irr

Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451807	03/30/2026	8,209		8,172		37 kWh	1	31 Days

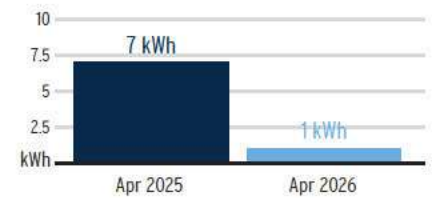
Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	37 kWh @ \$0.09202/kWh	\$3.40
Fuel Charge	37 kWh @ \$0.03516/kWh	\$1.30
Storm Protection Charge	37 kWh @ \$0.00568/kWh	\$0.21
Clean Energy Transition Mechanism	37 kWh @ \$0.00418/kWh	\$0.15
Storm Surcharge	37 kWh @ \$0.02121/kWh	\$0.78
Florida Gross Receipt Tax		\$0.67
Electric Service Cost		\$26.97

Avg kWh Used Per Day



Current Month's Electric Charges

\$26.97

Billing information continues on next page →



Sub-Account #: 211006784865
Statement Date: 05/01/2026

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

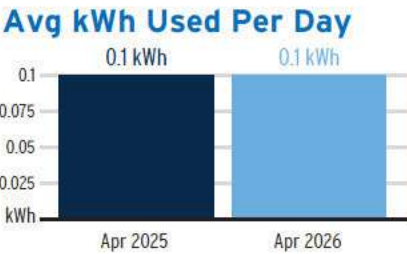
Meter Read

Meter Location: Irr
Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000448546	03/30/2026	275		271		4 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.54
Electric Service Cost		\$21.63



Current Month's Electric Charges **\$21.63**

Billing information continues on next page →



Sub-Account #: 211006784683
Statement Date: 05/01/2026

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

Meter Read

Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533631	03/30/2026	237		234		3 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.54
Electric Service Cost		\$21.48

Avg kWh Used Per Day



Current Month's Electric Charges \$21.48

Billing information continues on next page →



Sub-Account #: 211006784535
Statement Date: 05/01/2026

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

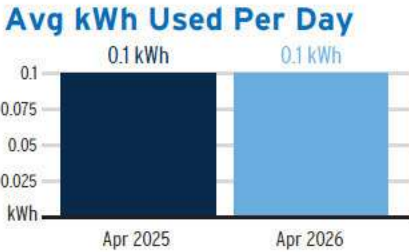
Meter Read

Meter Location: Irr
Service Period: 02/28/2026 - 03/30/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451798	03/30/2026	228		226		2 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.53
Electric Service Cost		\$21.30
State Tax		\$1.80
Total Electric Cost, Local Fees and Taxes		\$23.10



Current Month's Electric Charges **\$23.10**

Billing information continues on next page →



Sub-Account #: 211006784279
Statement Date: 05/01/2026

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

Meter Read

Meter Location: Irr
Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000467238	03/30/2026	255		252		3 kWh	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
	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		\$0.54
	Electric Service Cost		\$21.48
	State Tax		\$1.82
	Total Electric Cost, Local Fees and Taxes		\$23.30

Avg kWh Used Per Day



Current Month's Electric Charges \$23.30

Billing information continues on next page →



Sub-Account #: 211006784139
Statement Date: 05/01/2026

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

Meter Read

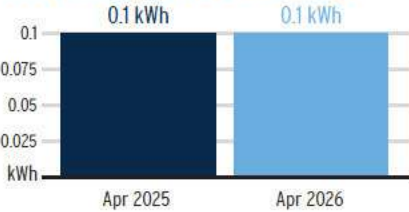
Meter Location: Irr
Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000446213	03/30/2026	1,793		1,789		4 kWh	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
	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		\$0.54
	Electric Service Cost		\$21.63

Avg kWh Used Per Day



Current Month's Electric Charges \$21.63

Billing information continues on next page →



Sub-Account #: 211006783933
Statement Date: 05/01/2026

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

Meter Read

Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559564	03/30/2026	1,235		1,222		13 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	13 kWh @ \$0.09202/kWh	\$1.20
Fuel Charge	13 kWh @ \$0.03516/kWh	\$0.46
Storm Protection Charge	13 kWh @ \$0.00568/kWh	\$0.07
Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	13 kWh @ \$0.02121/kWh	\$0.28
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.10

Avg kWh Used Per Day



Current Month's Electric Charges \$23.10

Billing information continues on next page →



Sub-Account #: 211006783719

Statement Date: 05/01/2026

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

Meter Read

Meter Location: Irr

Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445678	03/30/2026	284		280		4 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.54
Electric Service Cost		\$21.63

Avg kWh Used Per Day



Current Month's Electric Charges

\$21.63

Billing information continues on next page →



Sub-Account #: 211006783495
Statement Date: 05/01/2026

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

Meter Read

Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445680	03/30/2026	288		284		4 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.54
Electric Service Cost		\$21.63

Avg kWh Used Per Day



Current Month's Electric Charges \$21.63

Billing information continues on next page →



Sub-Account #: 211006783297
Statement Date: 05/01/2026

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

Meter Read

Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000694640	03/30/2026	400		396		4 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.54
Electric Service Cost		\$21.63

Avg kWh Used Per Day



Current Month's Electric Charges \$21.63

Billing information continues on next page →



Sub-Account #: 211006783073
Statement Date: 05/01/2026

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

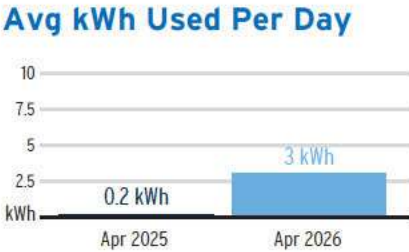
Meter Read

Meter Location: Shed
Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000443163	03/30/2026	35,584		35,489		95 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000		\$20.46
Energy Charge	95 kWh @ \$0.09202/kWh		\$8.74
Fuel Charge	95 kWh @ \$0.03516/kWh		\$3.34
Storm Protection Charge	95 kWh @ \$0.00568/kWh		\$0.54
Clean Energy Transition Mechanism	95 kWh @ \$0.00418/kWh		\$0.40
Storm Surcharge	95 kWh @ \$0.02121/kWh		\$2.01
Florida Gross Receipt Tax			\$0.91
Electric Service Cost			\$36.40
State Tax			\$3.08
Total Electric Cost, Local Fees and Taxes			\$39.48



Current Month's Electric Charges \$39.48

Billing information continues on next page →



Sub-Account #: 211006782885
Statement Date: 05/01/2026

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

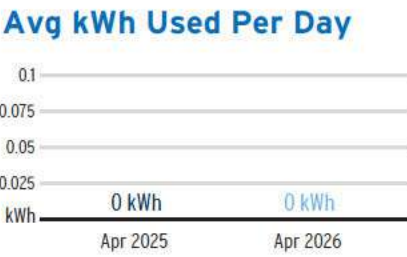
Meter Read

Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000472004	03/30/2026	20		20		0 kWh	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.98
	State Tax		\$1.77
	Total Electric Cost, Local Fees and Taxes		\$22.75



Current Month's Electric Charges **\$22.75**

Billing information continues on next page →



Sub-Account #: 211006782778
Statement Date: 05/01/2026

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

Meter Read

Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000863276	03/30/2026	125		122		3 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.54
Electric Service Cost		\$21.48
State Tax		\$1.82
Total Electric Cost, Local Fees and Taxes		\$23.30

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.30

Billing information continues on next page →



Sub-Account #: 211006782554
Statement Date: 05/01/2026

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

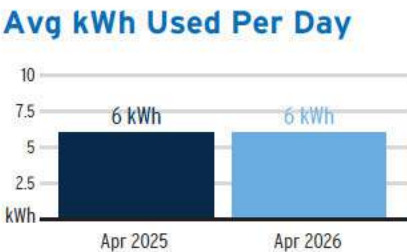
Meter Read

Service Period: 02/28/2026 - 03/30/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000856891	03/30/2026	12,336		12,158		178 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	178 kWh @ \$0.09202/kWh	\$16.38
Fuel Charge	178 kWh @ \$0.03516/kWh	\$6.26
Storm Protection Charge	178 kWh @ \$0.00568/kWh	\$1.01
Clean Energy Transition Mechanism	178 kWh @ \$0.00418/kWh	\$0.74
Storm Surcharge	178 kWh @ \$0.02121/kWh	\$3.78
Florida Gross Receipt Tax		\$1.25
Electric Service Cost		\$49.88



Current Month's Electric Charges **\$49.88**

Billing information continues on next page →



Sub-Account #: 211006782356
Statement Date: 05/01/2026

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

Meter Read

Meter Location: Irri
Service Period: 02/28/2026 - 03/30/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000458561	03/30/2026	467		461		6 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000		\$20.46
Energy Charge	6 kWh @ \$0.09202/kWh		\$0.55
Fuel Charge	6 kWh @ \$0.03516/kWh		\$0.21
Storm Protection Charge	6 kWh @ \$0.00568/kWh		\$0.03
Clean Energy Transition Mechanism	6 kWh @ \$0.00418/kWh		\$0.03
Storm Surcharge	6 kWh @ \$0.02121/kWh		\$0.13
Florida Gross Receipt Tax			\$0.55
Electric Service Cost			\$21.96
State Tax			\$1.86
Total Electric Cost, Local Fees and Taxes			\$23.82

Avg kWh Used Per Day



Current Month's Electric Charges \$23.82

Billing information continues on next page →



Sub-Account #: 211006782182
Statement Date: 05/01/2026

Service Address: 6702 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

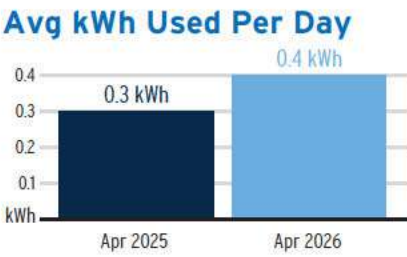
Meter Read

Service Period: 02/28/2026 - 03/30/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000579246	03/30/2026	756		745		11 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
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		\$0.57
Electric Service Cost		\$22.77



Current Month's Electric Charges **\$22.77**

Billing information continues on next page →



Sub-Account #: 211006781994
Statement Date: 05/01/2026

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

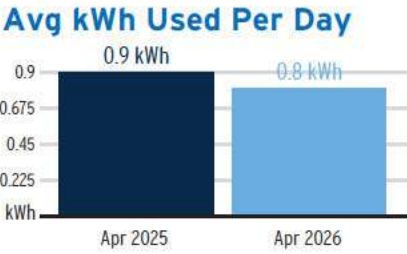
Meter Read

Service Period: 02/28/2026 - 03/30/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846145	03/30/2026	1,326		1,301		25 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	25 kWh @ \$0.09202/kWh	\$2.30
Fuel Charge	25 kWh @ \$0.03516/kWh	\$0.88
Storm Protection Charge	25 kWh @ \$0.00568/kWh	\$0.14
Clean Energy Transition Mechanism	25 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	25 kWh @ \$0.02121/kWh	\$0.53
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.04



Current Month's Electric Charges **\$25.04**

Billing information continues on next page →



Sub-Account #: 211006781838
Statement Date: 05/01/2026

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Meter Read

Service Period: 02/28/2026 - 03/30/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000789803	03/30/2026	11,817		11,681		10,880 kWh	80.0000	31 Days
1000789803	03/30/2026	0.36		0		28.56 kW	80.0000	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	29 kW @ \$19.06000/kW	\$552.74
Energy Charge	10,880 kWh @ \$0.00815/kWh	\$88.67
Fuel Charge	10,880 kWh @ \$0.03516/kWh	\$382.54
Capacity Charge	29 kW @ \$0.72000/kW	\$20.88
Storm Protection Charge	29 kW @ \$2.02000/kW	\$58.58
Energy Conservation Charge	29 kW @ \$0.79000/kW	\$22.91
Environmental Cost Recovery	10,880 kWh @ \$0.00072/kWh	\$7.83
Clean Energy Transition Mechanism	29 kW @ \$1.15000/kW	\$33.35
Storm Surcharge	10,880 kWh @ \$0.01035/kWh	\$112.61
Florida Gross Receipt Tax		\$33.71
Electric Service Cost		\$1,348.54

Current Month's Electric Charges

\$1,348.54

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: 05/01/2026

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Service Period: 02/28/2026 - 03/30/2026 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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: 05/01/2026

Service Address: 6938 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

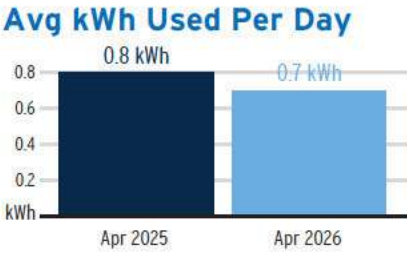
Meter Read

Service Period: 02/28/2026 - 03/30/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835802	03/30/2026	1,694		1,672		22 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	22 kWh @ \$0.09202/kWh	\$2.02
Fuel Charge	22 kWh @ \$0.03516/kWh	\$0.77
Storm Protection Charge	22 kWh @ \$0.00568/kWh	\$0.12
Clean Energy Transition Mechanism	22 kWh @ \$0.00418/kWh	\$0.09
Storm Surcharge	22 kWh @ \$0.02121/kWh	\$0.47
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.54



Current Month's Electric Charges **\$24.54**

Total Current Month's Charges **\$4,209.07**



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

Statement Date: May 05, 2026

Amount Due: \$310.85

Due Date: May 26, 2026

Account #: 221008743546

DO NOT PAY. Your account will be drafted on May 26, 2026

Account Summary

Current Service Period: March 31, 2026 - April 29, 2026

Previous Amount Due \$310.85

Payment(s) Received Since Last Statement -\$310.85

Current Month's Charges \$310.85

Amount Due by May 26, 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.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
lines and poles are
energized, stay away,
call 911, then call us at
877-588-1010.



TampaElectric.com/PowerLineSafety

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



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

Account #: 221008743546

Due Date: May 26, 2026

Amount Due: \$310.85

Payment Amount: \$ _____

608174822686

Your account will be
drafted on May 26, 2026



Pay your bill online at TampaElectric.com

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

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

WATERSET 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: May 05, 2026
Charges Due: May 26, 2026

Service Period: Mar 31, 2026 - Apr 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

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% 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.

**Service For:**

LANTERN PARK AVE - WALKPATH
SOLAR, APOLLO BEACH, FL 33572

Account #: 221008768089
Statement Date: May 05, 2026
Charges Due: May 26, 2026

Important Messages**Be Prepared This Storm Season**

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01629H

Date 05/15/2026

Attn:
Waterset North CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-01629H

\$56.88

Notice of Qualifying Period for Candidates for the Board of Supervisors

RE: Waterset North CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26

Published: 5/15/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$56.88

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Waterset North Community Development District will commence at noon on June 8, 2026 and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602.

All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Waterset North Community Development District has three seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026 in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

Rachel Welborn, District Manager
May 15, 2026

26-01629H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Please remit to:
Tropitone Furniture Company, Inc.
32992 Collection Center DR.
Chicago, IL 60693-0329
(800) 654-7000
(949) 951-2010

Phone: 949-951-2010

TROPITONE

PROFORMA INVOICE

Remit and Credit account:
Credit@Tropitone.com

Page: 1 of 2

Via ACH:
Bank of America
Tropitone Furniture Company, Inc.
Account Number 008188066481
ABA No. 071000039

Sales Order: 815221

Sold To: 108281
Waterset North CDD
Attn: Accounts Payable
3434 Colwell Avenue Suite 200
Tampa FL 33614 USA

Derrick Evans

Email: devans@rizzetta.com
Phone: 8135332950

Ship To:
Waterset North CDD
Attn: Katiria Parodi
CBD: 813-677-2114
7281 Paradiso Drive
Apollo Beach FL 33614 USA

Order Date: 3/30/2026	PO Number: 262303WNCDD	FOB: Origin
Order Type: CPT	Sales Person: WEINER, LARRY	
Terms: Pay In Advance	Ship Via: SHIPPERS CHOICE	Total Weight: 179
	Do Not Ship Before:	Total Volume: 0
		Freight Terms: Dom - Pre-paid & Add

USD

Line	Part Number/Description	Order Qty	Unit Price	Discount %	Net Price	Ext. Price
1	R0645SNO VIN45 "EZ SPAN" "WAVE" SEGMENT 23" SNOW	200.00 EA	27.00	30.74	18.70	3,740.00
Est. Ship Date: 06/15/2026		Site: Tropitone Sarasota				

Order Miscellaneous Charges:

Quantity	Unit Price	Freq	Description	Ext. Price
1.)	1	300.00 (F)	Freight	300.00
				300.00

Line Total:	\$3,740.00
Total Tax	\$0.00
Line Miscellaneous Charges:	\$0.00
Order Miscellaneous Charges:	\$300.00

Order Total	\$4,040.00
Deposit	\$0.00
Proforma Balance Due	\$4,040.00

Please remit to:
Tropitone Furniture Company, Inc
32992 Collection Center DR.
Chicago, IL 60693-0329
(800) 654-7000
(949) 951-2010

Phone: 949-951-2010

TROPITONE®

PROFORMA INVOICE

Remit and Credit account:
Credit@Tropitone.com

Page: 2 of 2

Via ACH:
Bank of America
Tropitone Furniture Company, Inc.
Account Number 008188066481
ABA No. 071000039

One Time Credit Card Authorization Form
Please complete and email back to: Credit@Tropitone.com or
Fax: 949-583-9601

The following conditions apply for all VISA / Master Card / American Express purchases at Tropitone, and will be accepted on this form only.
By signing below, the cardholder represents that the information provided is complete and accurate.

Customer #: 108281

OrderNum: 815221

Customer: Waterset North CDD

Customer PO: 262303WNCDD

Please complete the form below:

Account Type: ☐ VISA ☐ MasterCard ☐ AMEX ☐ Discover

Cardholder Name _____ Phone# (____) _____ - _____

Billing Address _____

City, State, Zip _____

Email Receipt To _____

Credit Card Number _____

Expiration Date ____/____/____ Amount to be charged: \$ _____

CVV2 (3 digit number on back of VISA/MC, 4 digit on front of AMEX) _____

PERSONAL GUARANTEE

This is a Personal Guarantee herein is agreed to and is enforceable by signature above and on file with Tropitone Furniture Co., Inc. and authorizes this credit card transaction under the terms of the personal guarantee. In the event that the card is declined or charges reversed at any time, Tropitone Furniture Co., Inc. reserves the right to demand payment in full prior to purchases prior to delivers. For good consideration, the undersigned does hereby guarantee to Tropitone Furniture Co., Inc. the prompt, punctual, and full payment of all indebtedness to Tropitone Furniture Co., Inc. from me/us according to the tenor of the credit card charges pertaining to this agreement and, in event of default, authorizes any holder hereof to proceed against the undersigned, for the full amount due including responsible attorneys' fees, court costs with court jurisdiction, St. Augustine, FL and costs necessary for collection and enforcement of this guarantee, and hereby waives presentment, demand, protest, notice of protest, notice of dishonor, and any and all other notices or demand of to which the undersigned might otherwise be entitled.

CHARGE TERMS AND AGREEMENT

I agree and hereby declare that the credit card charge due Tropitone Furniture Co., Inc. will not be charged back, reversed or credited back to the credit card for any reason. Regarding any dispute of the merchandise related to these charges, I agree that all returns on expressed warranties or exchanges will be honored only if authorized in writing by Tropitone Furniture Co., Inc. and will be transacted without deduction to this credit card charge listed on this document with the credit card company listed above.

I authorize any additional applicable freight, taxes, or charges for additional product or changes which are added to my Order/Invoice, to be included when processing this card.

SIGNATURE _____ DATE ____ / ____ / ____



INVOICE

Page 1 of 2

Customer ID:**25-60912-33002****Customer Name:****WATERSET NORTH CDD****Service Period:****05/01/26-05/31/26****Invoice Date:****04/24/2026****Invoice Number:****0248200-2206-9****How to Contact Us****Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (813) 621-3055****Your Payment is Due****May 24, 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**\$471.67**

If payment is received after
05/24/2026: **\$ 483.46**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
428.66		(428.66)		0.00		471.67		471.67

IMPORTANT MESSAGES

Invoice includes price increase that requires your consent. Your enclosed invoice (next invoice for some customers billed in arrears) contains a Service rate increase. All or some of this increase (1) above the increase in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average) and (2) above any increase in disposal, processing and/or transportation costs, plus an amount for operating margin, requires your consent. Your consent will be deemed to occur upon payment of the new Service rate. If you do not consent to the increase, you have the right to terminate the service agreement within 30 days. Check your service agreement for your applicable terms and visit wm.com/billhelp or contact us if you have any questions.



----- 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)
04/24/2026	0248200-2206-9	25-60912-33002
Payment Terms	Total Due	Amount
Total Due by 05/24/2026	\$471.67	
If Received after 05/24/2026	\$483.46	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$471.67.

2206000256091233002002482000000004716700000047167 3

I0290C74

WATERSET NORTH CDD
7006 SAIL VIEW LN
APOLLO BEACH FL 33572

Remit To: WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

405-0242669-2206-1

DETAILS OF SERVICE

Details for Service Location:
Waterset North Cdd, 7006 Sail View Ln, Apollo Beach FL 33572

Customer ID: 25-60912-33002

Description	Date	Ticket	Quantity	Amount
Disposal 8 Yard Dumpster 1X Week	05/01/26		1.00	256.61
8 Yard Dumpster 1X Week	05/01/26		1.00	215.06
Total Current Charges				471.67

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

**AutoPay**

Set up recurring payments with us at wm.com/myaccount

**Online**

Use wm.com for quick and easy payments

**By Phone**

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your billing records; service alerts and online tools for filing requests. Have a question? Check our support center or start a chat.



Your Payment is Due

10/25/2022

If full payment of the invoice amount is not received within your established term, you may be charged a monthly late charge of 1.5% on the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$123.45

If payment is received after 10/25/2022: \$128.45

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE

Details for Service Location:
Sapponer, John, ... and Country ... Sales Paul MH 55108 2627

Customer ID: 21-51809-22222

Description	Date	Ticket	Quantity	Amount
Disposal 8Yr	05/01/22		1.00	256.61
MN STATE SOLID WASTE TAX 9.75%				23.45
COUNTY ENVIRONMENTAL CHARGE				13.45
Total Current Charges				293.51

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

**Expanded payment options.**

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info	☐ Check Here to Sign Up for Automatic Payment Enrollment
List your new billing information below. For a change of service address, please contact WM .	If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.
Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	
	Email
	Date
	Bank Account Holder Signature

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



INVOICE

Customer ID:**25-79480-43002****Customer Name:****WATERSET AMENITY CENTER****Service Period:****05/01/26-05/31/26****Invoice Date:****04/24/2026****Invoice Number:****0248381-2206-7****How to Contact Us****Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (813) 621-3055****Your Payment is Due****May 24, 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**\$1,340.21**

If payment is received after
05/24/2026: **\$ 1,373.72**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
707.57		(707.57)		0.00		1,340.21		1,340.21

IMPORTANT MESSAGES

Invoice includes price increase that requires your consent. Your enclosed invoice (next invoice for some customers billed in arrears) contains a Service rate increase. All or some of this increase (1) above the increase in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average) and (2) above any increase in disposal, processing and/or transportation costs, plus an amount for operating margin, requires your consent. Your consent will be deemed to occur upon payment of the new Service rate. If you do not consent to the increase, you have the right to terminate the service agreement within 30 days. Check your service agreement for your applicable terms and visit wm.com/billhelp or contact us if you have any questions.



----- 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)
04/24/2026	0248381-2206-7	25-79480-43002
Payment Terms	Total Due	Amount
Total Due by 05/24/2026	\$1,340.21	
If Received after 05/24/2026	\$1,373.72	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
Your bank account will be drafted \$1,340.21.

2206000257948043002002483810000013402100000134021 6

I0290C74

WATERSET AMENITY CENTER
7250 PARKSHORE DR
APOLLO BEACH FL 33572

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

DETAILS OF SERVICE

Details for Service Location:

Waterset Amenity Center, 7250 Parkshore Dr, Apollo Beach FL 33572

Customer ID: 25-79480-43002

Description	Date	Ticket	Quantity	Amount
Overage Service Yards Incident# 73097666 Picture taken on 04/15/2026 at 09:07 AM Ticket Total	04/15/26	681888	1.00	260.00 0.00 260.00
Overage Service Yards Incident# 73149964 Picture taken on 04/17/2026 at 04:30 AM Ticket Total	04/17/26	685686	1.00	260.00 0.00 260.00
Lock Per Unit	05/01/26		1.00	40.00

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	Your Payment is Due	Your Total Due
Visit wm.com/MyWM Create a My WM profile for easy access to your billing details, service alerts and online tools for filing addresses, filing a permit? Check our support center or start a chat.	10/25/2022 If full payment of the invoice amount is not received within your established term, you may be charged a monthly late charge of 1.5% on the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.	\$123.45 If payment is received after 10/25/2022: \$128.45
Previous Balance	Payments	Adjustments
\$123.45	(\$123.45)	0.00
		Current Invoice Charges
		\$123.45
		Total Account Balance Due
		\$123.45

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

**Expanded payment options.**

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact InfoList your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment EnrollmentIf 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.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

**Customer ID:****25-79480-43002**

Customer Name:

WATERSET AMENITY CENTER

Service Period:

05/01/26-05/31/26

Invoice Date:

04/24/2026

Invoice Number:

0248381-2206-7

DETAILS OF SERVICE - continued**Details for Service Location:****Customer ID: 25-79480-43002****Waterset Amenity Center, 7250 Parkshore Dr, Apollo Beach FL 33572**

Description	Date	Ticket	Quantity	Amount
Disposal 4 Yard Dumpster 3X Week	05/01/26		1.00	155.58
4 Yard Dumpster 3X Week	05/01/26		1.00	624.63
Total Current Charges				1,340.21

Tab 24



Rizzetta & Company

Waterset North Community Development District

**Financial Statements
(Unaudited)**

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

watersetnorthcdd.org

rizzetta.com

Waterset North Community Development District

Balance Sheet

As of 05/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,040,223	200,982	2,051	1,243,256	0	0
Investments	125,326	629,441	742,470	1,497,237	0	0
Accounts Receivable	18,961	0	8,506	27,467	0	0
Prepaid Expenses	1,729	0	0	1,729	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	753,027
Amount To Be Provided Debt Service	0	0	0	0	0	11,481,973
Total Assets	1,192,986	830,423	753,027	2,776,436	55,910,853	12,235,000
Liabilities						
Accounts Payable	260,790	0	0	260,790	0	0
Accrued Expenses	5,326	0	0	5,326	0	0
Other Current Liabilities	23	0	0	23	0	0
Due To Other	22	0	0	22	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	12,235,000
Total Liabilities	266,161	0	0	266,161	0	12,235,000
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	594,130	179,143	84,564	857,837	0	0
Total Fund Equity & Other Credits	926,825	830,423	753,027	2,510,275	55,910,853	0
Total Liabilities & Fund Equity	1,192,986	830,423	753,027	2,776,436	55,910,853	12,235,000

See Notes to Unaudited Financial Statements

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,526	3,526
Special Assessments				
Tax Roll	2,191,286	2,191,286	2,209,883	18,597
Other Misc. Revenues				
Insurance Proceeds	0	0	23,245	23,245
Miscellaneous Revenue	0	0	588	588
Total Revenues	2,191,286	2,191,286	2,237,242	45,956
Expenditures				
Legislative				
Supervisor Fees	13,000	8,667	7,800	866
Total Legislative	13,000	8,667	7,800	866
Financial & Administrative				
Accounting Services	22,500	15,000	15,000	0
Administrative Services	5,569	3,712	3,713	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	4,000	4,000	0
District Engineer	40,000	26,667	19,300	7,367
District Management	28,264	18,843	18,843	0
Dues, Licenses & Fees	550	550	656	(107)
Financial & Revenue Collections	5,569	3,712	3,713	1
Legal Advertising	1,500	1,000	621	378
Miscellaneous Fees	500	334	575	(242)
Public Officials Liability Insurance	5,025	5,025	3,566	1,459
Trustees Fees	7,700	7,700	4,149	3,552
Website Hosting, Maintenance, Backup & E	4,000	2,666	3,009	(343)
Total Financial & Administrative	140,746	95,778	83,714	12,065
Legal Counsel				
District Counsel	25,000	16,667	15,614	1,053
Total Legal Counsel	25,000	16,667	15,614	1,053
Electric Utility Services				
Utility - Recreation Facilities	25,000	16,667	12,410	4,257
Utility - Street Lights	15,000	10,000	6,371	3,629
Utility Services	35,000	23,333	19,027	4,306
Total Electric Utility Services	75,000	50,000	37,808	12,192
Gas Utility Service				
Utility - Recreation Facilities	23,000	15,333	29,744	(14,411)
Total Gas Utility Service	23,000	15,333	29,744	(14,411)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	27,000	18,000	16,110	1,891

See Notes to Unaudited Financial Statements

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Total Garbage/Solid Waste Control Services	27,000	18,000	16,110	1,891
Water-Sewer Combination Services				
Utility - Reclaimed	40,000	26,667	12,802	13,864
Utility Services	10,500	7,000	7,051	(51)
Total Water-Sewer Combination Services	50,500	33,667	19,853	13,813
Stormwater Control				
Aquatic Maintenance	50,500	33,667	45,140	(11,474)
Lake/Pond Bank Maintenance & Repair	3,000	2,000	0	2,000
Wetland Monitoring & Maintenance	5,000	3,333	0	3,334
Total Stormwater Control	58,500	39,000	45,140	(6,140)
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,000	10,000	0	10,000
General Liability Insurance	8,250	8,250	6,359	1,891
Holiday Decorations	25,000	25,000	9,000	16,000
Irrigation Maintenance & Repair	60,000	40,000	112,361	(72,361)
Landscape - Mulch	150,000	100,000	190,000	(90,000)
Landscape Inspection Services	13,200	8,800	8,800	0
Landscape Maintenance	776,000	517,333	409,026	108,308
Landscape Replacement Plants, Shrubs, Tr	150,000	100,000	309,703	(209,704)
Property Insurance	50,250	50,250	30,724	19,526
Total Other Physical Environment	1,247,700	859,633	1,075,973	(216,340)
Road & Street Facilities				
Sidewalk Maintenance & Repair	1,000	667	0	667
Street Sign Repair & Replacement	4,500	3,000	4,962	(1,962)
Total Road & Street Facilities	5,500	3,667	4,962	(1,295)
Parks & Recreation				
Access Control Maintenance & Repair	15,000	10,000	6,304	3,696
Clubhouse Facility Janitorial Supplies	15,000	10,000	3,991	6,009
Clubhouse Facility Maintenance	5,400	3,600	460	3,140
Clubhouse Janitorial Services	0	0	18,139	(18,139)
Clubhouse Miscellaneous Expense	10,000	6,667	3,748	2,918
Computer Support, Maintenance & Repair	500	333	137	197
Equipment Lease	13,600	9,067	0	9,067
Facility A/C & Heating Maintenance & Rep	5,000	3,333	11,454	(8,121)
Facility Funding	2,500	1,667	0	1,667
Fitness Equipment Maintenance & Repair	3,000	2,000	1,117	883
Furniture Repair & Replacement	7,500	5,000	0	5,000
Maintenance & Repairs	45,000	30,000	23,161	6,839
Management Contract	258,760	172,506	144,679	27,827
Office Supplies	1,000	667	7	660
Pest Control	9,100	6,067	6,489	(422)
Playground Equipment & Maintenance	13,000	8,666	3,505	5,161
Pool Permits	500	500	675	(175)

See Notes to Unaudited Financial Statements

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Repairs	15,000	10,000	19,972	(9,971)
Pool Service Contract	24,480	16,320	16,320	0
Security System Monitoring Services & Ma	6,000	4,000	9,589	(5,590)
Telephone, Internet, Cable	7,500	5,000	6,341	(1,341)
Trail/Bike Path Maintenance	3,000	2,000	0	2,000
Vehicle Maintenance	3,000	2,000	300	1,700
Total Parks & Recreation	463,840	309,393	276,388	33,005
Contingency				
Miscellaneous Contingency	61,500	41,000	30,006	10,994
Total Contingency	61,500	41,000	30,006	10,994
Total Expenditures	2,191,286	1,490,805	1,643,112	(152,307)
Total Excess of Revenues Over(Under) Ex- penditures	0	700,481	594,130	(106,351)
Fund Balance, Beginning of Period	0	0	332,695	332,695
Total Fund Balance, End of Period	0	700,481	926,825	226,344

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,019	17,019
Special Assessments				
Tax Roll	200,000	200,000	200,000	0
Total Revenues	<u>200,000</u>	<u>200,000</u>	<u>217,019</u>	<u>17,019</u>
Expenditures				
Contingency				
Capital Reserve	200,000	200,000	37,877	162,123
Total Contingency	<u>200,000</u>	<u>200,000</u>	<u>37,877</u>	<u>162,123</u>
Total Expenditures	<u>200,000</u>	<u>200,000</u>	<u>37,877</u>	<u>162,123</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>179,142</u>	<u>179,142</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>651,281</u>	<u>651,281</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>830,423</u>	<u>830,423</u>

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	15,418	15,418
Special Assessments				
Tax Roll	488,748	488,748	492,549	3,801
Total Revenues	<u>488,748</u>	<u>488,748</u>	<u>507,967</u>	<u>19,219</u>
Expenditures				
Debt Service				
Interest	213,748	213,748	216,637	(2,889)
Principal	275,000	275,000	275,000	0
Total Debt Service	<u>488,748</u>	<u>488,748</u>	<u>491,637</u>	<u>(2,889)</u>
Total Expenditures	<u>488,748</u>	<u>488,748</u>	<u>491,637</u>	<u>(2,889)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>16,330</u>	<u>16,330</u>
penditures				
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>551,183</u>	<u>551,183</u>

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,908	6,908
Special Assessments				
Tax Roll	583,977	583,977	588,518	4,542
Total Revenues	<u>583,977</u>	<u>583,977</u>	<u>595,426</u>	<u>11,450</u>
Expenditures				
Debt Service				
Interest	343,977	343,977	287,192	56,784
Principal	240,000	240,000	240,000	0
Total Debt Service	<u>583,977</u>	<u>583,977</u>	<u>527,192</u>	<u>56,784</u>
Total Expenditures	<u>583,977</u>	<u>583,977</u>	<u>527,192</u>	<u>56,784</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>68,234</u>	<u>68,234</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>201,844</u>	<u>201,844</u>

See Notes to Unaudited Financial Statements

Waterset North Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Other Misc. Revenues				
Facility Funding	2,500	2,500	0	(2,500)
Total Revenues	2,500	2,500	0	(2,500)
Expenditures				
Financial & Administrative				
Dues, Licenses & Fees	500	333	0	333
Miscellaneous Fees	100	67	0	67
Total Financial & Administrative	600	400	0	400
Parks & Recreation				
Maintenance & Repairs	1,900	1,267	0	1,267
Total Parks & Recreation	1,900	1,267	0	1,267
Total Expenditures	2,500	1,667	0	1,667
Total Excess of Revenues Over(Under) Ex-	0	833	0	(833)
penditures				
Fund Balance, Beginning of Period	0	0	0	0
Total Fund Balance, End of Period	0	833	0	(833)

Waterset North CDD**Investment Summary****May 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2026</u>
Valley National Bank	Governmental Checking	\$ 362
FLCLASS	Average Monthly Yield 3.7009%	124,964
Total General Fund Investments		\$ 125,326
Valley National Bank	Governmental Checking	\$ 2
FLCLASS	Average Monthly Yield 3.7009%	629,439
Total Reserve Fund Investments		\$ 629,441
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	299,987
US Bank Series 2025 Revenue	First American Funds Inc SHSInstitutional Government Fund 3763	194,529
US Bank Series 2025 Interest	First American Funds Inc SHSInstitutional Government Fund 3763	1,568
Total Debt Service Fund Investments		\$ 742,470

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 05/01/2026 to 05/31/2026

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
435, 2493							
	435-001	435 General Fund	Hillsborough County Tax Collec- tor	AR00002916	12110	10/01/2025	18,961.31
Sum for 435, 2493							18,961.31
435, 2495							
	435-200	435 Debt Service Fund S2017	Hillsborough County Tax Collec- tor	AR00002916	12110	10/01/2025	3,875.42
Sum for 435, 2495							3,875.42
435, 2496							
	435-201	435 Debt Service Fund S2025	Hillsborough County Tax Collec- tor	AR00002916	12110	10/01/2025	4,630.55
Sum for 435, 2496							4,630.55
Sum for 435							27,467.28
Sum Total							27,467.28

See Notes to Unaudited Financial Statements

Waterset North Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
435, 2493						
	435 General Fund	05/01/2026	Accurate Electronics, Inc.	141978	Clubhouse Poolside Exit Repair 5/26	511.00
	435 General Fund	05/01/2026	Brletic Dvorak, Inc.	2474	Engineering Services 05/26	1,080.00
	435 General Fund	05/01/2026	Card Accessories Company	4605224	Access Cards 05/26	763.15
	435 General Fund	05/01/2026	Castle Management, LLC	PREIM05-15-26-156	Payroll Period 04/25/26-05/08/26	7,568.92
	435 General Fund	05/01/2026	Castle Management, LLC	INS-0526-344	Insurance Reimbursement 05/26	851.06
	435 General Fund	05/01/2026	Cathleen Mary DeLuca	CD05262026	Board of Supervisors Meeting 05/26/2026	200.00
	435 General Fund	05/01/2026	Construction Management Services, LLC	307	Pergola Repair 05/26	1,100.00
	435 General Fund	05/01/2026	Cooper Pools Inc.	793	Pool Repairs 05/26	676.58
	435 General Fund	05/01/2026	Fishback Dominick LLP	127035	Legal Counsel 05/26	3,398.50
	435 General Fund	05/01/2026	Florida Department of Health Hillsborough County	29-BID-8543859	Pool Permit 05/26	275.00
	435 General Fund	05/01/2026	Florida Department of Health Hillsborough County	29-BID-8542791	Pool Permits 05/26	400.00
	435 General Fund	05/01/2026	Michael A Tobin	MT05262026	Board of Supervisors Meeting 05/26/2026	200.00
	435 General Fund	05/01/2026	Nvirotect Pest Control Service, Inc.	458227	Pest Control 05/26	690.00
	435 General Fund	05/01/2026	Nvirotect Pest Control Service, Inc.	394914	Pest Control 05/26	30.00
	435 General Fund	05/01/2026	Nvirotect Pest Control Service, Inc.	394913	Pest Control 05/26	515.00
	435 General Fund	05/01/2026	Patricia A. Cianci-Deckard	PD05262026	Board of Supervisors Meeting 05/26/2026	200.00
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	34130	Palm Tree Pruning 05/26	19,500.00
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	34136	Mulch Installation 04/26	95,000.00
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	34088	General Landscape Maintenance 05/26	2,837.38
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	34028	Landscape Maintenance 05/26	50,958.34
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	33891	Palm Tree Removal & Replacement 04/26	1,925.00
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	34148	Irrigation Repairs 04/26	2,019.54
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	34272	Landscape Maintenance 05/26	4,600.00
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	33871	Final 50% - Palm Tree Pruning Service Recovery from approved Proposal #3 04/26	9,750.00
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	33873	Final 50% Mulch Installation From Approved Proposal# 2 04/26	47,500.00
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	34155	Irrigation Repairs 04/26	344.00
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	34154	Irrigation Repair 05/26	126.14
	435 General Fund	05/01/2026	RedTree Landscape Systems, LLC	34247	Irrigation repair 05/26	1,747.64
	435 General Fund	05/01/2026	Signa Digital Solutions, Inc.	AR-S347478	Copier Maintenance Contract 05/26	298.05
	435 General Fund	05/01/2026	TECO	321000019844-060526	Utilities 04/26	466.27
	435 General Fund	05/01/2026	TECO	221008768089-060426	Electric Utility 05/26	783.73
	435 General Fund	05/01/2026	TECO	221009368202-060426	Electric Utility 05/26	264.32

Waterset North Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
435 General Fund	05/01/2026	TECO	6 221008743546-06042	Electric Utility Charges 05/26	310.85
435 General Fund	05/01/2026	TECO	6 321000019844-06052	Utilities 04/26	1,412.09
435 General Fund	05/01/2026	TECO	6 321000019844-06052	Utilities 04/26	915.10
435 General Fund	05/01/2026	TECO	6 321000019844-06052	Utilities 04/26	1,372.13
435 General Fund	05/01/2026	TJ Pyche	6 TP05262026	Board of Supervisors Meeting 05/26/2026	200.00
Sum for 435, 2493					260,789.79
Sum for 435					260,789.79
Sum Total					260,789.79

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

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

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice #AR00002916 totaling \$18,961.31 were received in June 2026.
6. Debt Service 200 Fund – Payments for Invoice #AR00002916 totaling \$3,875.42 were received in June 2026.
7. Debt Service 201 Fund – Payments for Invoice #AR00002916 totaling \$4,630.55 were received in June 2026.

Tab 25



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

Alvarez Plumbing and Air Conditioning
1623 S 51st Street, Tampa, Florida 33619
(813) 655-7520
Plumbing #CFC019219 / Air Conditioning #CAC1822951

BILL TO

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

ESTIMATE
262681514

ESTIMATE DATE
Jun 22, 2026

JOB ADDRESS

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

Project: 261813858

ESTIMATE DETAILS

CU-2 compressor replacement: Alvarez Plumbing & A/C responded to service request.

Technician observed: blown fuse and grounded compressor on Condenser unit #2
Serial # 122741UC3F

Recommend: replace the compressor and fuses

Any unforeseen issues will be addressed at time of finding.

SUB-TOTAL \$2,118.00

TOTAL \$2,118.00

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

CUSTOMER AUTHORIZATION

By signing or otherwise accepting, I confirm that I am the owner or authorized representative of the property, have read and agree to the attached Terms & Conditions, and authorize Alvarez Plumbing & Air Conditioning to perform the work described. I understand this is a good-faith estimate based on known conditions and that the final price may change if unforeseen conditions, material increases, or additional labor are required. I agree to pay all amounts due for work performed."

Optional footer lines you may keep beneath the estimate block:

- This estimate is valid for thirty (30) days from the date issued.
- A 50% deposit is required prior to scheduling.

Sign here

Date



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

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION: By authorizing service and/or signing, Customer authorizes Alvarez Plumbing & Air Conditioning ("Contractor") to perform the plumbing, HVAC, and related services described. Materials are new unless stated otherwise. Work is performed in a professional and workmanlike manner in accordance with generally accepted industry standards and applicable Florida codes in effect at the time of service. Changes, additional diagnostics, labor, or materials beyond the original scope may result in additional charges and may be approved verbally or electronically. Customer acknowledges that HVAC and plumbing systems may contain concealed, aged, or pre-existing conditions not discoverable prior to service. Contractor is not responsible for latent defects, pre-existing failures, code deficiencies, or conditions outside the authorized scope. Contractor is not liable for unavoidable damage to existing piping, ductwork, wiring, drywall, flooring, landscaping, utilities, or other property due to age, corrosion, scale, or concealed conditions, nor for delays caused by events beyond its control (including weather, material shortages, acts of God, strikes, or third-party errors). For permit and inspection purposes, once work is completed and the balance due is paid, the Contractor will coordinate an inspection date. The Customer is responsible for facilitating an inspection with 2-weeks of work completion and must ensure an individual at least eighteen (18) years of age is present on-site for the full scheduled day to provide access. Failure to provide access will result in rescheduling and applicable fees. Contractor is not responsible for implications that arise from customer's delay and/or refusal to allow inspection.

HVAC & PLUMBING DISCLOSURES Diagnostics identify probable causes only and do not guarantee discovery of all issues. Repairs address only approved components and do not guarantee remaining system life or performance. HVAC results may be affected by duct design, insulation, power, airflow, building conditions, or manufacturer limits. Plumbing systems may experience additional failures due to age, corrosion, pressure, or water quality. Photos, videos, readings, and documentation may be captured for quality control and communication.

ACCESS & CUSTOMER RESPONSIBILITIES Customer shall provide safe and reasonable access to all work areas, utilities, shutoffs, and mechanical spaces and identify private utilities and access points. Delays or additional labor due to restricted or unsafe conditions may result in added charges.

PAYMENT TERMS (FLORIDA) Payment is due upon completion unless otherwise agreed in writing and is not contingent on insurance or third-party reimbursement. Past-due balances (30 days) may accrue interest at the maximum rate allowed by Florida law. Customer agrees to pay reasonable collection costs, including attorney's fees and court costs, as permitted by law. Contractor may pursue all legal remedies, including lien rights where applicable.

LIMITATION OF LIABILITY To the fullest extent permitted by Florida law, Contractor's liability is limited to the amount paid for the specific service giving rise to the claim. Contractor is not liable for incidental, consequential, or indirect damages, including loss of use, comfort, or business.

CUSTOMER ACKNOWLEDGEMENT: Customer acknowledges the services described have been completed in a satisfactory and workmanlike manner. Customer has had the opportunity to review the work, ask questions, and raise concerns. Signature constitutes full and final acceptance of all work performed, materials provided, and charges incurred. These Terms & Conditions are incorporated by reference into the invoice and form a binding agreement.

GUARANTEES: Contractor provides limited warranties subject to proper use, operation, and maintenance. Repairs carry a thirty (30) day workmanship guarantee on labor for the specific repair performed. New equipment installations include a one (1) year parts and labor guarantee; manufacturer warranties apply thereafter. This warranty excludes consumable and normal-wear items, including filters, belts, capacitors, fuses, batteries, refrigerant loss not caused by installation defect, seals, gaskets, anodes, and similar components. Coverage does not apply to failures caused by misuse, abuse, neglect, lack of maintenance, improper operation, unauthorized modification, power surges, water quality, environmental conditions, acts of God, pre-existing conditions, or components not installed or repaired by Contractor. Warranty service is limited to correction of the covered defect only. No other express or implied warranties are provided except as stated herein or by the manufacturer. Alvarez's thirty (30) day residential stoppage guarantee excludes causes due to wipes, foreign obstructions, roots, or mechanical defects and does not apply to commercial properties.

Tab 26

Q.Q. #062326wnccdd

ACCURATE ELECTRONICS



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

June 23rd 2026
Pb/dp

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

ATTN: Heidy Torres
PHONE: 813-677-2114
E-MAIL: heidv.torres@castlegroup.com

RE: Replace damaged card readers on the mens & womens restrooms @ the pool per work order #27334 (Problem reported:
6/19/2026 AT 9:54AM VIA EMAIL BY HEIDY TORRES @ 813-677-2114 HEIDY REPORTS: I need to put a service order for the Landing Women's Restroom inside the pool area that is not working. Tech found I arrived on-site to troubleshoot the customer's issue with the Women's Pool area bathroom being stuck closed. I found that the card reader is not getting the correct voltage from the DSX panel. I wired the Women's Bathroom card reader to a separate power supply. The card reader worked once, then stopped. It appears that the card reader is damaged and needs to be replaced. I also found that the men's bathroom card reader is randomly working as well. I will be submitting a QQ for the replacement of both card readers for the men and women's bathroom card readers.

EQUIPMENT LIST:

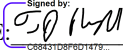
Qty	Scope of work replace	Cost	Disc price
2-	26bit standard proximity card readers	\$823.90	\$686.58
	Shipping:	Est.	\$35.00
	Labor to install & test:		\$590.00
	Total:		\$1,311.58

NOTE:

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

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED. **I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS LISTED ON THE BACKSIDE OF THIS PAGE.** THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

PLEASE SIGN & PRINT NAME AFTER SIGNATURE.

AUTHORIZED SIGNATURE: 
FOR: Waterset North CDD

PRINTED NAME: TJ Pyche

DATE: 6/23/2026

ACCURATE ELECTRONICS, INC. TERMS AND CONDITIONS

1. The seller, Accurate Electronics, Incorporated, proposes to sell materials and/or labor to the person(s) heretofore called Buyer(s)
2. **Payment.** Buyer promises to pay for all materials, labor, permits, etc., as contracted for at current rates.
3. **Payment Terms.** Payment terms are as stipulated on the signature acceptance page, unless otherwise agreed. If the job goes beyond 30 days, Seller reserves the right to reasonable progress billings. Completion shall mean substantial completion. Buyer may reserve from final payment an amount proportional to work not complete or work reasonably in dispute. Buyer explicitly agrees not to withhold relatively large sums of money earned by Seller due to relatively small items on the job still unresolved or incomplete. The specific intent of both Buyer and Seller is to reasonably compensate Seller for Seller's performance as work is installed.
4. **Sign-Off and acceptance.** When Seller has a date certain that work will be complete Seller will inform Buyer. At that point, Buyer agrees to have a qualified decision-maker inspect the project within three business days. At the time of inspection, Buyer will either accept the project or provide Seller with a punch list.
5. **Past Due Debts.** Any indebtedness that becomes past due is subject to interest charges at 1.5% per month and reasonable attorney's fees will be charged if attorney involvement in collection actions becomes necessary. Further, Seller reserves the right to withhold from Buyer products, labor or material and warranties as long as there are any outstanding debts owed to Seller or Buyer or entities related to the Buyer on this site or any other site associated with Buyer and for which Seller has contracted to provide products, labor or material, etc. Buyer understands and agrees that Seller may assert the aforesaid right to withhold a warranty even though Buyer's debts to Seller may not specifically relate to the product, labor or service to which the warranty applies. Should it be necessary to enforce this agreement the parties agree that the venue shall be in Pinellas County, Florida and that the prevailing party shall be entitled to all reasonable costs including reasonable attorneys' fees.
6. **Title.** Title to materials under this contract remains with the Seller until all indebtedness under the contract is paid. Once the debt is satisfied, title passes to Buyer.
7. **Repossessing.** Seller reserves the right to remove and repossess certain removable items in the event debts are not paid. Buyer understands and agrees that until Seller is paid in full hereunder for its services, the products and materials provided by Seller under this agreement shall remain personally under applicable law. Reasonable charges may be assessed, either out of funds already paid, or otherwise, for repossession costs.
8. **Warranty.** THE FOLLOWING WARRANTIES ARE THE ONLY WARRANTIES PROVIDED BY SELLER TO BUYER. SELLER SPECIFICALLY DISCLAIMS AND EXCLUDES ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANT-ABILITY AND FITNESS FOR A PARTICULAR PURPOSE. BUYER ACKNOWLEDGES AND AGREES THAT THE FOLLOWING CONSTITUTE THE ONLY WARRANTIES PROVIDED BY SELLER AND THAT SELLER HAS NOT MADE ANY REPRESENTATIONS OR PROMISES OTHER THAN THOSE CONTAINED IN THIS AGREEMENT.
 - a.) For a period of one year following the date of substantial completion of Seller's work described herein, Seller warrants that any electronic or electrical component installed by Seller shall BE in good and working condition. This does not cover routine maintenance such as re-tuning loop detectors or re-setting traffic loops. All warranty service to be provided during normal operating hours starting 30 days after the completion date. All labor will be billable for emergency service after 30 days regardless if parts are warranted by manufacture or not.
 - b.) For a period of one year following the date of substantial completion of Seller's work described herein, Seller warrants that any mechanical part or component installed by Seller shall be in good and working condition.
 - c.) In the event a part or component of Seller's installation is warranted by a third party (such as a supplier or manufacturer if the part or component) pursuant to a written warranty delivered to Buyer, Seller shall not be responsible for any failures, defects or non-conformities in such part or component and Buyer's remedies, if any, shall be limited to those set forth in the written warranty provided by such third party.
 - d.) Seller at no time shall be liable or responsible for replacing, correcting or repairing any item warranted hereunder if the item is damaged or made non-functional by acts, omissions, negligence, abuse or mishandling of Buyer, any third party, acts of nature or acts of God. I.E.: LIGHTING, FLOOD, POWER SURGE...
9. **Property Lines.** Buyer is solely responsible for locating property lines and it is agreed that representations by Buyer or Buyer's agents will be relied upon. Buyer shall hold Seller harmless for any damages resulting from that reliance. Seller will not survey the property.
10. **Underground items.** Buyer shall inform Seller of the existence and location of all underground lines or items that may be damaged by digging and it is agreed that representations by Buyer or Buyer's agents will be relied upon. Buyer shall hold Seller harmless for any damages resulting if Buyer fails to properly inform Seller of the existence and location of underground items that may be damaged. Owner is always responsible for moving or repairing irrigation lines in the way of construction.
11. **Demolition.** If your project involves the demolition of concrete pads, trenching across a driveway where traffic loops are located there is always the possibility for collateral damage to wiring under ground or inside the concrete pad being removed. AE will take every precaution to preserve all wiring. IF damage does occur or we find underlying damage that was unforeseen, there will be an additional charge to install new wiring.
12. **Delay.** When construction is suspended at the request of Buyer, Buyer agrees to reasonably compensate Seller for the additional expenses of loading trucks, and time and travel, etc., if additional expenses are incurred.
13. **Service by Non-Accurate Personnel.** If systems installed and warranted by Seller are serviced by personnel unauthorized by Seller, warranties may be voided at the discretion of Seller.
14. **Interruptions of the Contract.** Seller is not responsible for interruptions of inability to fulfill the contract for circumstances beyond the control of the Seller. The circumstances include, but are not limited to the following: Requirements of any government or regulatory agency, acts of god, such as fires, floods, strikes, labor difficulties, transportation difficulties, war or acts of national defense
15. **Indemnification:** Accurate Electronics, Inc. will not be held responsible in any circumstance for gate closure on pedestrians and or vehicles. Owner understands that automated gate systems are electro-mechanical devices that can fail at any time. Owners, residents, visitors, contractors, renters and all other personnel that use the automated gate system do so at their own risk. Accurate will not be responsible for delayed or denied access to emergency personnel or vehicles through gates or access doors.
16. **All sales are final upon contract acceptance:** A 25% restocking fee for canceled orders on non-custom equipment only. Custom ordered equipment is not returnable or refundable. Changes in contract are subject to a \$350.00 change order fee. Failure to pay the deposit within 30-days will result in contract being void, prices no longer valid and a \$500.00 contract close out fee.