Rizzetta & Company

Waterset North
Community Development District

Board of Supervisors' Meeting
August 25, 2026

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

www.watersetnorthcdd.org

Professionals in Community Management

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

August 18, 2026

REVISED AGENDA

Dear Board Members:

The regular meetings of the Board of Supervisors of the Waterset North Community Development District will be held on **Tuesday, August 25, 2026, at 6:00 p.m.** at the Landings, located at **7012 Sail View Ln, Apollo Beach, FL 33572.**

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
   - **A.** District Counsel
     - **i.** Consideration of Sunrise Settlement Agreement ..... Tab 1
   - **B.** District Engineer
   - **C.** Landscape & Irrigation
     - **i.** Presentation of Community Asset Management Report ..... Tab 2
     - **ii.** Landscape Contractor Update and Proposals
     - **iii.** Landscape Contractor Responses
     - **iv.** Irrigation Report
   - **D.** Aquatics Lake Management
     - **i.** Presentation of Waterway Inspection Report..... Tab 3
   - **E.** Clubhouse Manage
     - **i.** Presentation of Community Director Report..... Tab 4
     - **ii.** Consideration of Re-Striping Parking Lot Proposals .....Tab 5
     - **iii.** Consideration of Tampa Bay Window Cleaning EST No. 000236 .....Tab 6
   - **F.** District Manager
     - **i.** Presentation of District Manager Report ..... Tab 7
     - **ii.** Presentation of 2nd Quarter Website Audit ..... Tab 8
4. **BUSINESS ITEMS**
   - **A.** None
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of the Minutes of the Board of Supervisors Regular Meeting held on July 28, 2026.....Tab 9
   - **B.** Ratification of Operation & Maintenance Expenditures for July 2026..... Tab 10
   - **C.** Consideration of the Financial Statement for June and July 2026 ..... Tab 11
   - **D.** Acceptance of Fiscal Year 2025 Financial Audit ..... Tab 12
   - **E.** Ratification of Redtree Proposal for Tree Removal ..... Tab 13
   - **F.** Ratification of Redtree Proposal for Tree Staking..... Tab 14
   - **G.** Ratification of Redtree Proposal for Controller (B-1) Replacement for Irrigation..... Tab 15
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

SETTLEMENT AND RELEASE AGREEMENT

This Settlement and Release Agreement ("Agreement") is entered into by and between SR Landscaping, LLC d/b/a Sunrise Landscape, a Florida limited liability company ("Sunrise") and Waterset North Community Development District, a local unit of special-purpose government established pursuant to Chapter 190 , Florida Statutes, located in Hillsborough County, Florida ("Owner") as of the date last executed by the Parties below ("Effective Date"). Sunrise and Owner are hereinafter collectively referred to as "the Parties."

RECITALS

1. Sunrise and Owner entered into a Landscape and Irrigation Maintenance Services Agreement dated September 1, 2021 (as amended by the Parties' subsequent executed change orders, the "Contract"), pursuant to which Sunrise agreed to provide labor, material, and services to Owner at Owners' property ("Property") pursuant to the Contract, in exchange for Owner's payment to Sunrise pursuant to the Contract.

2. A dispute arose between Sunrise and Owner regarding Sunrise's claim to Owner for final payment alleged to be owed pursuant to the Contract ("Payment Claim") and Owner's claim regarding alleged issues with Sunrise's performance of services pursuant to the Contract and the CDD incurring alleged monetary damages for costs to repair the Property resulting therefrom ("Performance Claim") (the Payment Claim and Performance Claim are referred to collectively herein as the "Claims").

3. The Parties dispute each other's Claims, i.e., Owner disputes Sunrise's Payment Claim and any responsibility for payment of monies to Sunrise pursuant to the Contract or otherwise, and Sunrise disputes Owner's Performance Claim and any responsibility to Owner for alleged damages resulting from Sunrise's provision of labor, materials, or services (or any alleged lack thereof) pursuant to the Contract or otherwise.

4. Notwithstanding the Parties' respective positions concerning the merits of the Claims and the legal responsibility for any damages associated with the Claims, the Parties desire to fully resolve all matters arising out of or relating to the Claims, the Contract, and Sunrise's work on the Property.

NOW, THEREFORE, in reliance on the recitations and considerations including those set forth herein, the adequacy and sufficiency of which are hereby acknowledged by the Parties to this Agreement, the Parties hereby covenant and agree as follows:

A. Settlement Payment. In consideration for the release set forth in paragraph B below, and the other covenants contained herein, the Parties agree to the following in full and final resolution of the Claims as follows:

(i) Within ten (10) days after Owner's receipt of Sunrise's executed signature page to this Agreement via counsel, Owner shall deliver to Sunrise via counsel, its executed

signature page to this Agreement and a check payable to Sunrise in the amount of Thirty Nine Thousand Dollars and 00/100 ($39,000.00) ("Settlement Payment").

B. Mutual Release. In consideration of the Settlement Payment and the other promises and obligations set forth herein, the adequacy and sufficiency of which are hereby expressly acknowledged, upon full execution of this Agreement and Sunrise's receipt of the Settlement Payment, Owner and Sunrise, on behalf of themselves, their heirs, agents, assigns, subcontractors, and materialmen, hereby remise, release, acquit, satisfy and forever discharge each other, and their respective subcontractors, subsidiaries, employees, officers, directors, board members, supervisors, managers, members, affiliates, attorneys, agents, heirs, successors-in-interest, assigns, insurers, and reinsurers, from any and all claims, demands, damages, debts, obligations, judgments, bonds, contracts, agreements, warranties, rights, suits, attorneys' fees, costs, expenses, and causes of action, and liabilities of every kind, whether known or unknown, foreseen or unforeseen, accrued or not yet accrued, based on latent defects or patent defects, whether in law or in equity, whether based in tort, contract or any other statutory, common law or other legal theory of recovery, including but not limited to, claims for property damage, including loss of use and personal property, medical expenses, loss of income, bad faith (statutory and common law), breach of contract, any other losses or damages, both compensatory (general and special) and punitive or exemplary, that they ever had since the beginning of time, now have or hereafter may have, arising out of or in any way relating to the Claims, the Contract, or which arise from or relate in any fashion to the Sunrise's work on the Property; provided, however, that this release shall not extend to claims by third parties for personal injury or bodily injury arising from Sunrise's negligent acts or omissions on the Property. Owner is presently aware of no claims asserted by third parties for personal injury or bodily injury arising from Sunrise's acts or omissions on the Property.

D. Counterparts. This Agreement may be executed in multiple original counterparts, each of which shall be enforceable against the Party signing it. A facsimile or electronic copy of this Agreement and any signatures hereon shall be considered for all purposes as originals.

E. Laws. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements and understandings. Nothing in this Agreement shall constitute an admission of liability by either Party.

IN WITNESS WHEREOF, the Parties, through their authorized representatives, have carefully read the foregoing Agreement and know the contents thereof, fully understand and agree to its terms and have signed the same as their own free act and deed after being vested with full authority to execute same.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK; SIGNATURE PAGES TO FOLLOW]

CAUTION: READ BEFORE SIGNING

THE UNDERSIGNED HAS CAREFULLY READ THIS SETTLEMENT AND RELEASE AGREEMENT AND EXPRESSLY ACKNOWLEDGES THAT IT FULLY UNDERSTANDS AND AGREES TO ALL OF ITS TERMS AND HAS SIGNED THIS SETTLEMENT AND RELEASE AGREEMENT OF ITS OWN FREE AND VOLUNTARY ACT AFTER HAVING THE SAME EXPLAINED TO IT BY ITS COUNSEL, CONSULTANTS OR REPRESENTATIVES, OR HAVING THE OPPORTUNITY TO DO SO.

SR Landscaping, LLC d/b/a Sunrise Landscape, through its authorized representative, has carefully read the foregoing Settlement and Release Agreement and knows the contents thereof, and has signed the same as his own free act and deed.

SR Landscaping, LLC d/b/a Sunrise Landscape

Mark McCormick
By (Print Name): _Mark McCormick_____
Title: __President _____
Date: __08/14/2026 _____

CAUTION: READ BEFORE SIGNING

THE UNDERSIGNED HAS CAREFULLY READ THIS SETTLEMENT AND RELEASE AGREEMENT AND EXPRESSLY ACKNOWLEDGES THAT IT FULLY UNDERSTANDS AND AGREES TO ALL OF ITS TERMS AND HAS SIGNED THIS SETTLEMENT AND RELEASE AGREEMENT OF ITS OWN FREE AND VOLUNTARY ACT AFTER HAVING THE SAME EXPLAINED TO IT BY ITS COUNSEL, CONSULTANTS OR REPRESENTATIVES, OR HAVING THE OPPORTUNITY TO DO SO.

Waterset North Community Development District, through its authorized representative, has carefully read the foregoing Settlement and Release Agreement and knows the contents thereof, and its representative has signed the same as his/her own free act and deed.

Waterset North Community Development District

_____
By (Print Name): _____
Title: _____
Date: _____

Tab 2

WATERSET NORTH

COMMUNITY ASSET MANAGEMENT REPORT



August 16, 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 September, all St. Augustine turf shall receive an application of 2000 lbs. (40 – 50 lb. bags – (although the supplied fertilizer application form states “liquid”)) of a summer blend fertilizer containing iron, Mn & micros. Their form also calls for a slow-release Nitrogen for all Celebration Bermudagrass turf, but Hillsborough County is still in a “N” blackout through September. The form also states Bio Iron Plus (please confirm). Seventeen (17) 50 lb. bags = 850 lbs.

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. It was determined that the irrigation zone providing water to the Viburnum hedge along the east property line south of Big Bend Road (BBR) had a cut wire at the solenoid, but that the wire has now been reconnected. Currently, several large sections of the hedge have been removed. (Pic 1)



2. The Texas Sage on the Waterset Blvd. (WSBlvd.) near the Publix entrance needs to be lowered to a height of no greater than 24” above curb. (Pic 2>)

3. Landscape beds along the west side of WSBlvd. south of Publix. (Pic 3>)





Waterset Blvd., Trail & Pond 1, The Landing

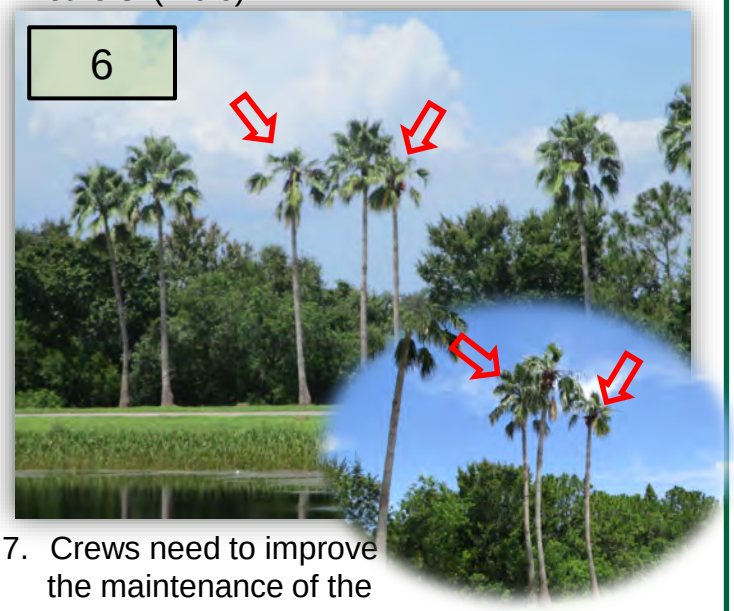
4. These Bougainvillea beds, one on the WSBlvd. median and one north of Pond 1, are both partially dead, not maintained at consistent heights and contain a lot of Cogongrass like weeds. (Pics 4a & b)





5. This planting bed on the northern bank of Pond 1 appears to have been recently sprayed with an herbicide which has not only killed some of the invasive weeds but also damaged some of the ornamental grasses. However, many weeds still remain (Wild Bushbean, Bitter Melon Vine, etc.). There is also a struggling Red Maple in the background. (Pic 5>)

6. We'll monitor another Washington Palm (or two) on the west side of the trail north of the Landing closer to the totlot area. The crown appears to be struggling compared to the others. (Pic 6)



7. Crews need to improve the maintenance of the ground plain below not only these palms but the palms south around Pond 15.

8. With all the recent rains (several deluges) are the rain shutoff devices working properly? In many areas of standard, flat common areas turf, I am sinking as I walk.

9. RedTree to remove this large tree limb near the lift station NE of the Landing. (Pic 9>)



10. Two Brazilian Peppers in the natural area north of the Landing parking lot need to be cut back and disposed of. (Pic 10>)

The Landing

11. A few months ago, I reported several Podocarpus at the Landing parking lot that were browning. Now, the dead material has been removed, and we are faced with gaps in our hedge. If these do not fill in, we need to look at replacements. (Pic 11)







12. There are a lot of turf weeds between the Landing pool deck and the trail as well as between the pavilion and the trail. The lawn behind the Landing is also very weedy as well as between the Landing and the pool, and inside the pool fencing. (Pics 12a & b)





13. I still feel there are too many weeds and too many dead Dwarf Asian Jasmine in the sloped bed between the Landing center lawn and pool deck. Some plants were installed after many were killed off, but there are still a lot of bare spots. (Pic 13>)

14. Beneath the two Bismarck Palms inside the pool fencing, nearly the entire bed space underneath the crown is full of the Bismarck Palm fruits. (Pics 14a & b>)

15. In conjunction with Item No. 12, this is the turf behind the Landing – quite weedy with spurge and Chamberbitter-like weed. (Pic 15>)









16. This volunteer Oak needs to be removed from the Thryallis/Palm grouping near the lift station. (Pic 16)



17. Herbicide damage is evident in these ornamental grasses north of the east Montessori School. Not only that, but there is now a lot of dead weed growth cluttering the mulch bed edge. (Pic 17>)

18. These patches of turf between the Landing gym and the parking lot are nothing but weeds. (Pics 18a & b>)

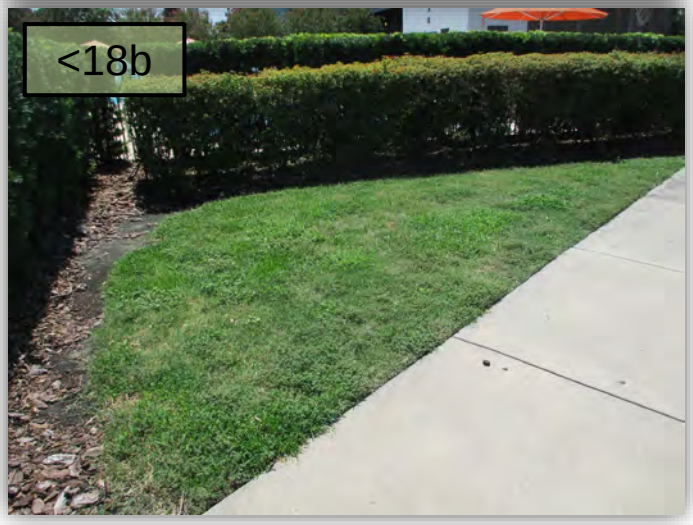
19. Many Red Maples surrounding Pond 2 are moderately defoliating. We may need to remove these in the coming months.

Covington Stone Avenue, Waterset Blvd., Current Park

20. Hand pull grassy weeds from the Covington Stone cul-de-sac as well as the Covington Stone median at WSBlvd. Dwarf Asian Jasmine is still being allowed to grow over the curb and gutter.





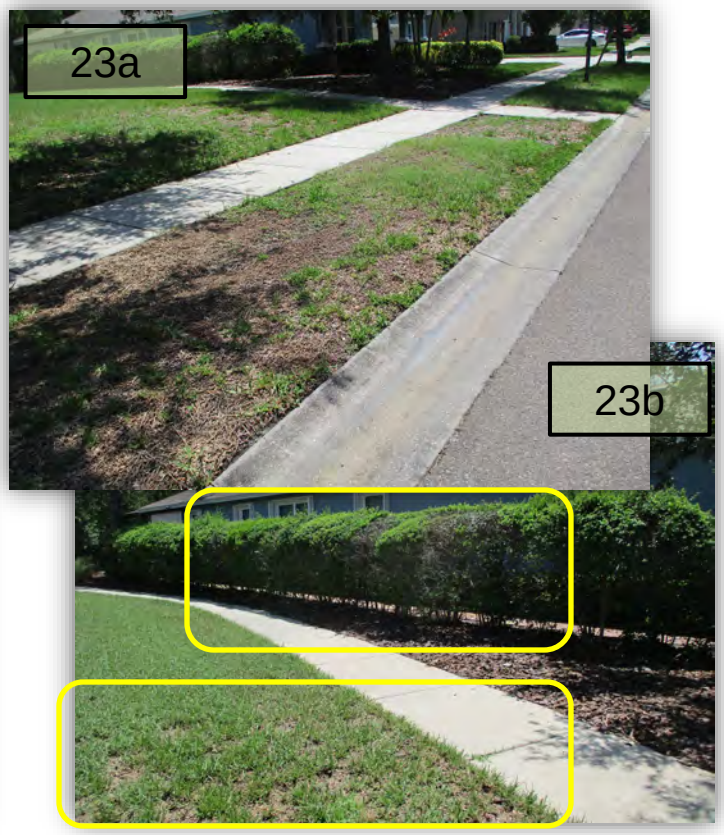


21. Both the Podocarpus and the Variegated Confederate Jasmine needs to be trimmed on the WSBlvd. median at Covington Stone Ave.

22. Diagnose new areas of bare turf forming in Current north. Treat accordingly. (Pic 22)



23. Dying turf is expanding in Current Park and its ROW. Simpson's Stoppers are also beginning to fail. Diagnose and treat accordingly. RedTree has reported it's being treated twice monthly for chinch bugs. (Pics 23a & b)



Current Cul-de-sacs, Phase 1 & 2 Buffer, Flowerpot Park

24. Turf at Current South is not improving with the rains. **At the end of this report, I will include RedTree's responses from last month regarding turf concerns throughout the community.**(Pic 24)



25. Top the Simpson's Stoppers in Coqui Park.

26. Treat weeds in the pebble beds inside Coqui Park.

27. The entire turf area between Phase 1 & 2 needs to be mowed, or line trimmed along the fences. Turf is quite high between the tree line and fence.

28. Maintenance is still lacking behind the homes on the north leg of Old Benton. We also have another dead tree. (Pic 28)



29. It appears the large open turf area on the west side of Park Strand between Phase 1 and 2 was not mowed the week of August 10th. Turf was quite tall from fence to trail on the south side. We did receive an email showing a couple areas under water, but they appeared to be on the east side of Park Strand. Were attempts made to re-visit this area? See Scope of Services below.

EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

30. Plant beds inside Flowerpot Park are weedy including Torpedograss. Not only the plant beds, but also the gravel pass-thru walkway. (Pics 30a & b)





Flowerpot Park, Milestone, Maiden Sea

31. According to the response from the July 20th report, Torpedograss was treated on the east side of Flowerpot Park. (Pics 31a & b)





32. The ornamental grasses on Milestone under the power lines (mostly on the south side) are weed-infested.

33. The pond bank behind the homes on Maiden Sea is still overgrown. This pond bank is to be mowed weekly. (Pic 33>)

34. There is a Wax Myrtle in the Maiden Sea/Knowledge buffer that is ¾'s dead. Trim out dead growth.

35. The sideyard beds at Alabaster Stone and Maiden Sea are all very weedy. There are also tall weeds in all the dead turf on both sides of Milestone.

36. Remove dead plants from the buffer behind the homes on the south leg of Maiden Sea. Also, the ground plain of this buffer remains very weedy.

37. The Railroad Vine has been allowed to grow a couple feet past the curbing of the Maiden Sea buffer. But the Better John Bottlebrush have been replaced. Was the irrigation also adjusted to accommodate the new plantings? Remove palm boots from the Better Johns. (Pic 37)



38. Hand pull Brazilian Peppers from the plant beds in Salt Creek and diagnose why Variegated Confederate Jasmine is failing. (Pic 38>)

39. Remove weeds from the newly planted Variegated Confederate Jasmine around the



Blue Sail Porkchop Park, Crest Point Park, Ebb Tide

Liberty Tree in Blue Sail porkchop park and all other beds. (Pic 39)



40. Treat turf weeds in Crest Point Park.

41. In the same location as last month, there is water standing on the sidewalk adjacent to a cluster of irrigation valves. Could there be a valve leaking when the system runs? Although, the valves themselves were not under water. (Pic 41>)



42. The turf surrounding the pond on the north side of Havensport was 8” – 10” tall. (Pic 42>)

43. The bed on Brevada at the end of the pond between Ebb Tide and Havensport is very weedy – tall weeds above the ornamental grasses.

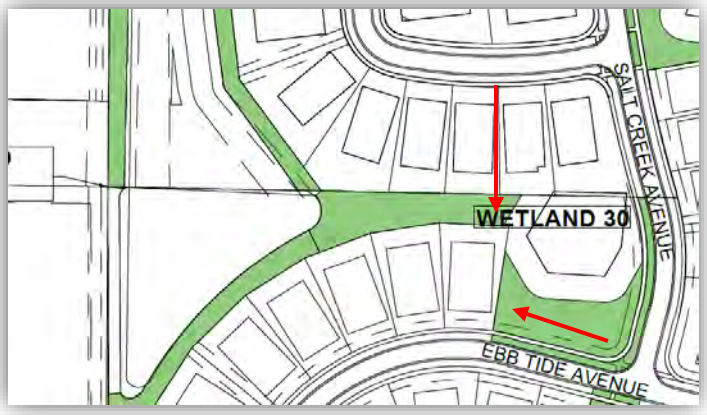
44. Crews cannot allow this tract between the side wetland and rear swale and the residence on Ebb Tide fill in. It needs to be mowed each week, and wetland material needs to be cut back (Pic 44 and inset next page)







Ebb Tide, Paradiso, Shadowlake, Waterset Blvd. South



45. The pond bank turf on the north side of Paradiso between Ebb Tide and Shadowlake is the same tall height as the pond north of Havensport.

46. Has this turf been inspected for Mole Crickets underneath the streetlight on the north side of Paradiso approaching the west leg of Shadowlake? (Pic 46)



47. Also, the north ROW of Paradiso does not appear to have been mowed as well since there is not only tall turf, but taller weeds. (Pic 47>)

48. Turf runners are coming over the curb and gutter on the NW corner of WSBlvd. and Paradiso.

49. The Shadowlake ROW turf is extremely weedy as is the SW cul-de-sac.

50. The west side of Shadowlake also does not appear to have been mowed. (Pics 50a & b)



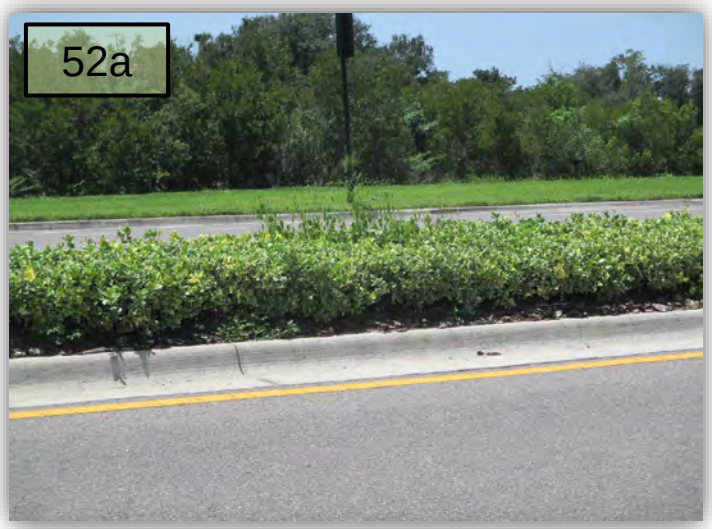


51. The Variegated Confederate Jasmine bed on the WSBlvd. median south of Paradiso is overgrown but also loaded with tall weeds like Cupid's Shaving Brush and Wild Bushbean.



Paseo Al Mar

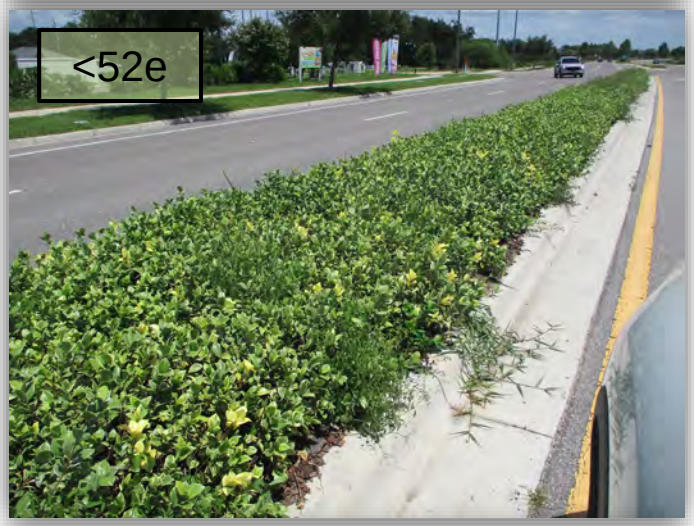
52. Hand pull tall weeds that still remain in most beds on the Paseo Al Mar (PAM) medians from Milestone to Covington Garden Drive. (Pics 52a – r>>>)













Paseo Al Mar





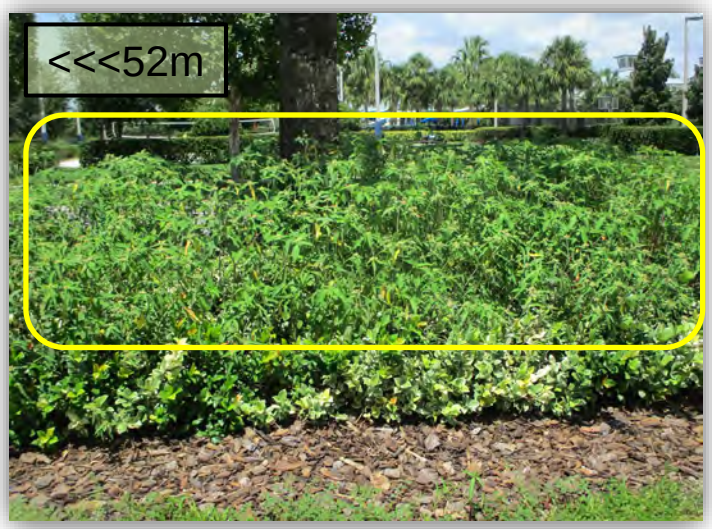


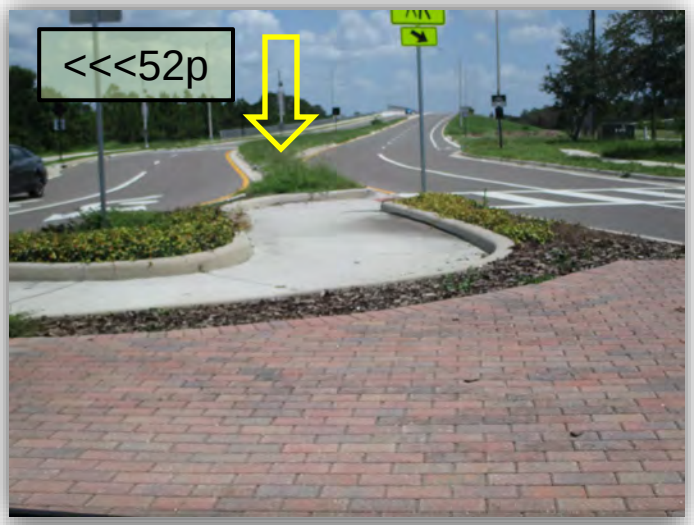






Paseo Al Mar













Paseo Al Mar Roundabout, Paseo Al Mar, Tire Park

53. Is irrigation working properly on the PAM/Covington Garden Drive (CGD) roundabout? Even the Bismarck Palms appear to be wilting.

54. The Bougainvillea in front of the CGD trellises are overgrown.

55. These Dwarf Firebush on the PAM median between Paradiso and CGD need to be maintained at around 24” – 30”. (Pic 55)



56. What has occurred with this section of Sweet Viburnum on the north side of PAM behind the second house east of Paradiso? RT reports there is no issue with irrigation and no sign of fungus. But it is much thinner this month. (Pic 56)



57. All plantings along the trail throughout what is referred to as “Tire Park” on the north side of Paradiso and the west side of WSBlvd. need to be trimmed and reduced in size as well as lifted above the trails. (Pics 57a – d)









Lantern Park

58. Trim down and back, the Jasmine and the Dwarf Firebush in Voyager's Park.

59. The condition of Lantern Park is improved over last month but is still very weedy, including turf. (Pics 59a – i>>)













Lantern View Park







56. Pick up and dispose of all palm boots in the Lantern View lawn and plant beds.

57. Reduce the size of the Dw. Firebush and keep them off the sidewalk in Lantern View Park. (Pic 57>)

58. The interior pavers inside Lantern View Park need to have expansion joint weeds removed and the Nutsedge eradicated from the beds. Beds aren't defined. (Pic s 58a & b)







Lantern View Park, Lakeside Amenity

59. I asked for the Golden Dewdrops in Lantern View Park to be cut back last month. The previous month they had been hard cut and had started putting out long, random shoots and I wanted them to be tightened up. They reported that they had been tipped. Some are still up in the Crape Myrtles. (Pics 59a & b>)



60. The east bed of Lantern View Park needs to be detailed. (Pic 60)



61. Trim up the Confederate Jasmine in the blue decorative pots inside the Lakeside Amenity entrance gate. Keep them full on the top.

62. The Jatropha inside the Lakeside Amenity gate still need to be pruned back so they are as full and compact as those in Lantern View Park. (Pic 62>)



63. Yes, this “turf”, although mostly weeds now, on the back side of the splash pad is soggy and not mowable, but in areas as highly trafficked as this one is, line trimming should be performed to at least keep the weed growth down. (Pic 63)





Lakeside Amenity

64. Beds surrounding the Rock-n-Roll Bowl are full of Torpedograss and dead material that needs to be cut out. (Pics 64a – d>)









65. These Dw. Firebush outside the rear fence of the Lakeside Amenity should be removed. I do not see them coming back (Pic 65a & b>)



66. Just like the other side of the Lakeside Amenity behind the splash pad, the totlot area should never be allowed to get in this condition. (Pic 66>)



Lakeside Amenity, Shore Vista & Meeting house

67. I'll look again next month since Hong Kong Orchids sometime play Possum, but this tree at the front of the Lakeside Amenity is completely defoliated. (Pic 67)



68. Can the fountains be dialed back inside the front splash pad. I did observe water actively coming through the landscape beds and across the sidewalk into the parking lot. If you recall, we had a slick and slimy condition here a couple months back. Water is collecting in front of the rock pile adjacent to the splash pad and then making its way through the landscaping. (Pic 68>)



69. The exercise station in front of the Lakeside Amenity is in a very weedy condition. (Pic 69>)

70. Treat Nutsedge in the west ROW turf of Shore Vista.

71. The beds where Shore Vista meets Meeting House need to be cut back off the sidewalks and weeded. Once again, the Bougainvillea is very overgrown. (Pic 71)







Meeting House, Covington Garden Drive, Tideline

72. These Dwarf Firebush between the sidewalk and roadway on Meeting House need to be kept much lower for visibility. Also, runners are coming over the curb and gutter on Meeting House and there are foot tall Nutsedge in the turf. (Pic 72)



73. Lower the Sweet Viburnum hedge on the west side of CGD between Lantern Park Drive and PAM. Also, establish a better terracing just like we are doing in the Central District. 1' over fence for the rear hedge and about 18" below that for the front hedge. (Pic 73)



74. There is no detailing around pond bank trees – each tree has nearly a full ring of 18" tall weeds and grasses.

75. Turf weeds need to be treated in the Colmar Park open lawn.

76. Many of the beds on both sides of CGD between Lantern Park Dr. and Parkshore are full of Torpedograss and weeds. (Pic 76)



77. Feijoa beds in front of the Wave's End Park mail kiosk are weedy.

78. This is the sideyard buffer bed adjacent to the first house on Tideline from CGD. From the July response, it has been detailed. (Pic 78)



79. Tideline Park is back to being very weedy again – Torpedograss and dead Flax Lily. (Pics 79a & b>)

80. All pocket parks on the west side of Tideline have weeds and other encroachments into the beds.

Tideline, Nestall, Milestone/Covington Garden Dr. Park

81. The Mammy Croton beds along the sidewalk at Tideline/Windport Park are very weedy. (Pics 81a & b)





82. There are yellow areas forming in the Nestall turf again. I would treat this ASAP as this is a chronic issue with this cul-de-sac. (Pic 82)



83. Remove water shoots from the Crape Myrtles in Milestone/CGD Park. Eradicate and remove the Torpedograss within the Pringle's Podocarpus bed at the trellis. (Pic 83>)

84. Eradicate expansion joint weeds in the sidewalks referenced in the park above. (Pic 84>)

83. Remove dead shrubs from the back side of the Milestone/CGD Park.

84. Remove this Brazilian Pepper from the plantings at the wave wall in the Milestone/CGD Park. (Pic 86>)





Milestone/Covington Garden Drive Park, Covington Garden Dr.

87. Is RedTree continually spraying this Torpedograss in front of the Milestone/CGD wave wall with RoundUp to help permanently eradicate it? Perfect opportunity while the bed is empty. (Pic 87>)









88. Behind the first house after turning south on CGD from Milestone, the bed remains full of weeds. (Pic 88)



89. Remove Brazilian Pepper and vines from Sabal Palm trunk – west side CGD. (Pic 89)



Covington Garden Drive, Hourglass Park

90. Several Cedars and Sabal Palms along the west buffer along CGD south of Milestone still have vines smothering them or climbing their trunks. (Pics 90a – c>)





91. There are weeds a foot taller than the ornamental grasses on the north side of Futura on the west side of CGD.

92. The Variegated Confederate Jasmine beds in the Hourglass Porkchop Park contain a lot of the Cupid's Shaving Brush weed.

93. In the southern portion of Hourglass Park by the big lake, there is Torpedograss a foot tall in the Jasmine and Podocarpus. The Confederate Jasmine is overgrown. (Pic 93>)



94. Another turf area at the southern portion of Hourglass Park not improving with the rains. (Pic 94)



95. Eradicate sidewalk expansion joint weeds in the south end of the northern portion of Hourglass Park.



Hourglass Park

96. Taken from the response to July's report – ***"All beds have been sprayed and weeds have been pulled"*** – referring to the landscape beds under and around the Hourglass Park trellises and fountain.





97. On the following page are more pictures of the beds in Hourglass Park. (Pics 97a – e>)









Hourglass Park







98. Torpedograss is growing in and through the Pringle's Podocarpus at the trellis on the north portion of Hourglass Park. (Pic 98>)





99. The next page contains pics of Bowspirit Park. The turf condition here too, is being blamed on the drought conditions, however, this turf was at least green and healthy up to June 20th report. This occurred between then and July 10th. We've received 8" + rain since June.



Bowspirit Park

However, turf isn't the only issue in this park as the Dwarf Asian Jasmine beds are very weedy and Crapes are full of water shoots. (Pics 99a – f)













Bowspirit Park, Milestone & Waterset Blvd., Shell Park

100.Make sure crews mow or line trim this entire pond bank 19/Sump G every week. This is on the NW side of Bowspirit Park. (Pic 100)



101.The ornamental grass bed on the west side of Mayport north of Milestone is full of Torpedograss. (Pic 101)



102.Also, the bed of Variegated Confederate Jasmine up by the wave wall on the NE side of Milestone and WSBlvd. is full of Torpedograss and Wild Bushbean. (Pic 102>)

103.Shell Park path is covered in grassy weeds. (Pic 103)



104.Does anyone know how the deep ruts got in place on both sides of the WSBlvd. median parallel with the curbing? They are south of Covington Stone Avenue. Can RedTree attempt to correct them or at least provide a proposal to unless it was RT that caused the damage – but I am not sure.

105.The landscape beds on the WSBlvd. median near the same area as above are inundated with Torpedograss.

106.The Confederate Jasmine on the WSBlvd. median north of Covington Stone need to be trimmed.



Proposals

1. RedTree to provide a proposal to completely remove this dead Royal Palm and replace with a “like” Royal Palm with the same height of grey wood as the existing palm as well as the same overall height – 24’+. Proposal must include the construction of an earthen saucer 8” – 10” tall surrounding the rootball as well as a fully operational flood bubbler. (Pic 1)



2. RedTree to provide a proposal to flush cut another dead Washington Palm on the west side of the trail north of the Landing. In the same area, but behind the trail, there is a dead Pine tree that should also be cut up. Since it is in a natural area, I would prefer that a Pine snag 12’ – 15’ tall be left behind for wildlife habitat and that the remaining pine be cut up into much smaller pieces and left in the wooded area. (Pic 2)



3. RedTree to provide a proposal to flush cut these failed Hong Kong Orchids on the SE corner of Pond 3 north of Covington Stone Avenue. Make sure any irrigation is capped below ground and paint the remaining trunk with Garlon to prevent re-growth. Add Bahia turf and fill dirt as required. (Pic 3)



4. RedTree to provide a proposal to flush cut this dead Red Maple on the north side of the homes on the north leg of Old Benton. After tree is gone please cut and crimp the irrigation drip lines below ground and please go to another tree that was previously cut down and do the same thing. Add Bahia turf and fill dirt as required.(Pic 4)

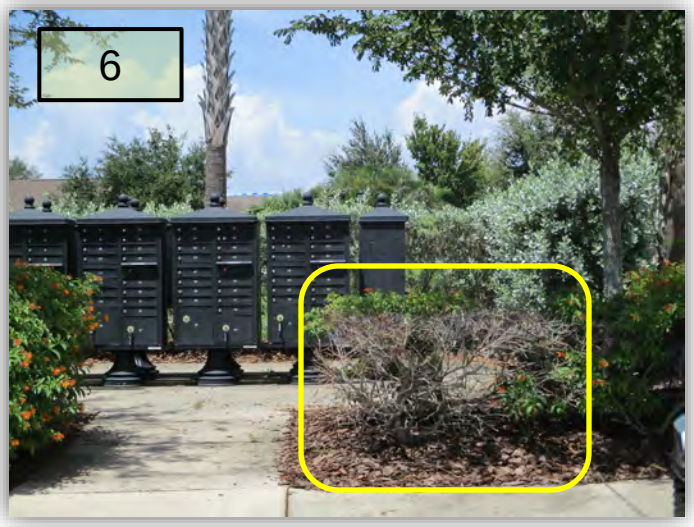


Proposals

5. After narrowing in and eradicating the cause of death of these Sweet Viburnum on the north buffer of PAM east of Paradiso, RedTree to provide a proposal to replace these dead plants with 15 Gal., FULL Sweet Viburnum, *Viburnum odoratissimum* using existing spacing. (Pic 5)



6. RedTree to provide a proposal to remove these failed Dw. Firebush at the Heirloom mail kiosk and replace with up to four (4), 3 Gal., FULL, Dw. Firebush, *Hamelia patens "glabra"* – **NOT** the true native Dw. Firebush. (Pic 6)



7. Can RedTree attempt to straighten a couple Oaks in the Colmar open lawn that have reverted to leaning? (Pics 7a & b>)

8. Redtree to provide a proposal to flush cut a dead Red Maple at the back side of the Milestone/CGD Park. Include any necessary fill dirt and Bahia turf as required. Crimp and place drip line below grade. (Pic 8)







Proposals

9. RedTree to provide a proposal to replace a dead Sweet Viburnum behind the second house north of Tideline on the west side of CGD. Use a 15 Gal., FULL *Viburnum odoratissimum.* (Pic 9)



Tab 3

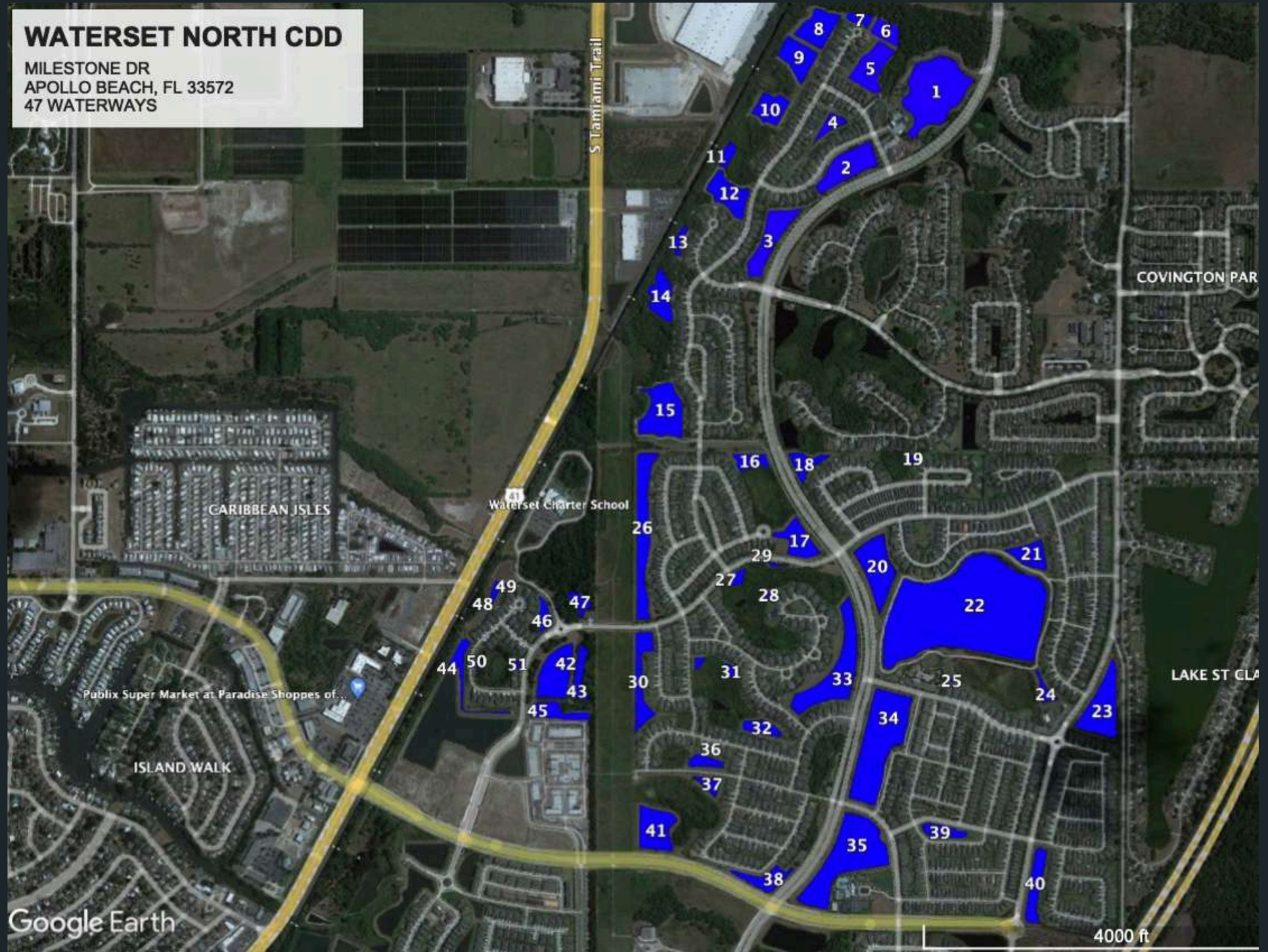
Sitex Aquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

AUGUST, 2026




WATERSET NORTH CDD
MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS
S Tamiami Trail
CARIBBEAN ISLES
Waterset Charter School
Publix Super Market at Paradise Shoppes of...
ISLAND WALK
COVINGTON PAR
LAKE ST CLA
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Google Earth
4000 ft

SUMMARY:

The well needed rain is finally coming and extremely appreciated. During this time we hope to see water levels increase tremendously over the next several weeks and bring us back to those high water marks. With this rain we'll see an increase of trash that has compiled in the storm drains from lack of rain water flow. We will be diligent as we go attending to the influx of trash.



Pond #1 Treated for Pond weed and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.

Tab 4

WATERSET®



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

Community Director Report
August 2026 Meeting

CASTLE GROUP
Unparalleled Property Services

Administrative

CDD Access Requests: None

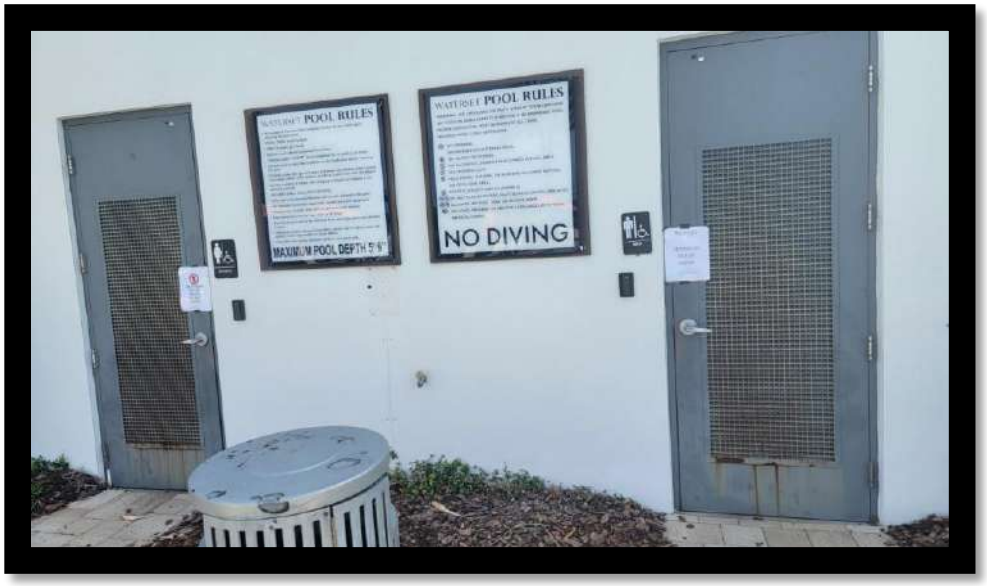
Management contacted Fish Window Cleaning, No Streaking Professional Window Cleaning, Tampa Bay Window Cleaning, and Big and Little Window Washing Services to request proposals for exterior window cleaning services at The Landing.

Management reached out to C&N Construction, Elite Fishhawk Painting, and Dynamic Painting to request proposals for the repainting of the exterior pillars at The Landing.

Management provided the District with information regarding an incident that occurred at The Landing on Friday, August 7th, along with the associated case number.

Maintenance

The Maintenance Team sanded and removed rust from the doors at the Single Stall Landing Pool men's and women's restrooms and repainted the doors.




WOMEN






NO DIVING

The maintenance team resecured the wood seating at the monument behind the Landing while we await for the permanent repairs to be completed.

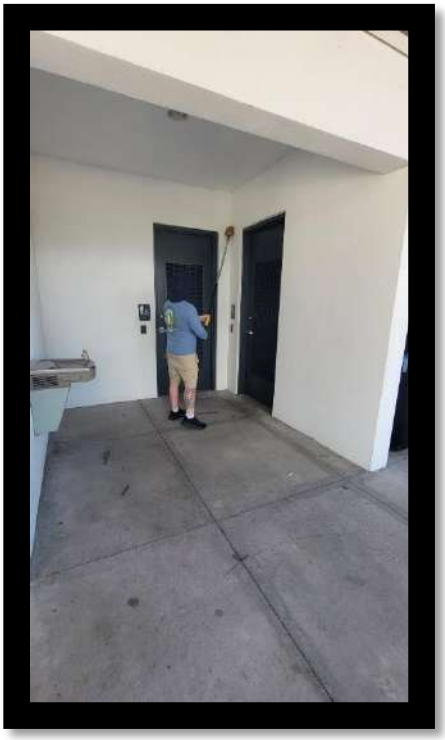




The Maintenance Team completed maintenance on the doors at the Lakeside amenity, which included sanding, rust removal, and repainting.







The Maintenance Team pressure washed the Lakeside dumpster area. Additionally, a junk removal company was contacted to remove several large pieces of furniture that had been illegally dumped in the area.



On August 13th, a vehicle fire occurred on Waterset Boulevard. Management inspected the surrounding area and confirmed that no CDD property was damaged as a result of the incident.



Respectfully Submitted,

Katiria Parodi, LCAM

Waterset North CDD Capital Improvements

Repair	Estimated Cost	Actual Cost	Account	Estimated Budget Year	Actual Budget	Start Date	Completion Date	Vendor	Priority
Update Irrigation System throughout community				2025/2026				Red Tree	1
Replace Sod throughout community				2025/2026				Red Tree	2
Regrade and Replace Sod in Dog Park	$15,000			2026/2027				Redtree	4
Replace Benches and Trash Cans	$50,000			2026/2027					5
Replace and/or redesign Splash Park Exercise Area	$65,000			2026/2027					6
The Landing Floors	$28,000								
Update The Landing interior ie: café wall	$50,000								7
Pergola/Stone Features	$30,000			2025/2026					
Landing Dock									
Stone Monuments - Replace missing stones									
Lantern Park Improvements									
Add Electrical to various areas									

Coqui Park Improvements									
Swift Mud Project	$70,000			2025/2026					3
Reserve Study									
Redesign The Landing for Functions									
Painting of the Landing Exterior and staining of pergola									
Pavers at Flowerpot Park									
Pavers in front of the Landing and rear of the Landing									
Electrical at the Milestone Monument	$18,000								
Update Lakeside furniture	$10,000								
Update lakeside bathrooms									
Landing Pool Lighting	$10,000	$9,218							
Update the Landing exterior furniture including pergola furniture	$15,000								
Replace landing AC (Multiple)									

Waterset North CDD Capital Improvements

Covington/PAM monument Trellis Replacement									
Ivy plants for the trellis									
Redesign snake pit/gutters for lakeside building.	$75,000								
Total Estimated Cost	**$436,000**								

Capital Improvement Fund	$250,000	Not available until after Taxes in November
Capital Reserve Fund	$828,387	No funds being added to this account in the 2026/2027 Budget year

How are we funding the current shortfall on the landscaping line item for the Replacement Trees? (As of

If adopted, who will maintain this list?

Waterset
2025 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	SCDD	8/1/2026	Gave a tour of the amenity	Showed new home owners around the amenity	1-Aug-26	Closed	Kaylea
Admin	SCDD	8/2/2026	Told rental guests to not convene in the lobby and pool deck	Told rental guests to not convene in the lobby and pool deck and told them party rules	2-Aug-26	Closed	Kaylea
Admin	HOA	8/2/2026	Checked Townsq	Responded to and closed requests	2-Aug-26	Closed	Kaylea
Admin	HOA	8/2/2026	Checked all emails	Responded to all emails	2-Aug-26	Closed	Kaylea
Admin	SCDD	8/2/2026	Took down flyers	Took down blood drive and BTS event flyers	2-Aug-26	Closed	Kaylea
Admin	HOA	8/3/2026	Print out board meeting packets	completed	3-Aug-26	CLOSED	Kathy
Admin	HOA	8/3/2026	Board meeting 8/4/26		7-Aug-26	CLOSED	Kathy
Admin	HOA	8/3/2026	Print out owner roster for sign it for BOD meeting		7-Aug-26	CLOSED	Kathy
Admin	HOA	8/3/2026	08/04/2026 Board meeting minutes	completed	7-Aug-26	CLOSEd	Kathy
Admin	HOA	8/3/2026	Upload all meeting documents to Townsq	Completed	7-Aug-26	CLOSED	Kathy
Admin	SCDD	8/3/2026	Submit Community Director Report		7-Aug-26	OPEN	Kathy
Admin	HOA	8/3/2026	Follow up on records request for deposition	in process by Corporate.	7-Aug-26	CLOSED	Kathy
Admin	CCDD	8/3/2026	Locks for gates installed on Covington	purchased 4 locks per Kelly Setta.	7-Aug-26	CLOSED	Kathy
Admin	HOA	8/3/2026	Meet with Maintenance for meeting set up	completed	7-Aug-26	CLOSED	Kathy
Admin	HOA	8/1/2026	Covered front desk	Assisted residents with amenity badges, mailbox keys, entered new deeds into system, answered phones	1-Aug-26	CLOSED	Erika
Admin	HOA	8/1/2026	Worked in smartwebs & town square	Worked in smartwebs & town square	1-Aug-26	CLOSED	Erika
Admin	HOA	8/4/2026	Covered Founders Club	Covered Founders Club	4-Aug-26	CLOSED	Erika
Admin	HOA	8/4/2026	Checked all emails	Responded to all emails	4-Aug-26	CLOSED	Erika
Admin	HOA	8/5/2026	Inspections	Completed final inspections for stage 3 compliance meetng & reinspected stage 1 vioations going to stage 2	5-Aug-26	CLOSED	Erika
Admin	HOA	8/5/2026	Send out email to the community with BOD meeting recap	Completed	5-Aug-26	CLOSED	Kathy
Admin	HOA	8/5/2026	Follow up with BOD on decision for covenants hearing		7-Aug-26	CLOSED	Kathy
Admin	HOA	8/5/2026	Send email to the Transition Committee with scheduling the first meeting.	Awaiting members to respond	7-Aug-26	CLOSED	Kathy
Admin	HOA	8/5/2026	Send Email to Sheryl Briggs that she was appointed to the Transition Committee	Completed	7-Aug-26	CLOSED	Kathy
Admin	HOA	8/5/2026	Upload 7/14/26 signed meeting minutes to Townsq		7-Aug-26	CLOSEd	Kathy
Admin	HOA	8/5/2026	Get a third proposal for parking lot striping for the landing.		7-Aug-26	OPEN	Kathy

Waterset
2025 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	8/5/2026	Set a board meeting date for the phase 4 villas consideration of gate operators	suggested to the BOD August 26th. Awaiting responses.	7-Aug-26	OPEN	Kathy
Admin	HOA	8/5/2026	Checked all emails	Responded to all emails	5-Aug-26	CLOSED	Dineen
Admin	HOA	8/5/2026	Assisted with front desk	Made badges, answered questions about the GR rentals, Assisted with phones	5-Aug-26	CLOSED	Dineen
Admin	HOA	8/6/2026	Checked all Emails	Responded to all emails	6-Aug-26	CLOSED	Dineen
Admin	HOA	8/6/2026	Did inspections in NORTH	Issued violations/closed out violations	6-Aug-26	CLOSED	Dineen
Admin	HOA	8/6/2026	Worked in smartwebs	Entered violations, removed the closed ones and mailed out letters	6-Aug-26	CLOSED	
Admin	HOA	8/6/2026	Competed reinspections for stage ones & twos	Competed reinspections for stage ones & twos	6-Aug-26	CLOSED	Erika
Admin	HOA	8/6/2026	Worked in Smartwebs	Escalated violations as needed	6-Aug-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	7/18/2026	Checked all emails	Answered all emails accordingly	18-Jul-26	Closed	Dineen
Admin	HOA	7/18/2026	Assisted with front desk	Made several badges, annswered phones, assisted new homeowners with questions	18-Jul-26	Closed	Dineen
Admin	HOA	7/18/2026	Did walk through at the end of GR party	Checked everything off and signed off on sheet	18-Jul-26	Closed	Dineen
Admin	HOA	7/18/2026	Worked out of smartwebs	Printed out violation list for upcoming inspections	17-Jul-26	Closed	Dineen
Admin	HOA	7/17/2026	Did inspections in NORTH	Issued 49 violations	17-Jul-26	Closed	Dineen
Admin	SCDD	7/18/2026	Enforced rules for the event	Renters allowed children and guests to use lobby and kick balls around, I informed this this was not allowed	18-Jul-26	Closed	Kaylea
Admin	SCDD	7/19/2026	Let maintenance know about ants	There were lots of aggressive ants in the Event Roonm, had them dealt with	19-Jul-26	Closed	Kaylea
Admin	HOA	7/19/2026	Gave tour	Gave a tour of the amenity to new home owners	19-Jul-26	Closed	Kaylea
Admin	HOA	7/20/2026	Agenda for 8/4 Board Meeting	Completed	24-Jul-26	CLOSED	Kathy
Admin	HOA	7/20/2026	Send BTS event information to BOD	Sent on 7/21/2026	24-Jul-26	CLOSED	Kathy
Admin	HOA	7/20/2026	Review G/L renewal sent over by Amy and present to BOD	Sent to BOD on 7/21/2026	24-Jul-26	CLOSED	Kathy
Admin	HOA	7/20/2026	Discussion regarding HOA budget with Deneen	Scheduled for 7/21/26	24-Jul-26	CLOSED	Kathy
Admin	CCDD	7/20/2026	Follow up on email to the district on 7/13/26 for electrical repairs for the waterliens tation pool equipment	recieved approval on 7/20/2026. Repairs taking place on 7/21/26	20-Jul-26	CLOSED	Kathy
Admin	NCDD	7/20/2026	Follow up with district on certified tracking number for the copier notice of termination		24-Jul-26	OPEN	Kathy
Admin	NCDD	7/20/2026	Follow up on status of 2nd proposal for landing booths	still awaiting propiosal due to several vendors declining the job.	24-Jul-26	OPEN	Kathy
Admin	HOA	7/20/2026	put together all proposals recieved for the phase 4 villas gate upgrade for board review.	in process. call scheduled with Bay business for clarification on proposal.	24-Jul-26	OPEN	Kathy
Admin	NCDD	7/20/2026	Follow up on status of North cart registration		24-Jul-26	OPEN	Kathy
Admin	SCDD	7/20/2026	Follow up on status of pool permit for Founders Club	Sent follow email on 7/21/2026. As of 7/23/26 no response from district.	24-Jul-26	OPEN	Kathy
Admin	SCDD	7/20/2026	Inspected amenity before opening	Inspected amenity before opening making sure everything was in order.	20-Jul-26	Closed	Kaylea
Admin	SCDD	7/20/2026	Read e-mails	Responded to emails accordingly	20-Jul-26	Closed	Kaylea
Admin	HOA	7/19/2026	Making goodie bags for our community back to school event	Pending	19-Jul-26	Open	Victoria
Admin	HOA	7/19/2026	Processed Invoices	Completed	19-Jul-26	Closed	Victoria
Admin	HOA,CCDD	7/20/2026	Assisted with reserved gathering room for homeowner	Completed	20-Jul-26	Closed	Victoria
Admin	HOA,CCDD	7/20/2026	Sent work order for Phase 4 villas to vendor for irrigation	Irrigation for the unit has been tuned off until repairs are made	20-Jul-26	Open	Victoria
Admin	HOA,CDD,NCC,SCDD	7/21/2026	Sent out calendar reminder for confirmation on all group activities for the month of August	Completed	23-Jul-26	Closed	Victoria

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	7/18/2026	Covered front desk	Made several badges, annswered phones, assisted new homeowners with questions, completed walk thru's with GR party		Closed	Erika
Admin	HOA	7/18/2026	Assisted pool monitor's	Assisted with unruly guests		Closed	Erika
Admin	HOA	7/21/2026	Read emails & worked in Smart Webs	Responded to emails accordingly		Closed	Erika
Admin	HOA	7/21/2026	Completed stage 1 inspections	Completed stage 1 inspections		Closed	Erika
Admin	HOA	7/22/2026	Completed stage 2 reinspections	Completed stage 2 reinspections		Closed	Erika

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	7/24/2026	Worked on PowerPoint & Agenda for upcoming meeting	Completed PowerPoint & Agenda and sent over to Kathy for approval	24-Jul-26	Closed	
Admin	HOA	7/25/2026	Checked all emails	Responded to all emails	25-Jul-26	Closed	Dineen
Admin	HOA	7/25/2026	Covered front desk AM	Answered phones, assisted H/O with badges,looking into booking the GR	25-Jul-26	Closed	Dineen
Admin	HOA	7/25/2026	Worked in smartwebs	Printed out violation list for next round of inspections	25-Jul-26	Closed	Dineen
Admin	HOA	7/25/2026	Went into TQ	Responded to residents	25-Jul-26	Closed	Dineen
Admin	SCDD	7/25/2026	Taught a resident how to book the rental room at FC	Taught a resident how to book the rental room and what to bring and gave them an application.	25-Jul-26	Closed	Kaylea
Admin	HOA	7/25/2026	Assisted front desk	Provided amenity badges for new H/O, competed walk thru for GR party, answered phone	25-Jul-26	Closed	Erika
Admin	SCDD	7/26/2026	Gave a tour	Gave a tour of the amenity.	26-Jul-26	Closed	Kaylea
Admin	SCDD	7/26/2026	Told rental guests to not convene in the lobby	Told rental guests to not convene in the lobby and told them party rules	26-Jul-26	Closed	Kaylea
Admin	SCDD	7/26/2026	Cleaned up the event room	Guests from last night left event room nasty and I cleaned it before the party today at noon.	26-Jul-26	Closed	Kaylea
Admin	HOA	7/27/2026	Reviewed new submitted ARC request and assigned to DRC Committee	complete	27-Jul-26	Closed	Heidy
Admin	CCDD	7/27/2026	Followed up with CCDD as H/O from Limelight is wanting an update about the SOD behind his home. This was reported back in March and he would like an update or he will make the repairs.	pending waiting to hear back from Rizzetta	27-Jul-26	Open	Heidy
Admin	HOA	7/27/2026	Send out email reminders regarding the application for transition committee	Completed	30-Jul-26	CLOSED	Kathy
Admin	HOA	7/27/2026	Post board meeting agenda by Friday July 31st	Posted on 7/30/26	30-Jul-26	CLOSED	Kathy
Admin	HOA	7/27/2026	Create board meeting packet	completed and sent to board.	30-Jul-26	CLOSEd	Kathy
Admin	NCDD	7/27/2026	Attend North CDD meeting on 7/28/2026	Completed	30-Jul-26	CLOSED	Kathy
Admin	SCDD	7/27/2026	Follow up with District Manager on status of founders Club Pool Permit	Pool permit recieved on 7/29/2026	30-Jul-26	CLOSED	Kathy
Admin	CCDD	7/27/2026	Set schedule for painting of the Waterset Club gathering room	scheduled for end of August	30-Jul-26	CLOSED	Kathy
Admin	HOA	7/27/2026	Attend pre deposition meeting for Pena matter	completed	30-Jul-26	CLOSED	Kathy
Admin	HOA	7/27/2026	Attend deposition for Pena Matter on Wednesday, July 29th	Rescheduled for August 20th at 1pm	30-Jul-26	CLOSED	Kathy
Admin	NCDD	7/27/2026	Cooper Pool proposal for splash pad pump replacement	board approved during the 7/28/26 meeting. Repairs completed on 7/29/2026	30-Jul-26	CLOSED	Kathy
Admin	NCDD	7/28/2026	Call the Hillsborough County Sherrif to obtain a report number for accident on the median on Waterset Blvd. between Milestone and Covington	waiting for Deputy Ortiz to call me back, Deputy called back and there is not report any accidents.	28-Jul-26	OPEN	Heidy
Admin	HOA	7/28/2026	Checked voicemails an called back to complete answer inquires homeowners called about	Completed PowerPoint & Agenda and sent over to Kathy for approval	28-Jul-26	Closed	Victoria
Admin	HOA	7/28/2026	Filled in August calendar with all activites for the month	Comepleted	30-Jul-26	Closed	Victoria
Admin	HOA	7/28/2026	Saved security reports into association files	Completed	28-Jul-26	Closed	Victoria
Admin	HOA	7/28/2026	Processed Invoices	Completed	28-Jul-26	Closed	Victoria

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	7/28/2026	Answered emails, worked on powerpoint for Aug meeting	Responded to all emails	28-Jul-26	Closed	Erika
Admin	HOA	7/28/2026	Reinspected stage 2 violations	Reinspected stage 2 violations	28-Jul-26	Closed	Erika
Admin	SCDD	7/29/2026	Conducted 2 interviews for the Front Desk attendant at Founders Club	complete	29-Jul-26	Closed	Heidy
Admin	HOA	7/29/2026	Followed up with Post Office - we will need to do a forwarding of mail from 7281 to 7231	Need to submit forwarding mail form	29-Jul-26	Closed	Heidy
Admn	SCDD	7/29/2026	Booked a reservation event at Founders Club	Complete	29-Jul-26	Closed	Heidy
Admin	HOA	7/29/2026	New homeowners came in to turn in deed and get welcome packets	Completed	29-Jul-26	Closed	Victoria
Admin	HOA	7/29/2026	Inspected stage 1 violations	Inspected stage 1 violations	29-Jul-26	Closed	Erika
Admin	NCDD	7/29/2026	Completed North meeting notes		30-Jul-26	OPEN	Kathy
Admin	HOA	7/29/2026	Addition staff support schedule for 8/4/2026 BOD meeting	completed	30-Jul-26	CLOSED	Kathy
Admin	SCDD	7/30/2026	Inspected amenity	Walked around amenity making sure everything was in order	30-Jul-26	Closed	Kaylea
Admin	HOA	7/30/2026	worked in smartwebs & Town Square requests	worked in smartwebs & Town Square requests	30-Jul-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	8/7/2026	Did inspections in NORTH	Opened new violations/Closed out violations	7-Aug-26	CLOSED	Dineen
Admin	HOA	8/7/2026	Worked in Smartwebs	Set up new violation letters /Closed existing violations	7-Aug-26	CLOSED	Dineen
Admin	HOA	8/8/2026	Checked all emails	Respinded to all emails	8-Aug-26	CLOSED	Dineen
Admin	HOA	8/8/2026	Covered front desk for lunch	Assisted with phones, answered questions regarding the election ballots that were sent out in the mail, made badges unti machine broke, assisted walk through for the GR party	8-Aug-26	CLOSED	Dineen
Admin	HOA	8/8/2026	Worked in powerpoint	printed list for my next round of inspections	8-Aug-26	CLOSED	Dineen
Admin	SCDD	8/9/2026	Helped rental guests set up a TV in the event room	Tv wasn't working, helped troubleshoot	9-Aug-26	Closed	Kaylea
Admin	SCDD	8/9/2026	Helped a resident log into the wifi	Resident could not log in to our wifi, told them to turn off their phones wifi and turn it back on.	9-Aug-26	Closed	Kaylea
Admin	HOA	8/9/2026	Checked all emails	Responded to all emails	9-Aug-26	Closed	Kaylea
Admin	HOA	8/10/2026	Invoices processed into castle click	Completed	10-Aug-26	Closed	Victoria
Admin	NCDD	8/10/2026	Landing - bathroom doors by gym, pool gate by pavilion and inside bathroom doors were not included on the list of Accurate	They have now been added.	10-Aug-26	CLOSED	Heidy
Admin	ALL	8/10/2026	i9 verification documents for new maintenance team member	Completed and sent into HR	10-Aug-26	CLOSED	Kathy
Admin	NCDD	8/10/2026	Send email and correspondence to North board regarding incident that took place on 8/7/2026.	Completed	10-Aug-26	CLOSED	Kathy
Admin	HOA	8/10/2026	Schedule first transition committee meeting	Still awaiting response from members.	13-Aug-26	OPEN	Kathy
Admin	SCDD	8/10/2026	Attend South meeting on 8/13	Completed	13-Aug-26	CLOSED	Kathy
Admin	NCDD	8/10/2026	Follow up with Fish Windows on proposal	Awaiting call back	13-Aug-26	OPEN	Kathy
Admin	CCDD	8/10/2026	Send email to community regarding slide schedule change	Completed	13-Aug-26	CLOSED	Kathy
Admin	CCDD	8/10/2026	Remind maintennace to purchase supplies for painting of the gathering room	supplies will be purchased by 8/21/2026	13-Aug-26	CLOSED	Kathy
Admin	HOA,CCDD	8/11/2026	Saved security report into association files	Completed	11-Aug-26	Closed	Victoria
Admin	HOA	8/11/2026	Uploaded back to school gallery onto TownSq for community to access.	Completed	11-Aug-26	Closed	Victoria
Admin	HOA	8/11/2026	Processed invoices into castle click	Completed	11-Aug-26	Closed	Victoria
Admin	HOA	8/11/2026	Reviewed CRM Landscaping/spreadsheet with Vendor	complete	11-Aug-26	CLOSED	Heidy
Admin	All CDD's	8/11/2026	Placed an order for Uniform Shirts for new Maitenance Tech	Completed	11-Aug-26	CLOSED	Heidy
Admin	HOA	8/11/2026	Checked all emails	Responded to all emails	11-Aug-26	CLOSED	Erika
Admin	HOA	8/11/2026	Completed reinspections	Inspected stage ones & two's inspections	11-Aug-26	CLOSED	Erika
Admin	HOA,SCDD	8/12/2026	Input lease renewal into association docs and updated dsx (badges) for new lease end date.	Completed	12-Aug-26	Closed	Victoria
Admin	CCDD	8/12/2026	Attended Central CDD meeting	Completed	12-Aug-26	CLOSED	Heidy/Katiria
Admin	HOA	8/12/2026	Founders Club Coverage	Founders Club Coverage	12-Aug-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	8/12/2026	Worked in Smartwebs & town square	Closed completed violations, responded to town square requests	12-Aug-26	CLOSED	Erika
Admin	SCDD	8/13/2026	Inspected amenity	Inspected amenity and made sure everything was okay before opening	13-Aug-26	Closed	Kaylea
Admin	SCDD/HOA	8/13/2026	Gave information on house to rent/reserve an amenity	Gave information on house to rent/reserve an amenity to a resident on Townsq.	13-Aug-26	Closed	Kaylea
Admin	HOA	8/13/2026	Reviewed ARC requests	Completed	13-Aug-26	CLOSED	Heidy
Admin	HOA	8/13/2026	Reinspected inspections for upcoming meeting	Reinspected inspections for upcoming meeting	13-Aug-26	CLOSED	Erika

Tab 5

ESTIMATE	#40524845
ESTIMATE DATE	Aug 3, 2026
EXPIRATION DATE	Aug 3, 2027
TOTAL	$1,495.00

G-FORCE Tampa

Waterset North Cdd
7012 Sail View Ln
Apollo Beach, FL 33572

(813) 677-2114
kparodi@castlegroup.com

CONTACT US

10910 Sumner Rd
Wimauma, FL 33598

(813) 416-9740
tampa@gogforce.com

ESTIMATE

7012 Sail View Ln

Services	amount
Striping Services- Re-Stripe- 7012 Sail View Ln Re-Stripe as Currently Laid Out using Standard Traffic Paint Should Additional Mobilizations be Required Due to Site Not Being Ready for Service at our Scheduled Arrival Time (excluding weather), an additional $500 Will be Charged. Project Size Subject to Minimum Pricing.	$1,495.00

Services subtotal: $1,495.00

Subtotal	$1,495.00
Tax (labor 0%)	$0.00
Total	**$1,495.00**

50 Locations Nationwide, All Veteran-Owned and Operated. We appreciate your business!



Estimate

#0001341

From: EGA Parking Lot Striping & Pressure Washing
Richard Howard
6437 Tideline Dr.
Apollo Beach, Fl. 33572
704-431-7565

Amount:
$1,850.00

Date of Issue:
8/4/2026

Expiration Date:
9/30/2026

Bill To: Waterset North CDD
12750 Citrus Park Lane # 115 Tampa FL 33625 USA
813-677-2114

Item	Rate (excl. tax)	Quantity	Total
Parking Lot Striping Striping all parking spaces, handicap spaces with blue background and white stencil, and access isle with DOT approved traffic paint at the Landing in Waterset	**$1,850.00**	1	$1,850.00

Subtotal	$1,850.00
Total	**$1,850.00**

Notes:
Thank you for your business,

Terms & Conditions:
The estimate covers listed services/items only, and is based on the information provided to us at the time. Changes or additions may increase costs. The estimate is valid only until the expiration date specified, unless updated otherwise.

Accepted on: _____ **Accepted by:** _____ **Signature:** _____

Powered by Thryv

Tab 6

ESTIMATE

EST-000236

Estimate Date: Aug 17, 2026
Expiry Date: Sep 14, 2026

FROM:
Tampa Bay Window Cleaning
2782 Countryside Boulevard, Unit 2
Clearwater, FL, 33761
Email: kevin@tampabaywindowclean.com
Phone: (727) 831-3324

TO:
Water set north cdd
Attn: Kathy
7012 Sail View Lane
Apollo Beach, FL, 33572
Phone: (813) 677-2114

JOB LOCATION:
Water set north cdd
7012 Sail View Lane
Apollo Beach, FL, 33572
Phone: (813) 677-2114

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Window cleaning inside and outside	196.00	$5.00	$0.00	No Tax	$980.00

Subtotal	$980.00
Grand Total ($)	$980.00

Accepted payment methods
Credit Card, Check, Cash, ACH Bank Transfer, Direct Deposit

Message
I would be happy to have an opportunity to work with you.

Business powered by Markate.com

Tab 7

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 22, 2026, at 6:00 p.m.

District Manager's Report

August 25

2026

WATERSET NORTH CDD

FINANCIAL SUMMARY	5/31/2026
General Fund Cash & Investment Balance:	$905,822
Reserve Fund Cash & Investment Balance:	$832,417
Total Cash and Investment Balances:	**$1,738,239**
General Fund Expense Variance:	**Over Budget $105,330**

Tab 8



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

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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

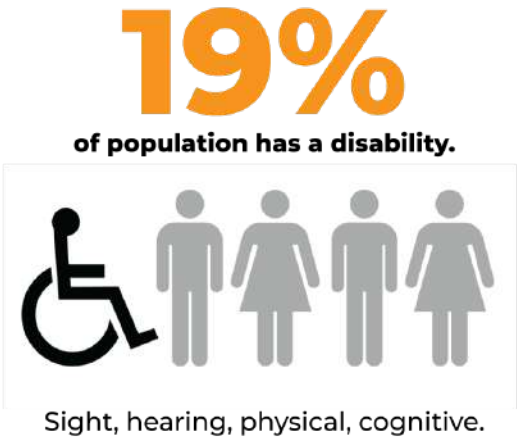
Compliance Criteria

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/acroba*t



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 9

MINUTES OF MEETING

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

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

The Public Hearing and Regular meetings of the Board of Supervisors of the Waterset North Community Development District were held on **Tuesday, July 28, 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**
Bob Kellner	**Assistant Secretary**

Also present were:

Rachel Welborn	**District Manager; Rizzetta & Co., Inc.** ***(via phone)***
Matthew Huber	**Regional Director; Rizzetta & Co., Inc**
Dan Langley	**District Counsel, Fishback Dominic**
John Toborg	**Landscape Inspec. Manager; Rizzetta & Co., Inc.** ***(via phone)***
Jerry Whited	**District Engineer, BDI Engineering** ***(via phone)***
Kathy Parodi	**Amenity Manager, Castle Group**
Venessa Smith	**Accounting Manager; Rizzetta & Co., Inc**
Tony Bert Smith	**Sitex**
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**

Several comments were received regarding benches, sponsorships, and dead grass/landscape concerns.

DRAFT

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Langley discussed the Sunrise demand and the addition of withhold funds to the next agenda.

> On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board authorized Ms. Cianci-Deckard to accept the settlement for Waterset North Community Development District. 5-0

> On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved negotiating with Sunrise regarding the demand notice for Waterset North Community Development District. 5-0

B. District Engineer

i. Presentation of District Engineers Report

ii. Consideration of CMS Proposals

Mr. Whited presented his report and the Board tabled proposal no. 114, 1154, 1155, and 1156.

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 the Board requested that the irrigation costs be paid from reserves.

> On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved not to exceed the amount of $65,000 for irrigation controller repairs for Waterset North Community Development District. 5-0

> On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved Redtree landscape removal and replacement proposals not to exceed the amount of $13,000 for Waterset North Community Development District. 5-0

DRAFT

D. Aquatics Lake Management

i. Presentation of Waterway Inspection Report

ii. Consideration of Fountain/Aerator Agreement for Pond 40 Repair

Mr. Smith presented the inspection report and provided verbal updates.

> On a Motion by Ms. DeLucia seconded by Ms. Cianci-Deckard, with all in favor, the Board approved *Sitex* proposal for 50 plantings in the amount of $12,000 for Waterset North Community Development District. 5-0

> On a Motion by Ms. DeLucia seconded by Mr. Tobin, with all in favor, the Board approved *Sitex* proposal for Fountain Aerator repair agreement for pond 40 for Waterset North Community Development District. 5-0

E. Clubhouse Manager

i. Presentation of Property Management Report

Ms. Parodi presented her report.

ii. Consideration of 5K Fundraiser Event Proposal

> On a Motion by Mr. Pyche seconded by Ms. Cianci-Deckard, with all in favor, the Board approved the 5K fundraiser event proposal set for March 6, 2026, for Waterset North Community Development District. 5-0

iii. Consideration of Benches and Trash Receptacles

> On a Motion by Mr. Pyche seconded by Ms. Cianci-Deckard, with all in favor, the Board approved *Creative Recreation* contour benches ($1,460) and requested 17 for Waterset North Community Development District.

> On a Motion by Mr. Pyche seconded by Ms. Cianci-Deckard, with all in favor, the Board approved *Creative Recreation* arches trash receptacle ($1,820 with flat top) and requested 8 to 9 for Waterset North Community Development District. 5-0

iv. Consideration of Creative Estimate #4989 to Recover Booths

v. Consideration of NVirotect Pest Control Proposal #070126 for Bird Control & Nest Removal

vi. Consideration of Rhino Epoxy Estimate # 2158 for Concrete Epoxy Flooring

vii. Consideration of Munyan Proposal for Exterior Painting of Columns

The above items iv, v, vi, and vii were tabled**.**

DRAFT

viii. Ratification of Brandon Industries, Inc. Quote #1037009 for Street Replacement

> On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board ratified Brandon Industries, Inc. Quote #1037009 for Street Replacement for Waterset North Community Development District. 5-0

> On a Motion by Ms. DeLucia seconded by Ms. Cianci-Deckard, with all in favor, the Board approved splash pad proposal in the amount of $2,238 for Waterset North Community Development District. 5-0

ix. Ratification of Owens Electric Proposal # 42182579 for Remove and Replace Pump Starter

> On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board ratified Owens Electric Proposal # 42182579 for Remove and Replace Pump Starter for Waterset North Community Development District. 5-0

Montessori School wants to know why Trey does not have access to amenities.

F. District Manager

i. Presentation of District Manager Report

ii. Presentation of the 2nd Quarter Website Compliance Report

Ms. Welborn informed the Board of Litigation support related to three insurance claims and the deposition in the Pena case scheduled for September 9, 2026.

Ms. Welborn stated the regular meetings will be on August 25, 2026, at the same time and location.

FORTH ORDER OF BUSINESS **Business items**

A. Public Hearing on Fiscal Year 2026/2027 Final Budget

> On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board opened the Public Hearing for Waterset North Community Development District. 5-0

i. Public Comments on Final Budget

Comments were received regarding the Budget.

> On a Motion by Mr. Pyche seconded by Mr. Tobin, with all in favor, the Board closed the Public Hearing for Waterset North Community Development District. 5-0

DRAFT

142 **ii. Consideration of Resolution 2026-05; Approving Fiscal Year**
143 **2026/2027 Final Budget**
144

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board adopted Resolution 2026-05 approving Fiscal Year 2026/2027 Final Budget for Waterset North Community Development District. 5-0

145
146 **B. Public Hearing on Fiscal Year 2026/2027 Levying of O&M Assessments**
147

On a Motion by Mr. Pyche seconded by Ms. Cianci-Deckard, with all in favor, the Board opened the Public Hearing for Waterset North Community Development District. 5-0

148
149 **i. Public Comments on Levying O&M Assessment**
150

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board closed the Public Hearing for Waterset North Community Development District. 5-0

151
152 **ii. Consideration of Resolution 2026-06; Levying of Fiscal Year**
153 **2026/2027 O&M Assessments**
154

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board adopted Resolution 2026-06; Levying of Fiscal Year 2026/2027 O&M Assessments for Waterset North Community Development District. 5-0

155
156 **C. Consideration of Resolution 2026-07; Approving Fiscal Year 2026/2027**
157 **Meeting Schedule**
158

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board adopted Resolution 2026-07 approving Fiscal Year 2026/2027 Meeting Schedule for Waterset North Community Development District. 5-0

159
160 **FIFTH ORDER OF BUSINESS** **Business Administration**
161
162 **A. Consideration of the Minutes of the Board of Supervisors Regular Meeting**
163 **held on May 26, 2026**
164

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved the minutes, as presented, for meeting held on May 26, 2026, for Waterset North Community Development District. 5-0

165
166
167
168

DRAFT

B. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on June 23, 2026

> On a Motion by Ms. DeLucia seconded by Mr. Pyche, with all in favor, the Board approved the minutes, as presented, for meeting held on June 23, 2026, for Waterset North Community Development District. 5-0

C. Ratification of Operation & Maintenance Expenditures for June 2026

> On a Motion by Ms. DeLucia seconded by Ms. Cianci-Deckard, with all in favor, the Board ratified the Operation & Maintenance Expenditures for June 2026 (194,466.45) for Waterset North Community Development District. 5-0

D. Consideration of the Financial Statement for May 2026

> On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board approved the May 2026 financial statement presented for Waterset North Community Development District. 5-0

E. Ratification of Alvarez Plumbing & A/C Proposal #262681514 for CU-2 Compressor Replacement

> On a Motion by Ms. DeLucia seconded by Mr. Pyche, with all in favor, the Board ratified Alvarez Plumbing & A/C Proposal #262681514 for $2,118 CU-2 Compressor Replacement for Waterset North Community Development District.5-0

F. Ratification of Accurate Electronics Invoice for Damaged Card Reader Replacement for Pool Restrooms

> On a Motion by Ms. DeLucia seconded by Mr. Pyche, with all in favor, the Board ratified Accurate Electronics Invoice amount of $1,311.58 for Damaged Card Reader Replacement of Pool Restrooms for Waterset North Community Development District. 5-0

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Cianci-Deckard requested to be copied on all correspondence.

Mr. Pyche stated that the District needs a plan for landscape accountability.

Mr. Kellner stated that there needs to be a discussion with the County regarding redirecting contruction traffice

DRAFT

Ms. DeLucia provided a reminder of decorum and professionalism and discussed an need for parking lot striping for the Landing.

SEVENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Pyche, seconded by Ms. DeLucia, with all in favor, the Board adjourned the meeting at 8:47 p.m., for the Waterset North Community Development District. 5-0

_____ _____

Assistant Secretary Chair / Vice Chair

DRAFT

Tab 10

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
June 2026
For Board Approval

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

The total items being presented: **$280,184.87**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Electronics, Inc.	200320	141978	Clubhouse Poolside Exit Repair 5/26	$ 511.00
Accurate Electronics, Inc.	200333	142304	Quarterly Maintenance - Monthly Billing 05/26	$ 102.00
BOCC Hillsborough County Public Utilities	063026-01	9581654736 062526	Reclaimed Water 05/26	$ 3,186.10
Brletic Dvorak, Inc.	200334	2474	Engineering Services 05/26	$ 1,080.00
Card Accessories Company	200321	4605224	Access Cards 05/26	$ 763.15
Castle Management, LLC	200342	INS-0526-344	Insurance Reimbursement 05/26	$ 851.06
Castle Management, LLC	200335	MGT-060126-521	Contract Management Fees 06/26	$ 1,379.77
Cathleen Mary DeLucia	200329	CD05262026	Board of Supervisors Meeting 05/26/2026	$ 200.00
City Wide Facility Solutions	200322	32019040929	Janitorial Services 06/26	$ 2,120.09
Construction Management Services, LLC	200323	307	Pergola Repair 05/26	$ 1,100.00
Cooper Pools Inc.	200324	793	Pool Repairs 05/26	$ 676.58
Cooper Pools Inc.	200324	2026-1536	Monthly Pool Service 06/26	$ 2,040.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
DCSI, Inc.	200336	35301	Monitoring & Maintenance 06/26	$ 249.00
DCSI, Inc.	200336	35308	Monitoring & Maintenance 06/26	$ 225.00
De Lage Landen Financial Services, Inc.	061626-01	597223860	Cannon Copier Lease 06/26	$ 259.00
Fishback Dominick LLP	200337	127035	Legal Counsel 05/26	$ 3,398.50
Florida Department of Health Hillsborough County	200325	29-BID-8542791	Pool Permits 05/26	$ 400.00
Florida Department of Health Hillsborough County	200325	29-BID-8543859	Pool Permit 05/26	$ 275.00
Florida Department of Revenue	061826-01	920002821935	Sales Tax 05/26	$ 22.02
Frontier Communications of FL	061126-01	81367193330917 245-051726	Phone & Internet Services 06/26	$ 103.78
Frontier Communications of FL	062226-01	81367248060521 155-052526	7250 Park Shore Dr-Dog Park & Splash Pad Service 06/26	$ 264.19
Michael A Tobin	200330	MT05262026	Board of Supervisors Meeting 05/26/2026	$ 200.00
Nvirotect Pest Control Service, Inc.	200326	394913	Pest Control 05/26	$ 515.00
Nvirotect Pest Control Service, Inc.	200326	394914	Pest Control 05/26	$ 30.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Nvirotect Pest Control Service, Inc.	200326	458227	Pest Control 05/26	$ 690.00
Patricia A. Cianci-Deckard	200331	PD05262026	Board of Supervisors Meeting 05/26/2026	$ 200.00
RedTree Landscape Systems, LLC	200340	33871	Final 50% - Palm Tree Pruning Service Recovery from approved Proposal #3 04/26	$ 9,750.00
RedTree Landscape Systems, LLC	200327	33873	Final 50% Mulch Installation From Approved Proposal# 2 04/26	$ 47,500.00
RedTree Landscape Systems, LLC	200340	33891	Palm Tree Removal & Replacement 04/26	$ 1,925.00
RedTree Landscape Systems, LLC	200340	34028	Landscape Maintenance 05/26	$ 50,958.34
RedTree Landscape Systems, LLC	200340	34088	General Landscape Maintenance 05/26	$ 2,837.38
RedTree Landscape Systems, LLC	200340	34130	Palm Tree Pruning 05/26	$ 19,500.00
RedTree Landscape Systems, LLC	200327	34136	Mulch Installation 04/26	$ 95,000.00
RedTree Landscape Systems, LLC	200340	34148	Irrigation Repairs 04/26	$ 2,019.54
RedTree Landscape Systems, LLC	200327	34154	Irrigation Repair 05/26	$ 126.14
RedTree Landscape Systems, LLC	200327	34155	Irrigation Repairs 04/26	$ 344.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	200340	34247	Irrigation repair 05/26	$ 1,747.64
RedTree Landscape Systems, LLC	200341	34272	Landscape Maintenance 05/26	$ 4,600.00
RedTree Landscape Systems, LLC	200343	34457	Irrigation Repair 06/26	$ 24.00
RedTree Landscape Systems, LLC	200343	34458	Irrigation Maintenance 06/26	$ 320.38
RedTree Landscape Systems, LLC	200343	34519	Irrigation Repairs 06/26	$ 150.00
RedTree Landscape Systems, LLC	200343	34520	Irrigation Repairs 06/26	$ 75.00
RedTree Landscape Systems, LLC	200343	34582	Irrigation Repair 05/26	$ 37.50
RedTree Landscape Systems, LLC	200343	34583	Irrigation Repairs 05/26	$ 56.80
Republic Services	060926-01	0696-001354619	Waste Disposal - Recycling 06/26	$ 757.19
Rizzetta & Company, Inc.	200319	INV0000109944	Administrative Services 06/26	$ 6,958.49
Signa Digital Solutions, Inc.	200338	AR-S347478	Copier Maintenance Contract 05/26	$ 298.05
Sitex Aquatics, LLC	200328	11131-b	Monthly Lake Maintenance 06/26	$ 4,120.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Spark Energy Gas, LLC	060226-01	66261081	Gas Sales 03/26	$ 1,783.57
Spectrum	061626-03	244353305272606262	7012 Sail View Internet, Cable and Television 06/26	$ 468.24
TECO	062626-01	221008743546-060426	Electric Utility Charges 05/26	$ 310.85
TECO	062626-01	221008768089-060426	Electric Utility 05/26	$ 783.73
TECO	062626-01	221009368202-060426	Electric Utility 05/26	$ 264.32
TECO	062626-01	321000019844-060526	Utilities 04/26	$ 4,165.59
Terrapin Lawn Care, LLC	200339	7761	Palm Root Injections 06/26	$ 510.00
TJ Pyche	200332	TP05262026	Board of Supervisors Meeting 05/26/2026	$ 200.00
Waste Management Inc. of Florida	061626-02	0256040-2206-8	Garbage Monthly 06/26	$ 471.67
Waste Management Inc. of Florida	061626-04	0256219-2206-8	Garbage Monthly 06/26	$ 1,280.21
Total				**$ 280,184.87**

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
5/18/2026	141978

Bill To

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

Ship To

WATERSET NORTH CDD
7281 PARADISO DR
APOLLO BEACH, FL 33572

P.O. No.	Terms
KATIRIA PARODI	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 05.13.26 AT 12:13PM BY KATIRIA PARODI AT 813-677-2114 (WO-26913) RETURN TO SITE PER WO#26700 INSTALL CUSTOMER APPROVED REX PUSH BUTTON COVER ON GYM DOOR POOLSIDE AT THE LANDINGS CLUBHOUSE PROBLEM FOUND: 05.18.26 AT 12:26PM The new REX push to exit button for the gym door at the Landings Clubhouse poolside needs to be installed. ACTION TAKEN: Upon arrival the technician, Tim called the on site contact, to give an updated ETA. Tim arrived on site at the gym door poolside at the Landings Clubhouse to install the customer approved REX push button: 1] Tim inspected the existing push button and found it was not functioning and also missing the cover. 2] Tim removed the old push button and connected the new REX unit. Because the replacement model differed from the original, it required additional time to complete the installation. 3] Tim tested the new REX push button and found that it is working perfectly. 4] Tim cleaned all areas worked and verified functionality. 5] At this time all devices are working properly. 6] Tim updated the con site contact before leaving the site. 7] The service call is completed.		
2	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	150.00	300.00
1	TRIP CHARGE	55.00	55.00
1	TRIP CHARGE - CUSTOMER COURTESY / RETURN TO SITE	-55.00	-55.00
1	SEC EED3N-G EMERGENCY EXIT BUTTON NARROW STILE GREEN BUTTON 30 SEC RELEASE	211.00	211.00
	7% Sales tax rate	7.00%	0.00

Total $511.00

Thank you for your business.

Phone #
727-533-0295

Payments/Credits $0.00

Balance Due $511.00

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
6/1/2026	142304

Bill To

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

Ship To

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

P.O. No.	Terms
JERRY WHITED	Net 30

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

Thank you for your business.

Phone #
727-533-0295

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Summary of Account Charges

Previous Balance	$2,886.44
Net Payments - Thank You	$-2,886.44
Total Account Charges	**$3,186.10**
AMOUNT DUE	**$3,186.10**

Important Message

This account has ACH payment method

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

Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **9581654736**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

THANK YOU!

DUE DATE	06/25/2026

Auto Pay Scheduled
DO NOT PAY

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

9,888 0

00958165473680 00003186103

Hillsborough County Florida

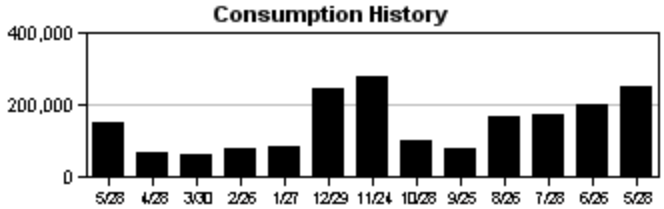
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6633 PARK STRAND DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272125	04/28/2026	73699	05/28/2026	75195	149600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$33.37
Total Service Address Charges	**$33.37**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

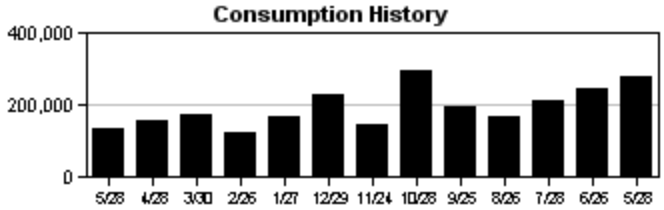
Service Address: 7218 HOURGLASS DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034973	04/28/2026	277887	05/28/2026	279230	134300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$30.61
Total Service Address Charges	**$30.61**



Hillsborough County Florida

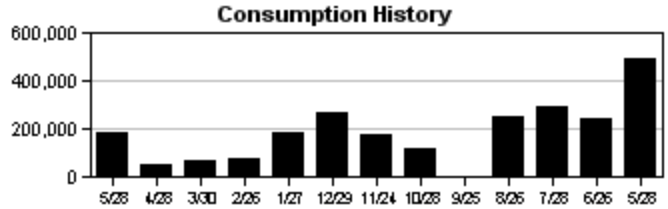
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6507 PARK STRAND DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034979A	04/28/2026	187078	05/28/2026	188916	183800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$95.68
Total Service Address Charges	**$95.68**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6901 COVINGTON STONE AVE

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93325564	05/01/2026	737	05/28/2026	737	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	06/04/2026	06/25/2026

Service Address: 6398 PASEO AL MAR BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61071957	04/29/2026	490977	05/29/2026	496670	569300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$122.86
Total Service Address Charges	**$122.86**



Hillsborough County Florida

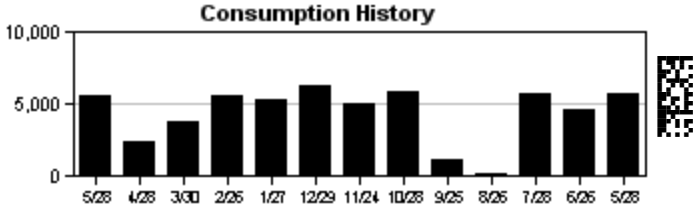
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6918 PARK STRAND DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93788225	04/28/2026	10584	05/28/2026	10640	5600 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

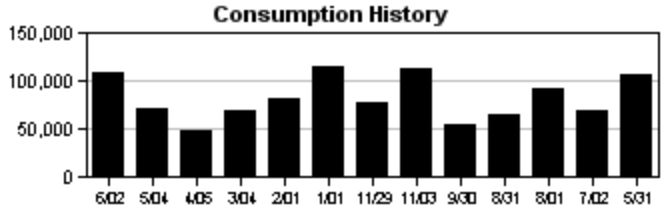
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6128 SHADOWLAKE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703639762	05/04/2026	1790680	06/02/2026	1898071	107391 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$25.77
Total Service Address Charges	**$25.77**



Hillsborough County Florida

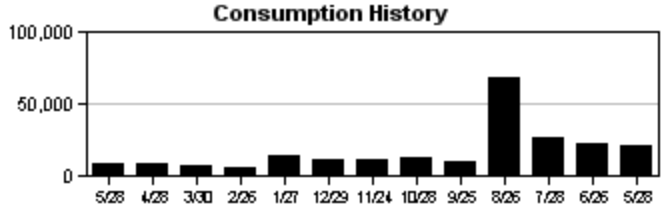
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6937A CRESTPOINT DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015717	04/28/2026	23129	05/28/2026	23217	8800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$8.02
Total Service Address Charges	**$8.02**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6933A CRESTPOINT DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674085	04/28/2026	20971	05/28/2026	20971	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

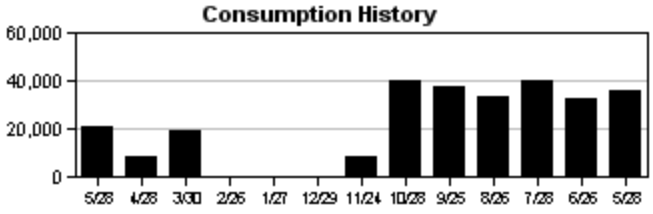
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6846 PARK STRAND DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
39303667	04/28/2026	9225	05/28/2026	9432	20700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$10.17
Total Service Address Charges	**$10.17**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 7051 PARADISO DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60905794	04/29/2026	855689	05/29/2026	856502	81300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$21.07
Total Service Address Charges	**$21.07**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

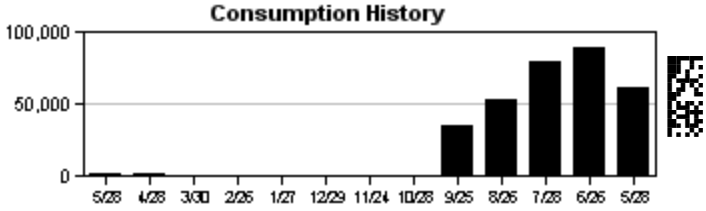
Service Address: 6326 LANTERN VIEW PL

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53279781	04/28/2026	57516	05/28/2026	57525	900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$6.60
Total Service Address Charges	**$6.60**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6500 MAIDEN SEA DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54255329	04/28/2026	6415	05/28/2026	6420	500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$6.53
Total Service Address Charges	**$6.53**



Hillsborough County Florida

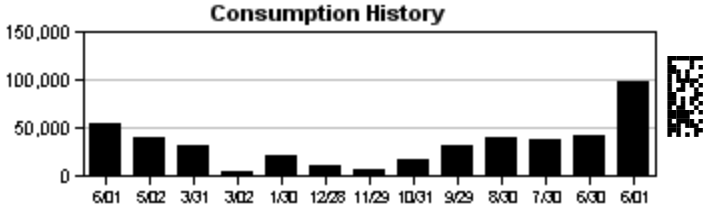
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6233 COLMAR PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703540592	05/02/2026	650990	06/01/2026	704983	53993 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$16.16
Total Service Address Charges	**$16.16**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6510 KNOWLEDGE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60998079	04/28/2026	313708	05/28/2026	313810	10200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$8.28
Total Service Address Charges	**$8.28**



Hillsborough County Florida

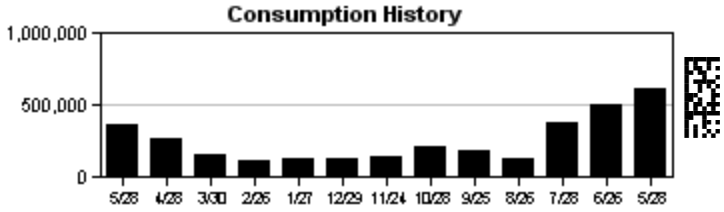
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 7315 HERMES CT

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60918426	04/28/2026	360454	05/28/2026	364089	363500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$89.21
Total Service Address Charges	**$89.21**



Hillsborough County Florida

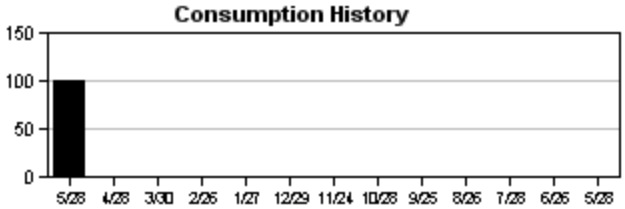
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 7087 MILESTONE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60830759	04/28/2026	514895	05/28/2026	514896	100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$6.46
Total Service Address Charges	**$6.46**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

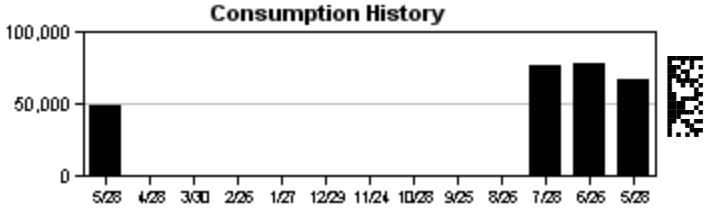
Service Address: 6539 MAYPORT DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272129	04/28/2026	43004	05/28/2026	43486	48200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$15.71
Total Service Address Charges	**$15.71**



Hillsborough County Florida

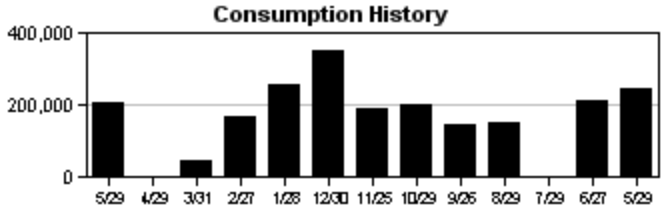
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6806 PARADISO DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034981	04/29/2026	202388	05/29/2026	204447	205900 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$48.84
Total Service Address Charges	**$48.84**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6906 WATERSET BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60792083	04/28/2026	945754	05/28/2026	955288	953400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$210.36
Total Service Address Charges	**$210.36**



Hillsborough County Florida

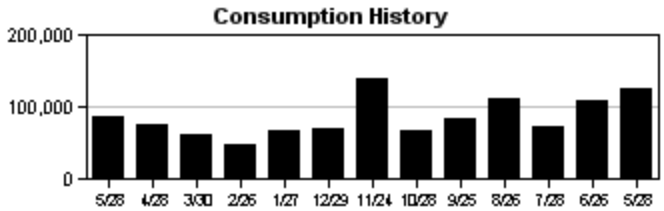
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6480 TIDELINE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674090	04/28/2026	2814	05/28/2026	3662	84800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$24.46
Total Service Address Charges	**$24.46**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

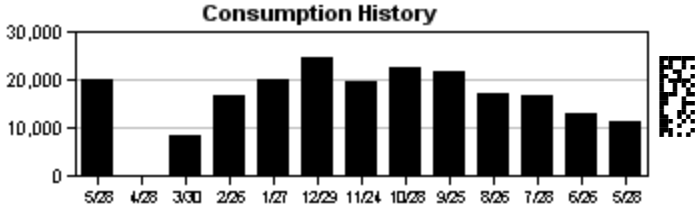
Service Address: 6430 TIDELINE DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53207883	04/28/2026	28434	05/28/2026	28636	20200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$10.66
Total Service Address Charges	**$10.66**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6314 BREVADA LN

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53558299	04/28/2026	12197	05/28/2026	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	06/04/2026	06/25/2026

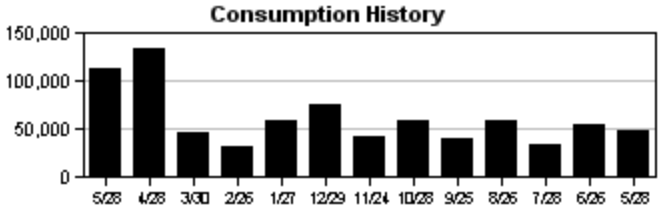
Service Address: 7312 PARKSHORE DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53384182	04/28/2026	62259	05/28/2026	63331	107200 GAL	ACTUAL	WATER
60906266	04/28/2026	3600	05/28/2026	3654	5400 GAL	ACTUAL	WATER
61168490	04/28/2026	184289	05/28/2026	188756	446700 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$340.05
Water Base Charge	$142.86
Water Usage Charge	$244.31
Sewer Base Charge	$54.88
Sewer Usage Charge	$38.18
Reclaimed Water Charge	$99.83
Total Service Address Charges	**$926.65**



Hillsborough County Florida

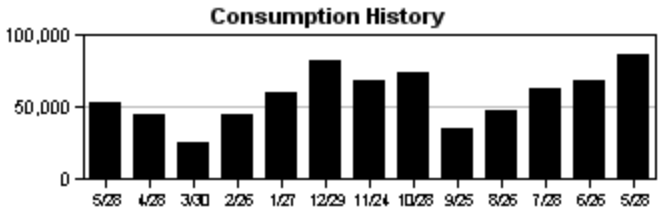
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 7024 SAIL VIEW LN

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
52617764	04/28/2026	32421	05/28/2026	32639	21800 GAL	ACTUAL	WATER
60792087	04/28/2026	15154	05/28/2026	15183	2900 GAL	ACTUAL	WATER
34272136	04/28/2026	93833	05/28/2026	94367	53400 GAL	ACTUAL	RECLAIM

Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$74.59
Water Base Charge	$87.59
Water Usage Charge	$27.66
Sewer Base Charge	$109.75
Sewer Usage Charge	$20.50
Reclaimed Water Charge	$33.91
Total Service Address Charges	**$360.54**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6307 HAVENSPORT DR

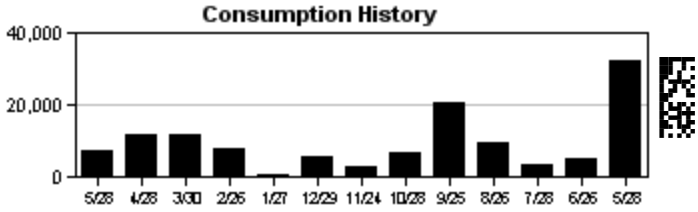
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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53558152	04/28/2026	18461	05/28/2026	18536	7500 GAL	ESTIMATED	RECLAIM

Service Address Charges

Reclaimed Water Charge	$7.79
Total Service Address Charges	**$7.79**

An estimated read was used to calculate your bill



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6702 WATERSET BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60792081	04/28/2026	597400	05/28/2026	603755	635500 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$234.34
Total Service Address Charges	**$234.34**



Hillsborough County Florida

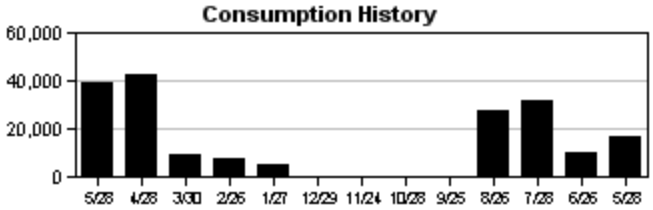
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6951A CRESTPOINT DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015715	04/28/2026	23599	05/28/2026	23987	38800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$21.36
Total Service Address Charges	**$21.36**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6415 SALT CREEK AVE

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272119	04/28/2026	30145	05/28/2026	30416	27100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$11.98
Total Service Address Charges	**$11.98**



Hillsborough County Florida

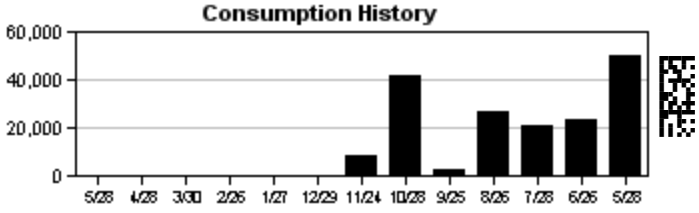
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 7140 BOWSPIRIT PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272127	04/28/2026	36278	05/28/2026	36278	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

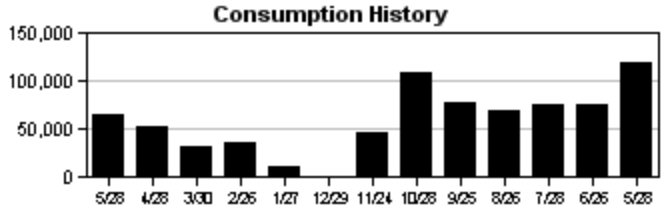
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 7444 MILESTONE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272130	04/28/2026	67508	05/28/2026	68146	63800 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6213 COVINGTON GARDEN DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60961507	04/28/2026	470354	05/28/2026	477610	725600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$321.05
Total Service Address Charges	**$321.05**



Hillsborough County Florida

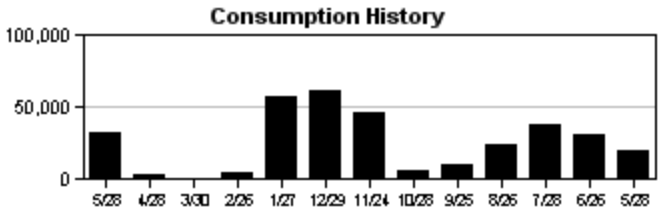
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6417 TIDELINE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674093	04/28/2026	30394	05/28/2026	30720	32600 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$12.31
Total Service Address Charges	**$12.31**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

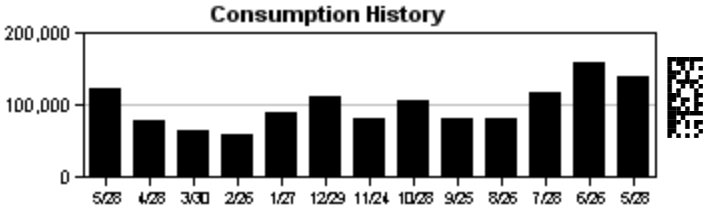
Service Address: 7230 BOWSPIRIT PL

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34034978A	04/28/2026	155458	05/28/2026	156680	122200 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$43.45
Total Service Address Charges	**$43.45**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

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

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272126A	04/28/2026	0	05/28/2026	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	06/04/2026	06/25/2026

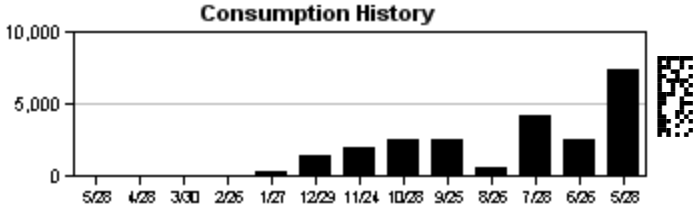
Service Address: 6633 CURRENT DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
93627327	04/28/2026	20221	05/28/2026	20221	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

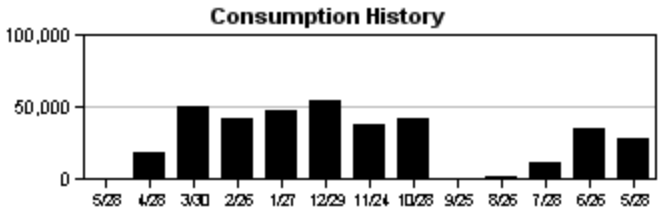
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6531 NESTALL CT

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
34272128	04/28/2026	53010	05/28/2026	53014	400 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

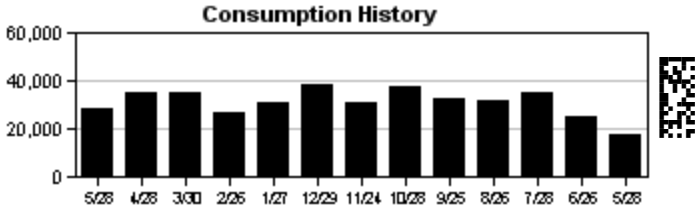
Service Address: 6442 TIDELINE DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
17674091	04/28/2026	31298	05/28/2026	31582	28400 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$12.53
Total Service Address Charges	**$12.53**



Hillsborough County Florida

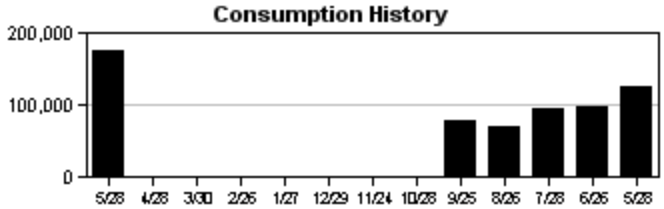
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6976 CRESTPOINT DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53015716	04/28/2026	88927	05/28/2026	90690	176300 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$113.05
Total Service Address Charges	**$113.05**



Hillsborough County Florida

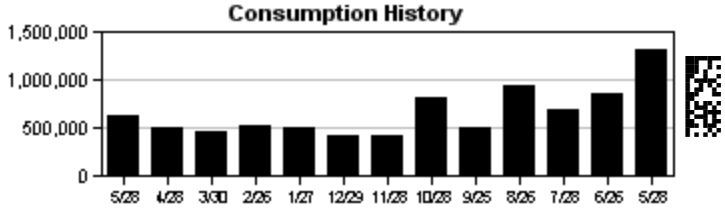
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6651 WATERSET BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61111737	04/28/2026	340116	05/28/2026	346447	633100 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$152.72
Total Service Address Charges	**$152.72**



Hillsborough County Florida

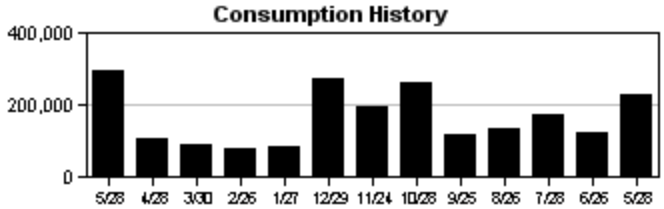
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6904 WATERSET BLVD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60792088	04/28/2026	491371	05/28/2026	494328	295700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$59.67
Total Service Address Charges	**$59.67**



Hillsborough County Florida

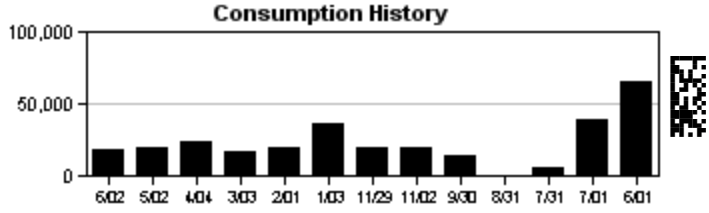
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 7580 MILESTONE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703732134	05/02/2026	374816	06/02/2026	392915	18099 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$9.70
Total Service Address Charges	**$9.70**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6649-A CURRENT DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
92998107	04/28/2026	17831	05/28/2026	17853	2200 GAL	ACTUAL	RECLAIM

Service Address Charges

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



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 7229 HOURGLASS DR

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
94180523	04/28/2026	12235	05/28/2026	12463	22800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$11.56
Total Service Address Charges	**$11.56**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 7501 PARKSHORE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60890616	04/28/2026	300353	05/28/2026	300353	0 GAL	ACTUAL	RECLAIM

Service Address Charges

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

Hillsborough County Florida

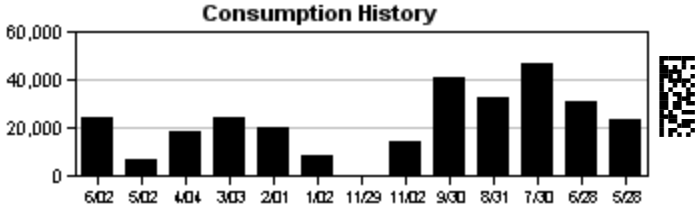
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET NORTH CDD	9581654736	06/04/2026	06/25/2026

Service Address: 6401 BLUE SAIL LN

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705869098	05/02/2026	232108	06/02/2026	256192	24084 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$10.92
Total Service Address Charges	**$10.92**



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	2474
DATE	05/29/2026
TERMS	Net 30
DUE DATE	06/28/2026

PROJECT NAME
Waterset North CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[May 14 - May 29]	6:00	180.00	1,080.00

BALANCE DUE **$1,080.00**

Pay invoice

BDi
DISTRICT ENGINEER

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
May-26

	HOURS	RATE	PERSON	TOTAL
CDD Activities				
Board Meeting Prep, Attendance, Follow up,		$210	S. Brletic	$0.00
Engineer's Reports/Invoicing	2.00	$180	J. Whited	$360.00
Communication for Walking Path Trip Hazards with	0.50	$180	J. Whited	$90.00
Pictures.	0.00	$120	K. Wagner	$0.00
Hourglass Park and Lantern Park Pergola Inspection	3.50	$180	J. Whited	$630.00
and Report.	0.00	$120	K. Wagner	$0.00
INVOICE TOTAL	6.00			**$1,080.00**

INVOICE **INVOICE NO. 4605224**

*CARD ACCESS*Sories™ *COMPANY*
104 Graham St. SE
Port Charlotte, FL 33952

TELEPHONE: (941) 627-0600 **FAX: (941) 624-6903**

REMINDER: OUR REMITTANCE ADDRESS IS:
PLEASE REMIT TO:
CARD ACCESSories Company
20 Asher Lane
Arden, NC 28704

SOLD TO: **Waterset North CDD** **Email: cddinvoice@rizzetta.com**	**Waterset Clubhouse** **ATTN: Ms. Katiria Parodi** **7281 Paradiso Drive** **Apollo Beach, FL 33572** **Phone: 813-677-2114** **Email: kparodi@castlegroup.com**

CUSTOMER ORDER #	SLSN	TERMS	SHIP VIA	FOB	DATE
p.o. # 4/15/26 email	*k*	*net 30*	*UPS/FedX*	*orig.*	*May 18, 2026*

QUANTITY ORDERED:	QUANTITY SHIPPED:	DESCRIPTION:	UNIT PRICE:	EXTENSION
300	300	CA-Clam Prox	$ 1.99	$ 597.00
300	300	CA-AdBak20	.48	144.00
			TOTAL MERCHANDISE:	$ 741.00
			FREIGHT:	22.15
			TOTAL INVOICE (tx xmpt):	$ 763.15

Fedex ***870561689347***

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

Document No:INS-0526-344
Document Date:05/31/2026

Association: Waterset North Community Development Disctrict

Total Due: $851.06

Date	Description	Amount
05/31/2026	Insurance Reimbursement Torres, Heidy ASTPM	$147.26
05/31/2026	Insurance Reimbursement Vucelj, Aladin GRKEEP	$290.70
05/31/2026	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	$175.95
05/31/2026	Insurance Reimbursement Gomez, Victoria FRNTDS	$237.15

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-060126-521
Document Date:06/01/2026

Association: Waterset North Community Development Disctrict
Contract No: WATCD

Total Due: $1,379.77

Fee	Amount
Contract Management	**$1,379.77**

Report Totals

Billing:	$1,379.77
Total Sales Tax:	$0.00
Balance Due:	**$1,379.77**

Waterset North CDD
Meeting Date: May 26, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00 PM
Meeting End Time:	9:00 PM
Total Meeting Time:	3 HRS

Time Over ____ (?) Hours:	

Total at $____per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Rachel Welborn Digitally signed by Rachel Welborn Date: 2026.05.27 10:27:58 -04'00'

INVOICE

Total Due: **$2,120.09**

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

Invoice Number: 32019040929
Our Order No. 31019101330
Invoice Date: 6/1/2026
Due Date: 7/1/2026

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	06/01/26 to 06/30/26

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**

INVOICE

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

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



Bill to
Waterset North CDD

Ship to
Waterset North CDD

Invoice details

Invoice no.: 307
Terms: Due on receipt
Invoice date: 05/29/2026
Due date: 05/29/2026

#	Date	Description	Rate	Amount
1.		Pergolas x2 Located at GPS coordinates 27 46'11.2"N 82.22"30.7W over the benches on the side of the road. 2 Pergolas will be disassembled and removed.	$1,100.00	$1,100.00

Total **$1,100.00**

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/21/2026	$676.58	05/22/2026

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

INVOICE NO. 793

Order No.:
Quote No.: 901
Job No.: 1386
Site Address: Milestone Dr / Hourglass Dr
Apollo Beach FL 33572

Fountain needs a sump pump replacement

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
506804 .3HP 50GPM 1.5" DISCH SUMP PUMP W/ 20© CORD & FLOAT	1.00	$466.21	$466.21
1.5"MPTxS SCH40 PVC MALE ADAPTER	1.00	$2.02	$2.02
1.5"SPGx.75"FPT SCH40 PVC REDUCER BUSHING	1.00	$3.15	$3.15
.75"MPT BRASS HOSE BI	1.00	$25.20	$25.20
Commercial installation / Labor			$180.00
		Sub-Total ex Tax	$676.58
		Tax	$0.00
		Total	$676.58

Sub-Total ex Tax	$676.58
Tax	$0.00
Total inc Tax	$676.58
Amount Applied	$0.00
Balance Due	$676.58

How To Pay

INVOICE NO. 793

Credit Card (MasterCard or Visa)

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

DUE DATE:	06/21/2026	AMOUNT DUE:	$676.58

INVOICE

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

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

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

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

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

Invoice details
Invoice no.: 2026-1536
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

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

Total **$2,040.00**

Ways to pay

View and pay

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

Invoice

BILL TO	SHIP TO
Waterset North CDD 3434 Colwell Ave. Suite #200 Tampa, FL 33614	Waterset North Splash Pad 7205 Parkshore Drive Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35301	06/04/2026	$249.00	06/19/2026	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	25	2.00	50.00

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	249.00
TAX (0.075)	0.00
TOTAL	249.00
BALANCE DUE	**$249.00**

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

Invoice

BILL TO	SHIP TO
Waterset North CDD 3434 Colwell Ave. Suite #200 Tampa, FL 33614	Waterset North CDD 7012 Sail View Lane Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35308	06/05/2026	$225.00	06/20/2026	Net 15	

P.O. NUMBER	SALES REP	ACCT#/LOT/BLK
Start Date: 10/5/2023	Nelson Butera	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	13	2.00	26.00

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	225.00
TAX (6.5%)	0.00
TOTAL	225.00
BALANCE DUE	**$225.00**

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

Remittance Section

Invoice Number:	597223860
Due Date:	06/15/2026
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

21000059722386000002590O1

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:	597223860
Account Number:	1299196
Site Number:	5556430
Invoice Date:	05/21/2026
Period of Performance:	05/15/2026 - 06/14/2026
Due This Period:	$259.00

Important Messages

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

See Reverse For Important Information

Invoice Details

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

(Please see the following pages for details.)

Payment Remittance

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

Contact Us

www.leasedirect.com

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

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

customersupport@leasedirect.com

Explanation of Charges

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

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

Asset Details

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

Asset Amount Total: $259.00

LAW OFFICES

Fishback Dominick LLP

1947 LEE ROAD
WINTER PARK, FLORIDA 32789-1834

June 02, 2026
Billed through 05/31/2026
Bill Number127035

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

General
W539 25752

Balance Forward	$2,401.25
Payments Applied	$2,401.25
Net Balance Forward	$0.00

FOR PROFESSIONAL SERVICES RENDERED

05/04/2026	DL	Instructions to Mr. Schafer regarding request for election resolution and correspondence to Rachel Welborn.	0.25 hrs	$82.50
05/04/2026	DL	Review letter from Sunrise regarding alleged past due amounts; Instructions to Ms. Ruiz to draft responsive letter.	0.25 hrs	$82.50
05/04/2026	BWS	Research re: statutory requirements for CDD elections and notices; meet with Attorney D. Langley to discuss potential resolution requirement.	1.50 hrs	$412.50
05/04/2026	BWS	Draft Notice of Qualifying Period for 2026 Election; email draft Notice and analysis of need for resolution to District Manager R. Welborn.	0.25 hrs	$68.75
05/04/2026	KAR	Conferred with Dan Langley regarding April 2026 demand letter received and preparation of response; Reviewed previous termination notices for compliance with agreement's terms and applicable law and for uniformity; Prepared response to April 2026 demand letter maintaining position of default justifying non-payment and non-waiver language reserving all recovery rights in light of	1.25 hrs	$343.75

		contractor's default.		
05/05/2026	DL	Review draft response letter to April 28, 2026 demand letter from Sunrise Landscape; Email to Rachel Welborn regarding proposed responsive letter.	0.50 hrs	$165.00
05/13/2026	DL	Review tentative agenda for May 26th Board of Supervisor's meeting.	0.25 hrs	$82.50
05/13/2026	DL	Email correspondence from Ms. Wellborn requesting budget resolution and instructions to Mr. Schafer regarding same; Review budget resolution and email regarding same.	0.50 hrs	$165.00
05/13/2026	MDT	Email regarding pre-meeting with Attorney Langley as to pending issues.	0.25 hrs	$82.50
05/13/2026	BWS	Draft resolution approving proposed budget; email draft resolution and comments to R. Welborn and Attorney D. Langley.	0.50 hrs	$137.50
05/18/2026	DL	Email correspondence from Ms. Bregg requesting resolution for designating officers and budget approval; Instructions to Mr. Schafer to draft resolution concerning designation of officers.	0.25 hrs	$82.50
05/18/2026	BWS	Review email correspondence from N. Bregg re: resolution redesignating officers and resolution approving proposed budget FY 26-27; email Attorney D. Langley re: proposed resolutions.	0.25 hrs	$68.75
05/18/2026	BWS	Draft resolution electing officers of the District; email draft resolution to Attorney D. Langley for review.	0.25 hrs	$68.75
05/20/2026	MDT	Reviewed Agenda and emailed Attorney Langley regarding the same.	0.25 hrs	$82.50
05/21/2026	DL	Email from attorney, Ashleigh Taylor regarding status of appointment of defense counsel in Mary Michelle v. Rizzetta & Company and respond to same.	0.25 hrs	$82.50
05/26/2026	MDT	Conference with Attorney Langley regarding upcoming hearing; reviewed lengthy Agenda for meeting; attended Board of Supervisors meeting.	3.50 hrs	$1,155.00
05/27/2026	DL	Email correspondence regarding service of Eduardo Pena lawsuit.	0.25 hrs	$82.50
05/29/2026	DL	Email correspondence from Rachel Welborn requesting ad for budget hearings; Draft responsive email requesting hearing information; Instructions to Ms. Ruiz to draft advertisement.	0.25 hrs	$82.50
05/29/2026	KAR	Receive instructions from Dan Langley concerning need for budget amendment notice ad.	0.25 hrs	$68.75

		Total Fees for this matter	$3,396.25

DISBURSEMENTS

05/31/2026	Reproduction Costs		$2.25
		Total Disbursements for this matter	$2.25

BILLING SUMMARY

Schafer, Benjamin W	2.75 hrs	$756.25
Langley, Daniel W.	2.75 hrs	$907.50
Ruiz, Katherine	1.50 hrs	$412.50
Tempkins, Michael D	4.00 hrs	$1,320.00
TOTAL FEES	11.00 hrs	$3,396.25
TOTAL DISBURSEMENTS		$2.25
TOTAL CURRENT CHARGES		$3,398.50
TOTAL NET CHARGES		$3,398.50
TOTAL BALANCE NOW DUE		$3,398.50

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

Florida HEALTH

RECEIVED MAY 20 2026

Florida Department of Health in Hillsborough County
Notification of Fees Due

29-BID-8542791

Permit Number
29-60-1412605

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount:	$400.00
Previous Balance:	$0.00
Total Amount Due:	**$400.00**

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Payment Due Date: 06/30/2026 or Upon Receipt

If not paid by 06/30/2026 then the fee will be:$450.00

Mail To: Attention: Rizzetta & Company
Waterset North CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Waterset Phase 1 Pool
Location: 7012 Sail View Lane
Apollo Beach, FL 33572

Pool Volume: 70,000 gallons
Bathing Load: 64
Flow Rate: 320

Owner Information:

Name: Waterset North CDD
Address: 3434 Colwell Avenue, Suite 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 677-2114 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **29-60-1412605** Bill ID: **29-BID-8542791**

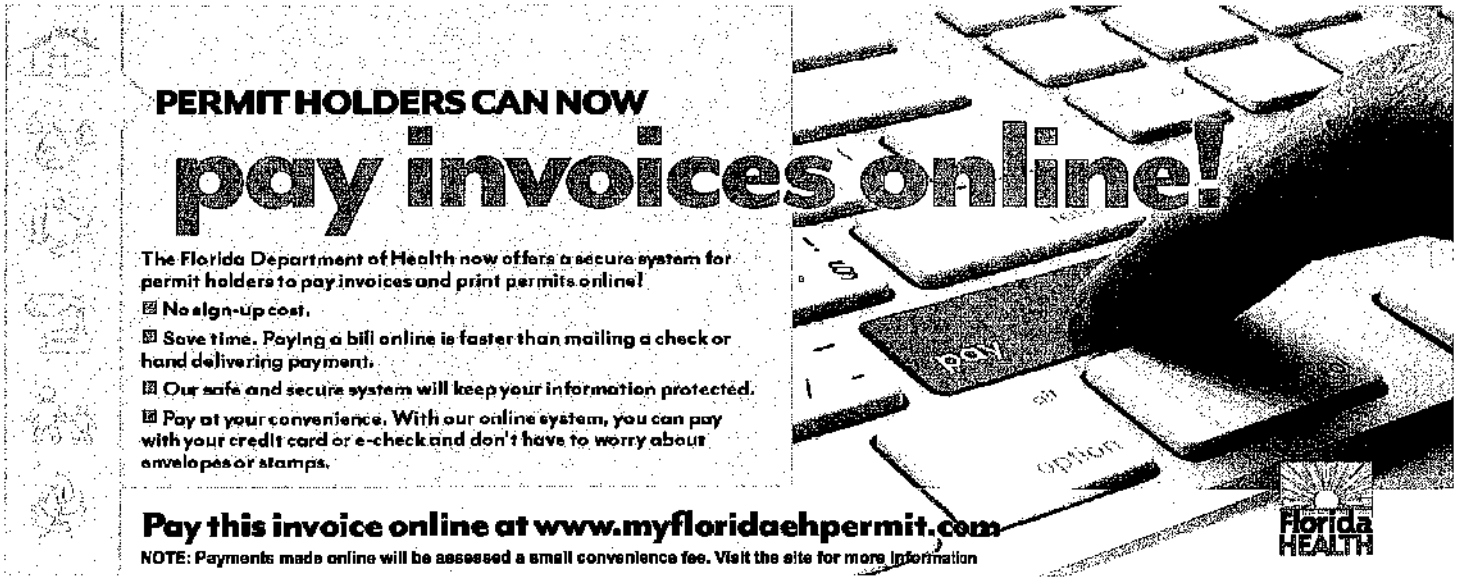
Billing Questions call DOH-Hillsborough at: (813) 307-8059
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P O Box 5135
Tampa, FL 33675

Circle One: Visa MC
Name on Card: _____
Account #: _____
Exp Date: ____/____ Security Code (CVV): _____
Card's Billing Address:
_____
City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:
Payment Amount: $_____ For: _____

Signature **Date**

[Please RETURN invoice with your payment] Batch Billing ID:113246



MAY 2 0 202

Florida Department of Health in Hillsborough County
Notification of Fees Due

29-BID-8543859

Permit Number
29-60-1585331

For: Swimming Pools - Water Activity

Fee Amount:	$275.00
Previous Balance:	$0.00
Total Amount Due:	**$275.00**

Payment Due Date: 06/30/2026 or Upon Receipt

If not paid by 06/30/2026 then the fee will be:$325.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Mail To: Attention: Rizzetta & Company
Waterset North CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Waterset Lakeside Park Splash Pad
Location: 7250 Parkshore Drive
Apollo Beach, FL 33572

Pool Volume: 2,000 gallons
Bathing Load: 10
Flow Rate: 72

Owner Information:

Name: Waterset North CDD
Address: 3434 Colwell Avenue, Suite 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 677-2114 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **29-60-1585331** Bill ID: **29-BID-8543859**

Billing Questions call DOH-Hillsborough at: (813) 307-8059
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P O Box 5135
Tampa, FL 33675

Circle One: Visa MC
Name on Card: _____
Account #: _____
Exp Date: ___/___ Security Code (CVV): _____
Card's Billing Address:
_____
City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:
Payment Amount: $_____ For: _____

Signature **Date**

[Please RETURN invoice with your payment] Batch Billing ID:113246

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Florida
DEPARTMENT OF REVENUE

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920002821935	**Submitted Date**	Wednesday, 06/17/2026
Status	IN PROCESS	**Submitted Time**	03:59 PM

Payment Information

Taxpayer Name	WATERSET NORTH COMMUNITY DEVELOPMENT DIS	**Debit Date**	Thursday, 06/18/2026
Document Type	DR-15	**Filling Period End Date**	05/31/2026
Amount Paid	$22.02		
Payment Amount	$22.02		
Fee Amount	$0.00		

Electronic Check Information

Bank Nickname	N/A
Bank Account Type	BUSINESS/CORPORATE CHECKING

Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:39-8015954075-8	05/31/2026	$22.02

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

Billing Date:
May 17, 2026

Billing Period:
May 17 - Jun 16, 2026

Hi WATERSET NORTH,

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

Total balance
$103.78
Auto Pay is scheduled
Jun 10

Bill history

Previous balance	$103.78
Payment received by May 17, thank you	-$103.78

Service summary

	Previous month	Current month
Bundle	$94.98	$94.98
Taxes and Fees	$8.80	$8.80
Total services	**$103.78**	**$103.78**
Total balance		**$103.78**

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

6790 0107 DY RP 17 05192026 NNNNNN 01 996058

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.

0340088136719333091724000000000000000103785

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

Billing Date:
May 17, 2026

Billing Period:
May 17 - Jun 16, 2026

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

Bundle

Monthly Charges

05.17-06.16		Business Fiber Internet 1 Gig	$84.99
		Data	-$10.00
		$10.00 Discount through 09/16/27	
	(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**

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**

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.

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

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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

Continued on next page

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

Billing Date:
May 25, 2026

Billing Period:
May 25 - Jun 24, 2026

Hi WATERSET NORTH CDD,

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

Total balance
$264.19
Auto Pay is scheduled
Jun 18

Bill history

Previous balance	$264.19
Payment received by May 25, thank you	-$264.19

Service summary

	Previous month	Current month
Bundle	$233.44	$233.44
Taxes and Fees	$30.75	$30.75
Total services	**$264.19**	**$264.19**
Total balance		**$264.19**

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 05272026 NNNNNN 01 963847

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

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

1130028136724806052115000000000000000264195

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

Billing Date:
May 25, 2026

Billing Period:
May 25 - Jun 24, 2026

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

Bundle

Monthly Charges

05.25-06.24	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
	Federal Subscriber Line Charge - Bus	$6.50
	Access Recovery Charge-Business	$2.50
	Frontier Roadwork Recovery Surcharge	$4.50
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.

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

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

Continued on next page

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

Billing Date:
May 25, 2026

Billing Period:
May 25 - Jun 24, 2026

813-672-4806

88/KQXA/762204/ /VZFL

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: 5-27-26

Account Number:	**8382**
Invoice Number:	394913
Previous Balance:	$573.00
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
- ☐ Bedroom
- ☐ Breakroom
- ☐ Garage
- ☐ Kitchen
- ☑ Perimeter
- ☐ Rest Room

Structure
- ☐ Bank
- ☐ Industrial
- ☐ Medical
- ☑ Professional
- ☐ Residence
- ☐ Retail

Frequency
- ☐ Annual Service
- ☐ Every Other Month
- ☑ Monthly Service
- ☐ Quarterly Service
- ☐ Twice Per Month
- ☐ Weekly

Type of Service
- ☐ Additional Service
- ☐ Extra Service
- ☑ General Pest Control
- ☐ In Wall Tube System
- ☑ Rodent Control
- ☐ Annual Service

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

Treatment
- ☐ Advion Ant Bait Station .1%
- ☐ Advion Ant Gel Bait .05%
- ☐ Advion Roach Bait Stn .5%
- ☐ Advion Roach Gel Bait .6%
- ☐ Alpine Aerosol .25%
- ☐ Biozyme
- ☐ CM Insect Monitors
- ☐ Dekko Silver Fish Paks 20%
- ☐ D-Fense Dust .05%
- ☐ Gentrol Liquid 9%
- ☑ Inspection
- ☐ Maxforce Quantum .03%
- ☐ Niban FG 5%
- ☐ Nyguard IGR 10%
- ☐ Onslaught 6.4%
- ☑ Perimeter Sweep
- ☐ Taurus .06%
- ☐ Talstar Xtra .25%
- ☐ Transport GHP .11%
- ☐ Transport Mikron .11%
- ☐ Vector Bio 5
- ☐ Wasp Freeze .1%
- ☐ Web Out 10.5%
- ☐ TALstar P

Rodent Control
- ☑ Mice
- ☐ Rats
- ☐ _____

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

nVIROTECT
PEST CONTROL SERVICES
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: 5-27-26

Account Number:	**8382**
Invoice Number:	394914
Previous Balance:	$573.00
Commercial General Pests	**$30.00**
Sales Tax:	$0.00
Service Amount:	**$30.00**

Check /Cash: _____

Technician(s): EN

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
☐ Bedroom	☐ Bank	☐ Annual Service	☐ Additional Service
☐ Breakroom	☐ Industrial	☐ Every Other Month	☐ Extra Service
☐ Garage	☐ Medical	☑ Monthly Service	☑ General Pest Control
☑ Kitchen	☑ Professional	☐ Quarterly Service	☐ In Wall Tube System
☑ Perimeter	☐ Residence	☐ Twice Per Month	☑ Rodent Control
☑ Rest Room	☐ Retail	☐ Weekly	☐ Annual Service

General Pest		Treatment	
☐ Acrobat Ants	☐ Pantry pests	☐ Advion Ant Bait Station .1%	☐ Niban FG 5%
☐ Argentine Ants	☑ Paper Wasps	☐ Advion Ant Gel Bait .05%	☐ Nyguard IGR 10%
☐ Bed Bugs	☐ Pharaoh Ants	☐ Advion Roach Bait Stn .5%	☐ Onslaught 6.4%
☐ Carpenter Ants	☑ Preventative	☐ Advion Roach Gel Bait .6%	☑ Perimeter Sweep
☐ Crazy Ants	☐ Roaches	☐ Alpine Aerosol .25%	☐ Taurus .06%
☐ Drain Flies	☐ Silverfish	☐ Biozyme	☐ Talstar Xtra .25%
☐ Fire Ants	☐ Spiders	☐ CM Insect Monitors	☐ Transport GHP .11%
☐ Fleas	☐ Ticks	☐ Dekko Silver Fish Paks 20%	☐ Transport Mikron .11%
☐ German Roaches	☐ White Foot Ants	☐ D-Fense Dust .05%	☐ Vector Bio 5
☐ Ghost Ants	☐ _____	☐ Gentrol Liquid 9%	☐ Wasp Freeze .1%
☐ Mosquitos		☑ Inspection	☐ Web Out 10.5%
☑ Mud Daubers		☐ Maxforce Quantum .03%	☑ TALSTAR P

Rodent Control	Treatment	
☑ Mice	☐ CM Rat Snap Traps	☐ Rodent Bait Stations
☑ Rats	☑ Contrac Blox Bait .005%	☐ T-Rex Rat Snap Traps
☐ _____	☐ Final Blox Bait .005%	☐ Victor Glue Boards

ALPINE WSG

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
Office: 813.968.7031
Fax: 813.908.3424
www.nvirotect.com

INVOICE

Lawn & Shrub Care Division

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

Date: 5/20/26

Account Number:	**10294**
Invoice Number:	458227
Previous Balance:	$0.00
Fire Ant Treatment	**$690.00**
Sales Tax:	$0.00
Service Amount:	**$690.00**

Call for a FREE Pest Control Quote!

Receive up to $50 credit for each referral!*

Save 10% with yearly Prepayment!*

* Exclusions apply. Call office for details.

Check /Cash: _____

Technician(s): Joey

Type of Structure

- ☒ Commercial
- ☐ Residential
- ☐ Apartments
- ☐ HOA

Type of Service

- ☐ Aeration
- ☐ OTC
- ☒ Lawn Care
- ☐ Shrub Care
- ☒ Regular Service
- ☐ Extra Service

Lawn Care

- ☐ Brown Patch
- ☐ Chinch Bugs
- ☐ Cold Damage
- ☐ Drought
- ☐ Fire Ants
- ☐ Fleas
- ☐ Fungus
- ☐ Leaf Spot
- ☐ Mole Crickets
- ☒ Preventative
- ☐ Sod Web Worms
- ☐ Ticks
- ☐ White Grubs
- ☐ _____

Treatment

- ☐ Bifen XTS
- ☐ Chelated Iron
- ☐ Chelated Micro
- ☐ Crosscheck
- ☐ Dominion
- ☐ Dylox
- ☐ Fert 0-0-50
- ☐ Fert 20-0-10
- ☐ Lime
- ☐ Manicure
- ☐ Mega Micro
- ☐ Milorganite
- ☐ Orthene
- ☐ Sticker
- ☐ T-Methyl
- ☐ Talstar Xtra
- ☒ Top Choice
- ☐ _____

Controllable Weeds / Uncontrollable Weeds / Treatment

- ☐ Broadleaf
- ☐ Purple Nutsedge
- ☐ Yellow Nutsedge
- ☐ Bermuda Grass F B
- ☐ Crabgrass F B
- ☐ Stink Vine F B
- ☐ Atrazine
- ☐ Barricade
- ☐ Basagran
- ☐ MSM
- ☐ ProSedge
- ☐ Sticker
- ☐ Threeway
- ☐ _____

Shrub Care

- ☐ Aphids
- ☐ Beetles
- ☐ Black Spot
- ☐ Caterpillers
- ☐ Chili Thrips
- ☐ Grasshoppers
- ☐ Lace Bugs
- ☐ Leaf Spot
- ☐ Mealy Bugs
- ☐ Mites
- ☐ Powdery Mildew
- ☐ Preventative
- ☐ Root Rot
- ☐ Scale
- ☐ Splash Fungus
- ☐ Thrips
- ☐ White Fly
- ☐ _____

Treatment

- ☐ Avid
- ☐ Conserve
- ☐ Crosscheck
- ☐ Fert. 8-0-12
- ☐ Fert 13-0-13
- ☐ Fert 20-20-20
- ☐ Horticultural Oil
- ☐ Magnesium
- ☐ Malathion
- ☐ Manganese
- ☐ Manicure
- ☐ Merit
- ☐ Orthene
- ☐ OTC
- ☐ Subdue Maxx
- ☐ Sulfur Chips
- ☐ Sticker
- ☐ T-Methyl
- ☐ _____

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

Ask us about Automatic Payments or Paperless Billing.

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

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.: 33871
Terms: Due on receipt
Invoice date: 04/10/2026
Due date: 04/10/2026

#	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**	Final 50% Billing Project Completion	1	$9,750.00	$9,750.00

Total **$9,750.00**

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.: 33873
Terms: Due on receipt
Invoice date: 04/10/2026
Due date: 04/10/2026

#	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**	Final 50% Billing Project Completion	1	$47,500.00	$47,500.00

Total **$47,500.00**

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.: 33891
Terms: Due on receipt
Invoice date: 04/15/2026
Due date: 04/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Bismarck Palm Tree Removal from Approved Proposal - (Crest Point cul-de-sac) Scope of Work: *Remove a dead Bismarck Palm tree by root extraction *Installation of a 12' overall Sable Palm tree			
2.		**Landscape Construction**	Installation of a 12' overall Sable Palm tree	1	$962.50	$962.50
3.		**Arbor Care**	Remove a dead Bismarck palm tree	1	$962.50	$962.50

Total **$1,925.00**

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.: 34028
Terms: Due on receipt
Invoice date: 05/01/2026
Due date: 05/01/2026

#	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.: 34088
Terms: Due on receipt
Invoice date: 05/06/2026
Due date: 05/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	REPLACEMENT OF CONTROLLER NEAR 6953 CRESTPOINT DRIVE. *(1) Hunter ICC2 Controller *(1) Hunter ICC2 8-station controller communications module *(1) Hunter ICC2 communications cellular fee *(1) Hunter rain/freeze sensor *Labor and miscellaneous materials included	1	$2,837.38	$2,837.38

Total **$2,837.38**

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.: 34130
Terms: Due on receipt
Invoice date: 05/11/2026
Due date: 05/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Construction**	PALM TREE PRUNING SERVICE RECOVERY FROM APPROVED PROPOSAL - #3 Scope of Work: *Booting and trimming of all palm trees.	1	$19,500.00	$19,500.00

Total **$19,500.00**

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.: 34136
Terms: Due on receipt
Invoice date: 05/11/2026
Due date: 05/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Construction**	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.	1	$95,000.00	$95,000.00

Total **$95,000.00**

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.: 34148
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 4.14.26 Timer 3B Repaired 3 non-working solenoids and decoders.			
2.		**Sales**	ICD-100	3	$250.28	$750.84
3.		**Sales**	Hunter Solenoid	3	$48.54	$145.62
4.		**Sales**	DBRY	12	$11.34	$136.08
5.		**Sales**	wire connector	6	$2.00	$12.00
6.		**Sales**	labor-technician	13	$75.00	$975.00

Total **$2,019.54**

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.: 34154
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 4.14.26 Timer-B-1 Removed an old John Deere filter leaking bypass.			
2.		**Sales**	2" male adapter	2	$2.70	$5.40
3.		**Sales**	2"-90	1	$4.04	$4.04
4.		**Sales**	2" pipe	3	$1.40	$4.20
5.		**Sales**	labor-technician	1.5	$75.00	$112.50

Total **$126.14**

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.: 34155
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 4.13.26 Timer 3H Repaired 10 drip leaks and re-programmed the runtime to program C.			
2.		**Sales**	drip coupling	20	$1.50	$30.00
3.		**Sales**	drip pipe	4	$1.00	$4.00
4.		**Sales**	DBY	2	$5.00	$10.00
5.		**Sales**	labor-technician	4	$75.00	$300.00

Total **$344.00**

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.: 34247
Terms: Due on receipt
Invoice date: 05/15/2026
Due date: 05/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows Repaired a cut wire near the school, and 2 faulty decoders on zones 15 & 21. Repairs have been made, and the timer is set to run for 3 days a week.			
2.		**Sales**	ICD-100 Decoder	2	$250.28	$500.56
3.		**Sales**	DBYR	20	$5.00	$100.00
4.		**Sales**	Hunter solenoid	2	$48.54	$97.08
5.		**Sales**	labor-technician- Including investigation, wire tracking time	14	$75.00	$1,050.00

Total **$1,747.64**

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.: 34272
Terms: Due on receipt
Invoice date: 05/26/2026
Due date: 05/26/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Construction**	PALM REPLACEMENT FROM APPROVED PROPOSAL: TARGET AREA: *SW corner of the intersection of Milestone and WSBlvd SCOPE OF WORK: *Remove a dying ribbon Palm on the SW corner of the intersection of Milestone and WSBlvd *Install (1) Ribbon Palm tree 14' of clear trunk *Install an 8"-10" earthen water saucer and at least one flood bubbler	1	$4,600.00	$4,600.00

Total **$4,600.00**

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.: 34457
Terms: Due on receipt
Invoice date: 06/04/2026
Due date: 06/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.9.26 Covington Timer: Checked the drip in the center island, around, and repaired a drip leak, and added more time on zone 42, run time 40 minutes.			
2.		**Sales**	drip coupling	1	$1.50	$1.50
3.		**Sales**	labor-technician	0.3	$75.00	$22.50

Total **$24.00**

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.: 34458
Terms: Due on receipt
Invoice date: 06/04/2026
Due date: 06/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 4.21.26 Controller N Ran the system, repaired two broken sprays, and one line break along Milestone. Replaced 3 damaged spray heads along Waterset. Replaced 7 clogged nozzles.			
2.		**Sales**	6" spray head	5	$12.06	$60.30
3.		**Sales**	nozzle	12	$2.88	$34.56
4.		**Sales**	swing pipe fitting	1	$0.52	$0.52
5.		**Sales**	labor-technician	3	$75.00	$225.00

Total **$320.38**

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.: 34519
Terms: Due on receipt
Invoice date: 06/08/2026
Due date: 06/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.16.26 Milestone Timer: Updated zones 29, 32, 33,34 and 35 ran from the timer after checking the system; no alarms were found.			
2.		**Sales**	labor-technician	2	$75.00	$150.00

Total **$150.00**

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.: 34520
Terms: Due on receipt
Invoice date: 06/08/2026
Due date: 06/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.26.26 Covington Garden Dr /Paseo Al Mar: Checked the start time on all programs. Changed start time on the program C from 6 am to 9 am in the drip zones.			
2.		**Sales**	labor-technician	1	$75.00	$75.00

Total **$75.00**

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.: 34582
Terms: Due on receipt
Invoice date: 06/04/2026
Due date: 06/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.20.26 Reinstalled a rotor that was off the fitting and checked it to ensure it was working well with no issues.			
2.		**Sales**	labor-technician	0.5	$75.00	$37.50

Total **$37.50**

Overdue 06/04/2026

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.: 34583
Terms: Due on receipt
Invoice date: 06/04/2026
Due date: 06/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.20.26 6844 Park Strand Dr Completed wet check, system operating properly with no default. Replaced one damaged 10" round valve box lid.			
2.		**Sales**	10" Purple Round Lid	1	$19.30	$19.30
3.		**Sales**	labor-technician	0.5	$75.00	$37.50

Total **$56.80**

Overdue 06/04/2026

REPUBLIC SERVICES

5210 W Linebaugh Ave
Tampa FL 33624-503434

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

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

Account Number	**3-0696-0027254**
Invoice Number	0696-001354619
Invoice Date	May 17, 2026
Previous Balance	$1,148.43
Payments/Adjustments	-$1,148.43
Current Invoice Charges	**$757.19**

Autopayment	Payment Due Date
$757.19	June 06, 2026

MAY 26 2026

PAYMENTS/ADJUSTMENTS

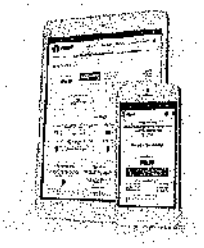
Description	Reference	Amount
Payment - Thank You 05/07	5555555	-$1,148.43

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 05/12		1.0000	$189.00	$189.00
Recycling Service 06/01-06/30			$561.37	$561.37
Recycling Processing Charge 06/01-06/30		1.0000	$1.58	$6.82
CURRENT INVOICE CHARGES, AutoPayment due on June 06, 2026				**$757.19**

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



REPUBLIC SERVICES

5210 W Linebaugh Ave
Tampa FL 33624-503434

Address Service Requested

WATERSET AMENITY CENTER
WATERSET NORTH CDD
3434 COLWELL AVE
STE 200
TAMPA FL 33614-6390

0001271
N202

Do not Pay
*** Thank You For Your Automatic Payment ***

Autopayment	$757.19
Payment Due Date	June 06, 2026
Account Number	3-0696-0027254
Invoice Number	0696-001354619

☐ For Billing Address Changes, Check Box and Complete Reverse.

Make Checks Payable To:

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

30696002725400000013546190000757190000757190

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

Invoice

Date	Invoice #
6/2/2026	INV0000109944

Bill To:

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

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

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

Subtotal	$6,958.49
Total	$6,958.49

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

CONTRACT INVOICE

Invoice Number: AR-S347478
Invoice Date: 5/26/2026
Account Number: WN00
Balance Due: $298.05

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	6/5/2026	$298.05	**$298.05**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
3FY03185-03	GARIELLE DAVIS	$60.74		5/27/2024	5/26/2026

Contract Remarks

EXTENDED 12-MONTHS PENDING UPGRADE - 5% INCREASE

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

Summary:

Contract base rate charge for this billing period	$0.00
Contract overage charge for the 4/27/2026 to 5/26/2026 overage period	$60.74 **

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	80,342	84,717	4,375	2,500	1,875	$0.014400	$27.00
Color 124	C	56,914	59,622	2,708	2,300	408	$0.082700	$33.74
								$60.74

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
3FY03185-04	GARIELLE DAVIS	$237.31		5/27/2026	5/26/2028

Contract Remarks

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

ITT36-MONTH PREMIUM COLOR COPIER MAINTENANCE INCLUDES ALL PARTS, LABOR AND TONER PLUS 2,500 B/W @ .0151 AND 2,300 COLOR @ .0868. THANK YOU FOR CHOOSING SIGNA DIGITAL SOLUTIONS! NOTE: SERVICED LOCALLY BY BORING.

Summary:

Contract base rate charge for the 5/27/2026 to 6/26/2026 billing period	$237.31
Contract overage charge for this overage period	$0.00 **

Detail:

Equipment included under this contract

Canon/imageRUNNER ADVANCE DX C3830i

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

CONTRACT INVOICE

Invoice Number: AR-S347478
Invoice Date: 5/26/2026
Account Number: WN00
Balance Due: $298.05

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	6/5/2026	$298.05	**$298.05**

Invoice Remarks

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	Covered	Rate
B\W 109	B	2,500	$0.015100
Color 124	C	2,300	$0.086800

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

Invoice Subtotal:	$298.05
EXEMPT	**$0.00**
Total Tax:	$0.00
Invoice Total:	**$298.05**

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.: 11131-b
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	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 #: **66261081**

Summary as of May 11, 2026
(account information starts on next page)

Previous Amount Due:	$4,605.19
Total Payments Received:	-$4,605.19
Balance Forward:	$0.00
Current Charges:	$1,783.57
Amount Due Jun 01, 2026:	**$1,783.57**

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 #:	**66261081**
Billing Account #:	CFB2354
Date Issued:	May 11, 2026
Date Due:	Jun 01, 2026
AMOUNT DUE:	$1,783.57
If paid after 6/1/26, add a Late Payment Penalty of:	$26.75
After 6/1/26, Pay:	$1,810.32

Autopay: Do Not Pay Amount Due will automatically be deducted

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

Remit Payment To:

SPARK ENERGY GAS LLC
DEPT# 42424
PO BOX 650823
Dallas, TX 75265-0823

9127419432400001783571

Spark Energy

Customer: **Waterset North Cdd**
Billing Account #: **CFB2354**
Invoice #: **66261081**

PAYMENTS

Billing Account #: CFB2354

PAYMENT DETAILS

Payment Date	Payment Description	Amount	Total
May 01, 2026	Payment Received - Thank You	-$4,605.19	
Payments Received			**-$4,605.19**

ACCOUNT INFORMATION

Account #: CFB2354

LDC #: **5100870347**

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

Pricing Plan:
TECOG_VAR_COM_PT_NYMEXPLUS_RO

The average daily consumption used is 52.70 THERMS

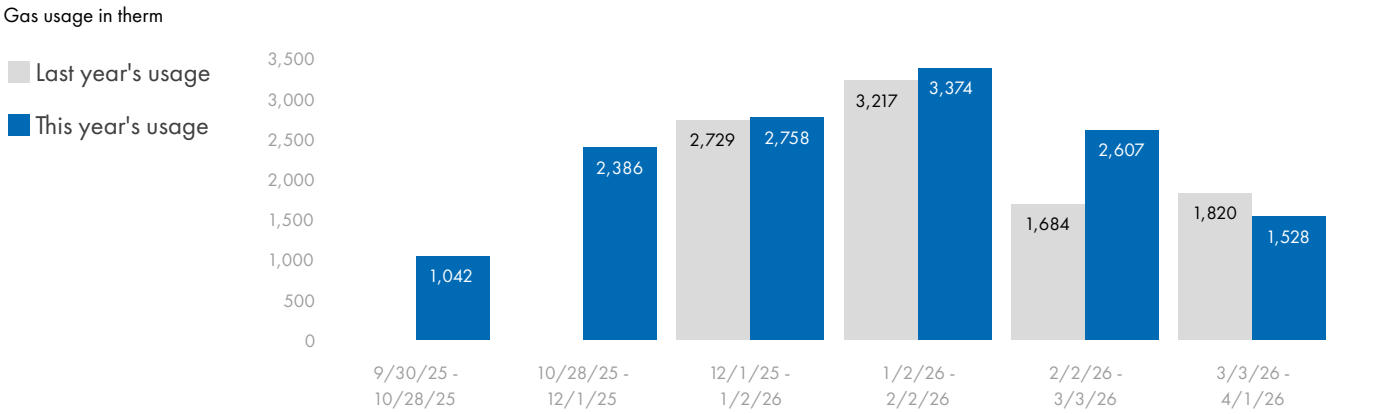
USAGE DETAILS

Service Period	Estimate	Meter #	Unit	Previous Meter Read	Current Meter Read	Mult.	Quantity
03/03/26 - 04/01/26 29 Days	N		THERM	03/03/26	04/01/26		1,528.200

CHARGE DETAILS

Date	Charge Description	Amount	Total
04/01/26	Energy Charge (1,528.2 x $1.047108 per THERM)	$1,600.19	
04/01/26	Pass Through (1,528.2 x $0.120000 per THERM)	$183.38	
Current Charges			**$1,783.57**

Usage Chart



BILLING DAYS	28	34	32	31	29	29
AVERAGE DAILY USAGE	37	70	86	109	90	53
(THERM)	##	##	43	111	58	63

Spectrum BUSINESS

May 27, 2026
Invoice Number: 2443533052726
Account Number: **8337 12 028 2443533**

Service At: 7012 SAIL VIEW LN
APOLLO BEACH FL 33572-1550

Auto Pay Notice

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

Summary

Service from 05/27/26 through 06/26/26 details on following pages

Previous Balance	468.24
Payments Received -Thank You!	-468.24
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
YOUR AUTO PAY WILL BE PROCESSED 06/14/26	
Total Due by Auto Pay	**$468.24**

NEWS AND INFORMATION

IMPORTANT PROGRAMMING NOTICE
Spectrum is committed to keeping you informed about updates to your service. Please note the following change to your Spectrum TV channel lineup:

Starting on or after June 8, 2026, Victory Channel on Channels 194 and 1123 will no longer be available on your Spectrum TV lineup.

To view the channels included in your subscription, visit **Spectrum.net/channel-lineup**.

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 27 05282026 NNNNNNNN 01 996054

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

May 27, 2026

Waterset Cafe

Invoice Number: 2443533052726
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

Waterset Cafe
Invoice Number: 2443533052726
Account Number: 8337 12 028 2443533

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

8633 2390 DY RP 27 05282026 NNNNNNN 01 996054

Charge Details

Previous Balance		468.24
EFT Payment	05/14	-468.24
Remaining Balance		**$0.00**

Payments received after 05/27/26 will appear on your next bill.

Service from 05/27/26 through 06/26/26

Spectrum Business™ TV

Spectrum Business Entertainment TV		75.00
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 Internet Ultra	200.00
Promotional Discount	-60.00
Static IP 1	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Advanced WiFi	10.00
	$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**.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: June 04, 2026

Amount Due:	**$310.85**

Due Date: June 25, 2026
Account #: 221008743546

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

Account Summary

Current Service Period: April 30, 2026 - May 29, 2026

Previous Amount Due	$310.85
Payment(s) Received Since Last Statement	-$310.85
Current Month's Charges	**$310.85**
Amount Due by June 25, 2026	**$310.85**

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

Scan here to view your account online.



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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008743546
Due Date: June 25, 2026

Amount Due:	**$310.85**
Payment Amount: $ _____	

603236586927

Your account will be drafted on June 25, 2026

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
7012 SAIL VIEW LN
SOLAR, APOLLO BEACH, FL 33572-1550

Account #: 221008743546
Statement Date: June 04, 2026
Charges Due: June 25, 2026

Service Period: Apr 30, 2026 - May 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

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Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Phone
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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: June 04, 2026

Amount Due:	**$783.73**

Due Date: June 25, 2026
Account #: 221008768089

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

Account Summary

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

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008768089
Due Date: June 25, 2026

Amount Due:	**$783.73**
Payment Amount: $ _____	

616816766490

Your account will be drafted on June 25, 2026

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Apr 30, 2026 - May 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 →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Apr 30, 2026 - May 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**

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: June 04, 2026

Amount Due:	**$264.32**

Due Date: June 25, 2026
Account #: 221009368202

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

Account Summary

Current Service Period: April 30, 2026 - May 29, 2026

Previous Amount Due	$264.32
Payment(s) Received Since Last Statement	-$264.32
Current Month's Charges	**$264.32**
Amount Due by June 25, 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.



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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009368202
Due Date: June 25, 2026

Amount Due:	**$264.32**
Payment Amount: $ _____	

620520473099

Your account will be drafted on June 25, 2026

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

Mail payment to:
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P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009368202
Statement Date: June 04, 2026
Charges Due: June 25, 2026

Service Period: Apr 30, 2026 - May 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

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TECO
AN EMERA COMPANY
PeoplesGas.com | TampaElectric.com

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

Statement Date: June 05, 2026

Amount Due:	**$4,165.59**

Due Date: June 19, 2026
Account #: 321000019844

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

Account Summary

Previous Amount Due	$4,209.07
Payment(s) Received Since Last Statement	-$4,209.07
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$4,165.59**
Amount Due by June 19, 2026	**$4,165.59**

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

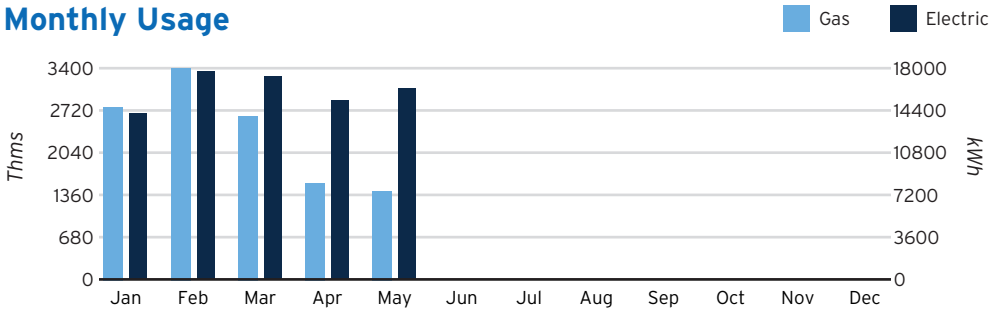
Your Locations With The Highest Usage

7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550	11,760 KWH
7250 PARKSHORE DR, APOLLO BEACH, FL 33572-0000	2,974 KWH

Scan here to interact with your bill online.



Monthly Usage



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

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TECO
AN EMERA COMPANY

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

Account #: 321000019844
Due Date: June 19, 2026

Amount Due:	**$4,165.59**
Payment Amount: $ _____	

700625003831

Your account will be drafted on June 19, 2026

Pay your bill online at PeoplesGas.com or TampaElectric.com
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WATERSET NORTH CDD
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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	05/01/2026	5,697		4,496		1,201 CCF		1.039		1.1168		1,393.6 Therms	30 Days	**$915.10**

▼ 8.8%

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	04/29/2026	982		967		15 kWh	1	30 Days	**$22.75**

= 0.0%

Service Address: 6212 COVINGTON GARDEN DR, APOLLO BEACH, FL 33572 **Sub-Account Number:** 221004037877

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000488517	04/29/2026	31,877		31,419		458 kWh	1	30 Days	**$94.64**

▼ 3.4%

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	04/29/2026	243		233		10 kWh	1	30 Days	**$21.93**

▲ 11.1%

Continued on next page →

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Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 6890 MILESTONE DR, APOLLO BEACH, FL 33572 **Sub-Account Number:** 221002692368

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000456690	04/29/2026	868		853		15 kWh	1	30 Days	$22.75

▼ 28.6%

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	04/29/2026	1,004		990		14 kWh	1	30 Days	$22.58

▼ 12.5%

Service Address: 6806 PARADISO DR, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211006786498

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000441728	04/29/2026	784		774		10 kWh	1	30 Days	$21.93

= 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	04/29/2026	20,188		20,146		42 kWh	1	30 Days	$29.42

▼ 26.3%

Service Address: 6332 WAVES END PL, APOLLO BEACH, FL 33572-1738 **Sub-Account Number:** 211006785920

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000476328	04/29/2026	4,118		4,073		45 kWh	1	30 Days	$29.94

= 0.0%

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	04/29/2026	7,203		7,139		64 kWh	1	30 Days	$33.29

▼ 40.7%

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	04/29/2026	7,882		7,311		571 kWh	1	30 Days	$112.98

▼ 3.9%

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	04/29/2026	56,283		53,309		2,974 kWh	1	30 Days	$545.53

▲ 12.2%

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	04/29/2026	273		270		3 kWh	1	30 Days	$20.80

▼ 25.0%

Service Address: 7218 HOURGLASS DR, APOLLO BEACH, FL 33572-1579 **Sub-Account Number:** 211006785037

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451807	04/29/2026	8,269		8,209		60 kWh	1	30 Days	$30.04

▲ 62.2%

Service Address: 6480 TIDELINE DR, APOLLO BEACH, FL 33572-1571 **Sub-Account Number:** 211006784865

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000448546	04/29/2026	278		275		3 kWh	1	30 Days	$20.80

▼ 25.0%

Service Address: 7580 MILESTONE DR IRR, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211006784683

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000533631	04/29/2026	239		237		2 kWh	1	30 Days	$20.63

▼ 33.3%

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	04/29/2026	229		228		1 kWh	1	30 Days	$22.20

▼ 50.0%

Service Address: 6415 SALT CREEK AVE, APOLLO BEACH, FL 33572-1769 **Sub-Account Number:** 211006784279

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000467238	04/29/2026	258		255		3 kWh	1	30 Days	$22.56

= 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	04/29/2026	1,797		1,793		4 kWh	1	30 Days	$20.95

= 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	04/29/2026	1,252		1,235		17 kWh	1	30 Days	$23.07

▲ 30.8%

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	04/29/2026	287		284		3 kWh	1	30 Days	$20.80

▼ 25.0%

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	04/29/2026	292		288		4 kWh	1	30 Days	$20.95

= 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	04/29/2026	403		400		3 kWh	1	30 Days	$20.80

▼ 25.0%

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	04/29/2026	35,613		35,584		29 kWh	1	30 Days	$27.13

▼ 69.5%

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	04/29/2026	20		20		0 kWh	1	30 Days	$22.03

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	04/29/2026	128		125		3 kWh	1	30 Days	$22.56

= 0.0%

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	04/29/2026	12,496		12,336		160 kWh	1	30 Days	$46.28

▼ 10.1%

Service Address: 6633 PARK STRAND DR, APOLLO BEACH, FL 33572-1548 **Sub-Account Number:** 211006782356

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000458561	04/29/2026	472		467		5 kWh	1	30 Days	$22.92

▼ 16.7%

Service Address: 6702 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211006782182

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000579246	04/29/2026	767		756		11 kWh	1	30 Days	$22.09

= 0.0%

Service Address: 6904 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211006781994

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000846145	04/29/2026	1,348		1,326		22 kWh	1	30 Days	$23.87

▼ 12.0%

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550 **Sub-Account Number:** 211006781838

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000789803	04/29/2026	11,964		11,817		11,760 kWh	80.0000	30 Days	$1,838.40
1000789803	04/29/2026	0.35		0		28.24 kW	80.0000	30 Days	

▲ 8.1%

Service Address: 6938 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211006781655

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835802	04/29/2026	1,716		1,694		22 kWh	1	30 Days	$23.87

= 0.0%

Total Current Month's Charges **$4,165.59**

TECO AN EMERA COMPANY

Sub-Account #: 211006786688
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/02/2026 - 05/01/2026 **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	05/01/2026	5,697		4,496		1,201 CCF		1.039		1.1168		1,393.6 Therms	30 Days

Charge Details

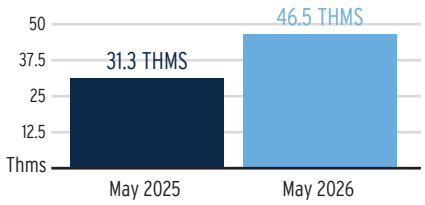
Natural Gas Charges

Customer Charge		$151.00
Distribution Charge	*1,393.6 THMS @ $0.46326*	$645.60
Swing Service Charge	*1,393.6 THMS @ $0.02210*	$30.80
Florida Gross Receipts Tax		$87.70
Natural Gas Service Cost		**$915.10**

Current Month's Natural Gas Charges $915.10

Billing information continues on next page →

Avg THMS Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 221006236519
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000478099	04/29/2026	982		967		15 kWh	1	30 Days

Charge Details

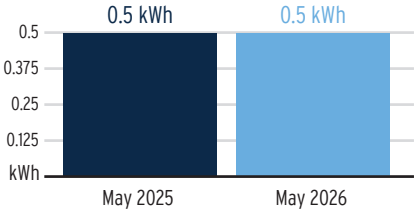
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*15 kWh @ $0.09202/kWh*	$1.38
Fuel Charge	*15 kWh @ $0.03516/kWh*	$0.53
Storm Protection Charge	*15 kWh @ $0.00568/kWh*	$0.09
Clean Energy Transition Mechanism	*15 kWh @ $0.00418/kWh*	$0.06
Storm Surcharge	*15 kWh @ $0.02121/kWh*	$0.32
Florida Gross Receipt Tax		$0.57
Electric Service Cost		**$22.75**

Current Month's Electric Charges **$22.75**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 221004037877
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488517	04/29/2026	31,877		31,419		458 kWh	1	30 Days

Charge Details

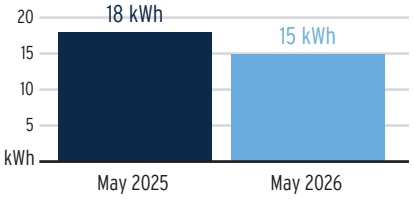
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*458 kWh @ $0.09202/kWh*	$42.15
Fuel Charge	*458 kWh @ $0.03516/kWh*	$16.10
Storm Protection Charge	*458 kWh @ $0.00568/kWh*	$2.60
Clean Energy Transition Mechanism	*458 kWh @ $0.00418/kWh*	$1.91
Storm Surcharge	*458 kWh @ $0.02121/kWh*	$9.71
Florida Gross Receipt Tax		$2.37
Electric Service Cost		**$94.64**

Current Month's Electric Charges **$94.64**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 221002915736
Statement Date: 06/02/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

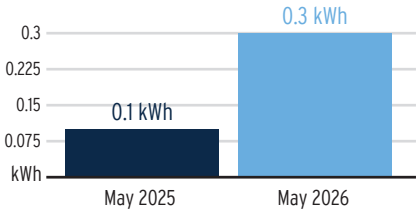
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000460426	04/29/2026	243		233		10 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.55
Electric Service Cost		**$21.93**

Avg kWh Used Per Day



Current Month's Electric Charges **$21.93**

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 221002692368
Statement Date: 06/02/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456690	04/29/2026	868		853		15 kWh	1	30 Days

Charge Details

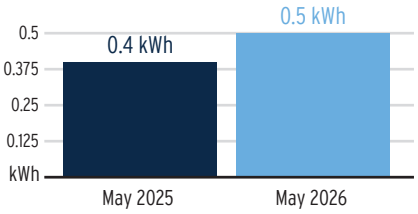
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*15 kWh @ $0.09202/kWh*	$1.38
Fuel Charge	*15 kWh @ $0.03516/kWh*	$0.53
Storm Protection Charge	*15 kWh @ $0.00568/kWh*	$0.09
Clean Energy Transition Mechanism	*15 kWh @ $0.00418/kWh*	$0.06
Storm Surcharge	*15 kWh @ $0.02121/kWh*	$0.32
Florida Gross Receipt Tax		$0.57
Electric Service Cost		**$22.75**

Current Month's Electric Charges **$22.75**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 221000915951
Statement Date: 06/02/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456192	04/29/2026	1,004		990		14 kWh	1	30 Days

Charge Details

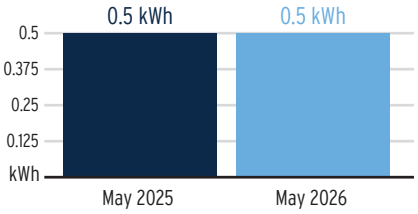
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*14 kWh @ $0.09202/kWh*	$1.29
Fuel Charge	*14 kWh @ $0.03516/kWh*	$0.49
Storm Protection Charge	*14 kWh @ $0.00568/kWh*	$0.08
Clean Energy Transition Mechanism	*14 kWh @ $0.00418/kWh*	$0.06
Storm Surcharge	*14 kWh @ $0.02121/kWh*	$0.30
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.58**

Current Month's Electric Charges **$22.58**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
AN EMERA COMPANY

Sub-Account #: 211006786498
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000441728	04/29/2026	784		774		10 kWh	1	30 Days

Charge Details

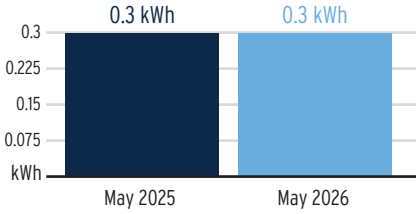
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.55
Electric Service Cost		**$21.93**

Current Month's Electric Charges **$21.93**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006786084
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533648	04/29/2026	20,188		20,146		42 kWh	1	30 Days

Charge Details

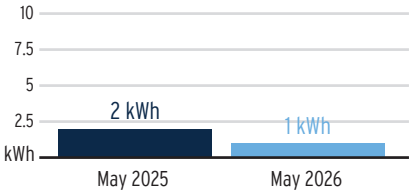
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*42 kWh @ $0.09202/kWh*	$3.86
Fuel Charge	*42 kWh @ $0.03516/kWh*	$1.48
Storm Protection Charge	*42 kWh @ $0.00568/kWh*	$0.24
Clean Energy Transition Mechanism	*42 kWh @ $0.00418/kWh*	$0.18
Storm Surcharge	*42 kWh @ $0.02121/kWh*	$0.89
Florida Gross Receipt Tax		$0.68
Electric Service Cost		**$27.13**
State Tax		$2.29
Total Electric Cost, Local Fees and Taxes		**$29.42**

Current Month's Electric Charges **$29.42**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006785920
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Irr

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000476328	04/29/2026	4,118		4,073		45 kWh	1	30 Days

Charge Details

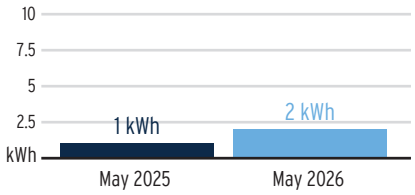
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.69
Electric Service Cost		**$27.61**
State Tax		$2.33
Total Electric Cost, Local Fees and Taxes		**$29.94**

Current Month's Electric Charges **$29.94**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006785722
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Irr

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475745	04/29/2026	7,203		7,139		64 kWh	1	30 Days

Charge Details

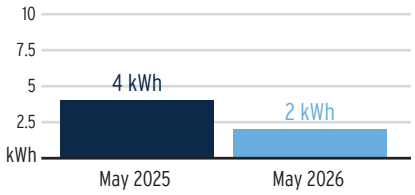
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*64 kWh @ $0.09202/kWh*	$5.89
Fuel Charge	*64 kWh @ $0.03516/kWh*	$2.25
Storm Protection Charge	*64 kWh @ $0.00568/kWh*	$0.36
Clean Energy Transition Mechanism	*64 kWh @ $0.00418/kWh*	$0.27
Storm Surcharge	*64 kWh @ $0.02121/kWh*	$1.36
Florida Gross Receipt Tax		$0.77
Electric Service Cost		**$30.70**
State Tax		$2.59
Total Electric Cost, Local Fees and Taxes		**$33.29**

Current Month's Electric Charges **$33.29**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006785540
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000477188	04/29/2026	7,882		7,311		571 kWh	1	30 Days

Charge Details

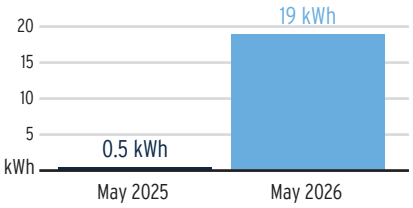
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*571 kWh @ $0.09202/kWh*	$52.54
Fuel Charge	*571 kWh @ $0.03516/kWh*	$20.08
Storm Protection Charge	*571 kWh @ $0.00568/kWh*	$3.24
Clean Energy Transition Mechanism	*571 kWh @ $0.00418/kWh*	$2.39
Storm Surcharge	*571 kWh @ $0.02121/kWh*	$12.11
Florida Gross Receipt Tax		$2.82
Electric Service Cost		**$112.98**

Current Month's Electric Charges **$112.98**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006785425
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

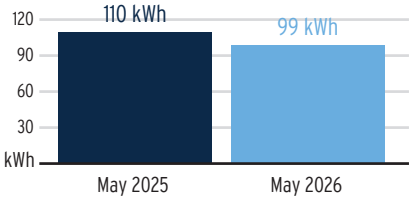
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000486105	04/29/2026	56,283		53,309		2,974 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*2,974 kWh @ $0.09202/kWh*	$273.67
Fuel Charge	*2,974 kWh @ $0.03516/kWh*	$104.57
Storm Protection Charge	*2,974 kWh @ $0.00568/kWh*	$16.89
Clean Energy Transition Mechanism	*2,974 kWh @ $0.00418/kWh*	$12.43
Storm Surcharge	*2,974 kWh @ $0.02121/kWh*	$63.08
Florida Gross Receipt Tax		$12.58
Electric Service Cost		**$503.02**
State Tax		$42.51
Total Electric Cost, Local Fees and Taxes		**$545.53**

Avg kWh Used Per Day



Current Month's Electric Charges $545.53

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211006785219
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Irr

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000453391	04/29/2026	273		270		3 kWh	1	30 Days

Charge Details

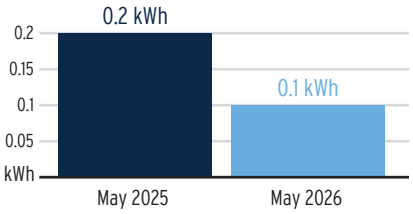
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.80**

Current Month's Electric Charges **$20.80**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006785037
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Irr

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451807	04/29/2026	8,269		8,209		60 kWh	1	30 Days

Charge Details

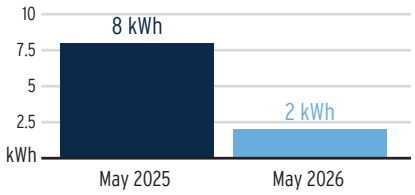
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*60 kWh @ $0.09202/kWh*	$5.52
Fuel Charge	*60 kWh @ $0.03516/kWh*	$2.11
Storm Protection Charge	*60 kWh @ $0.00568/kWh*	$0.34
Clean Energy Transition Mechanism	*60 kWh @ $0.00418/kWh*	$0.25
Storm Surcharge	*60 kWh @ $0.02121/kWh*	$1.27
Florida Gross Receipt Tax		$0.75
Electric Service Cost		**$30.04**

Current Month's Electric Charges **$30.04**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
AN EMERA COMPANY

Sub-Account #: 211006784865
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Irr

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000448546	04/29/2026	278		275		3 kWh	1	30 Days

Charge Details

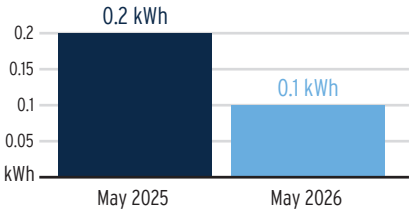
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.80**

Current Month's Electric Charges **$20.80**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006784683
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533631	04/29/2026	239		237		2 kWh	1	30 Days

Charge Details

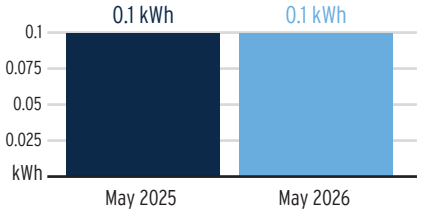
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.63**

Current Month's Electric Charges **$20.63**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006784535
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Irr

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451798	04/29/2026	229		228		1 kWh	1	30 Days

Charge Details

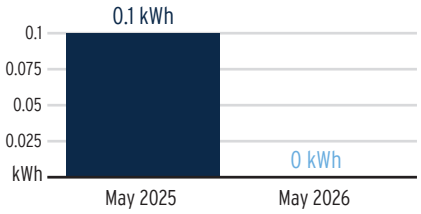
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*1 kWh @ $0.09202/kWh*	$0.09
Fuel Charge	*1 kWh @ $0.03516/kWh*	$0.04
Storm Protection Charge	*1 kWh @ $0.00568/kWh*	$0.01
Storm Surcharge	*1 kWh @ $0.02121/kWh*	$0.02
Florida Gross Receipt Tax		$0.51
Electric Service Cost		**$20.47**
State Tax		$1.73
Total Electric Cost, Local Fees and Taxes		**$22.20**

Current Month's Electric Charges $22.20

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006784279
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Irr

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

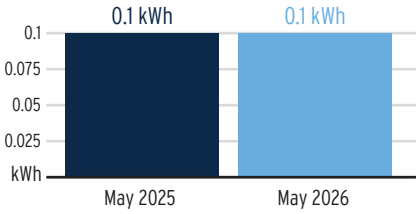
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000467238	04/29/2026	258		255		3 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.80**
State Tax		$1.76
Total Electric Cost, Local Fees and Taxes		**$22.56**

Avg kWh Used Per Day



Current Month's Electric Charges $22.56

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211006784139
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Irr

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000446213	04/29/2026	1,797		1,793		4 kWh	1	30 Days

Charge Details

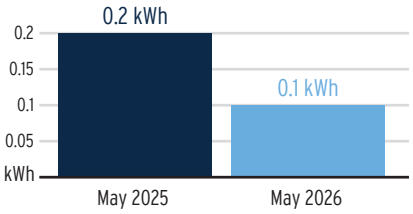
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.95**

Current Month's Electric Charges **$20.95**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006783933
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559564	04/29/2026	1,252		1,235		17 kWh	1	30 Days

Charge Details

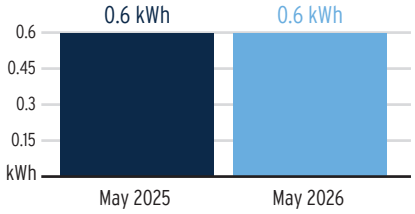
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*17 kWh @ $0.09202/kWh*	$1.56
Fuel Charge	*17 kWh @ $0.03516/kWh*	$0.60
Storm Protection Charge	*17 kWh @ $0.00568/kWh*	$0.10
Clean Energy Transition Mechanism	*17 kWh @ $0.00418/kWh*	$0.07
Storm Surcharge	*17 kWh @ $0.02121/kWh*	$0.36
Florida Gross Receipt Tax		$0.58
Electric Service Cost		**$23.07**

Current Month's Electric Charges **$23.07**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006783719
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Irr

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445678	04/29/2026	287		284		3 kWh	1	30 Days

Charge Details

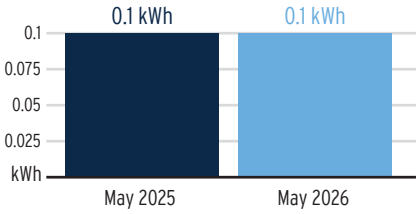
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.80**

Current Month's Electric Charges **$20.80**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006783495
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445680	04/29/2026	292		288		4 kWh	1	30 Days

Charge Details

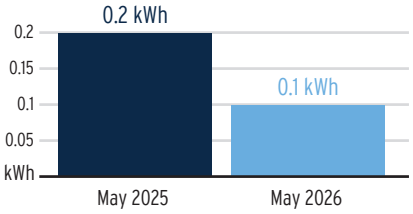
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.95**

Current Month's Electric Charges **$20.95**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006783297
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000694640	04/29/2026	403		400		3 kWh	1	30 Days

Charge Details

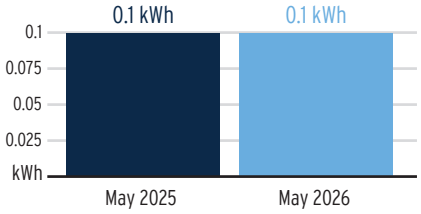
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.80**

Current Month's Electric Charges **$20.80**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006783073
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Shed

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000443163	04/29/2026	35,613		35,584		29 kWh	1	30 Days

Charge Details

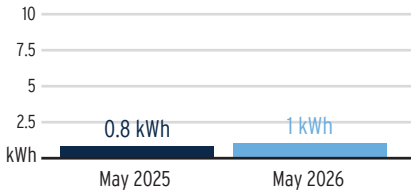
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*29 kWh @ $0.09202/kWh*	$2.67
Fuel Charge	*29 kWh @ $0.03516/kWh*	$1.02
Storm Protection Charge	*29 kWh @ $0.00568/kWh*	$0.16
Clean Energy Transition Mechanism	*29 kWh @ $0.00418/kWh*	$0.12
Storm Surcharge	*29 kWh @ $0.02121/kWh*	$0.62
Florida Gross Receipt Tax		$0.63
Electric Service Cost		**$25.02**
State Tax		$2.11
Total Electric Cost, Local Fees and Taxes		**$27.13**

Current Month's Electric Charges $27.13

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006782885
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000472004	04/29/2026	20		20		0 kWh	1	30 Days

Charge Details

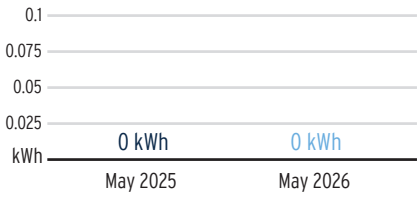
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Florida Gross Receipt Tax		$0.51
Electric Service Cost		**$20.31**
State Tax		$1.72
Total Electric Cost, Local Fees and Taxes		**$22.03**

Current Month's Electric Charges $22.03

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006782778
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000863276	04/29/2026	128		125		3 kWh	1	30 Days

Charge Details

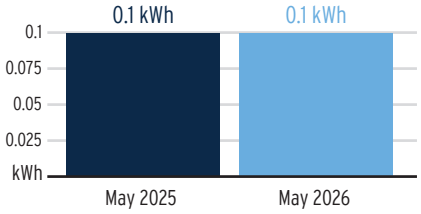
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.80**
State Tax		$1.76
Total Electric Cost, Local Fees and Taxes		**$22.56**

Current Month's Electric Charges **$22.56**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006782554
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000856891	04/29/2026	12,496		12,336		160 kWh	1	30 Days

Charge Details

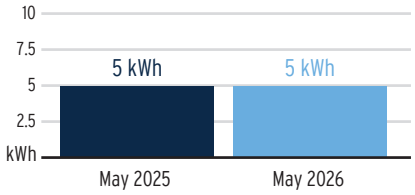
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*160 kWh @ $0.09202/kWh*	$14.72
Fuel Charge	*160 kWh @ $0.03516/kWh*	$5.63
Storm Protection Charge	*160 kWh @ $0.00568/kWh*	$0.91
Clean Energy Transition Mechanism	*160 kWh @ $0.00418/kWh*	$0.67
Storm Surcharge	*160 kWh @ $0.02121/kWh*	$3.39
Florida Gross Receipt Tax		$1.16
Electric Service Cost		**$46.28**

Current Month's Electric Charges **$46.28**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006782356
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Irri

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

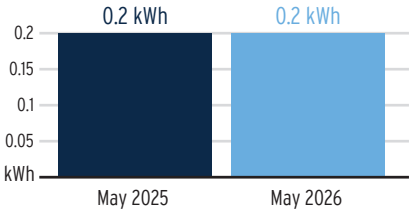
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000458561	04/29/2026	472		467		5 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*5 kWh @ $0.09202/kWh*	$0.46
Fuel Charge	*5 kWh @ $0.03516/kWh*	$0.18
Storm Protection Charge	*5 kWh @ $0.00568/kWh*	$0.03
Clean Energy Transition Mechanism	*5 kWh @ $0.00418/kWh*	$0.02
Storm Surcharge	*5 kWh @ $0.02121/kWh*	$0.11
Florida Gross Receipt Tax		$0.53
Electric Service Cost		**$21.13**
State Tax		$1.79
Total Electric Cost, Local Fees and Taxes		**$22.92**

Avg kWh Used Per Day



Current Month's Electric Charges **$22.92**

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211006782182
Statement Date: 06/02/2026

Service Address: 6702 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000579246	04/29/2026	767		756		11 kWh	1	30 Days

Charge Details

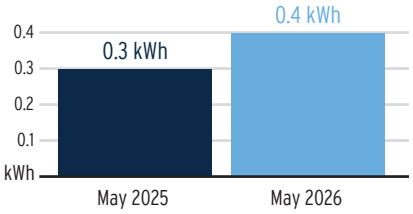
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.55
Electric Service Cost		**$22.09**

Current Month's Electric Charges **$22.09**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006781994
Statement Date: 06/02/2026

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

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846145	04/29/2026	1,348		1,326		22 kWh	1	30 Days

Charge Details

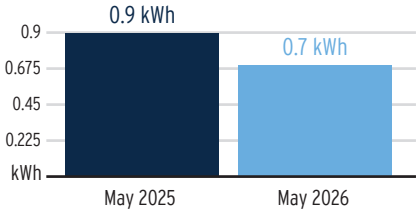
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.60
Electric Service Cost		**$23.87**

Current Month's Electric Charges **$23.87**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006781838
Statement Date: 06/02/2026

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000789803	04/29/2026	11,964		11,817		11,760 kWh	80.0000	30 Days
1000789803	04/29/2026	0.35		0		28.24 kW	80.0000	30 Days

Charge Details

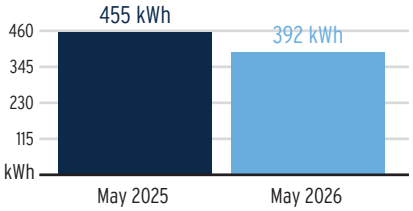
Electric Charges

Daily Basic Service Charge	*30 days @ $1.12000*	$33.60
Billing Demand Charge	*28 kW @ $19.06000/kW*	$533.68
Energy Charge	*11,760 kWh @ $0.00815/kWh*	$95.84
Fuel Charge	*11,760 kWh @ $0.03516/kWh*	$413.48
Capacity Charge	*28 kW @ $0.72000/kW*	$20.16
Storm Protection Charge	*28 kW @ $2.02000/kW*	$56.56
Energy Conservation Charge	*28 kW @ $0.79000/kW*	$22.12
Environmental Cost Recovery	*11,760 kWh @ $0.00072/kWh*	$8.47
Clean Energy Transition Mechanism	*28 kW @ $1.15000/kW*	$32.20
Storm Surcharge	*11,760 kWh @ $0.01035/kWh*	$121.72
Florida Gross Receipt Tax		$34.30
Electric Service Cost		**$1,372.13**

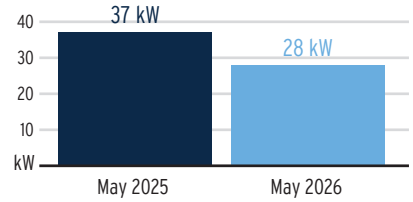
Current Month's Electric Charges **$1,372.13**

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

TECO AN EMERA COMPANY

Sub-Account #: 211006781838
Statement Date: 06/02/2026

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 →

TECO AN EMERA COMPANY

Sub-Account #: 211006781655
Statement Date: 06/02/2026

Service Address: 6938 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 03/31/2026 - 04/29/2026 **Rate Schedule:** General Service - Non Demand

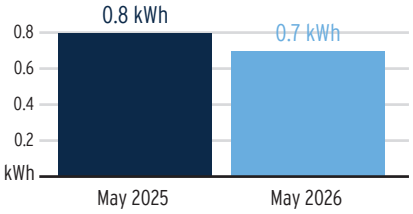
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835802	04/29/2026	1,716		1,694		22 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.60
Electric Service Cost		**$23.87**

Avg kWh Used Per Day



Current Month's Electric Charges **$23.87**

Total Current Month's Charges **$4,165.59**

Terrapin Lawn Care, LLC.
30929 Mirada Blvd # 529
San Antonio, FL 33576
+1 (352) 530-2000

INVOICE

office@terrapinlawncare.com

Waterset North CDD
3434 Colwell Avenue Suite 200
Tampa, FL 33614
Rizzetta

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

Waterset North CDD

Account #	5115
Invoice #	7761
Invoice Date	06/03/2026
Invoice Total	**$510.00**

ITEM	DESCRIPTION	COST	QTY	PRICE
Palm Root Injections				
Palm Root Injections	Root injection of systemic insecticides at bases of palms throughout.	$510.00	1	$510.00

Terms
Payment is due upon receipt.

Notes
Thank you for your business!

Refer a friend or neighbor and we will take care of your next service.

Subtotal	**$510.00**
Total	**$510.00**
Amount Paid	$0.00
Amount Due	**$510.00**
Account Balance	$0.00
Balance Due	**$510.00**

Terrapin Protection Tip – Lawn, Home & Landscape

• Water lawns early morning (4–8 AM) to reduce evaporation and turf disease. Spray heads typically run 20-25 minutes, while rotor heads require 35-40 minutes because they apply water more slowly.

• Keep St. Augustine mowed at 3.5–4 inches. Taller turf shades soil improves root depth and naturally helps suppress weeds.

• Avoid excessive irrigation around shrubs and landscape beds. Constant moisture can lead to fungus, root stress, and increased weeds homeowners may not notice right away.

• After winter, rejuvenation pruning helps shrubs recover by removing cold damage and encouraging strong spring growth.

• Palm trees should not be over-pruned. Only remove fully brown fronds to avoid weakening the palm and causing nutrient deficiencies.

• Reduce pest pressure around your home:
Keep mulch, plants, and shrubs trimmed away from the foundation to eliminate hiding places for insects.

• Moisture management is key for termite prevention. Fix leaks, maintain proper drainage, and avoid wood-to-soil contact near the home.

• Seal small entry points around doors, windows, and utility penetrations to reduce indoor pest activity.

• Consistent professional service is the best defense. Preventative treatments protect your lawn, landscape, and home from costly issues before they become visible.

At Terrapin, we believe in protecting the homes and communities we serve—just like a shell protects the terrapin. Our mission is to safeguard your lawn, landscape, and home with expert care year-round.

Wind speed: 3mph
Wind direction: E
Temperature: 76 °F
Sky Condition: Overcast
Humidity: 91%
Service Date: 06/03/2026
Next Service Date: 07/31/2026

MATERIALS	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Shrub - T/O Chelated Micros	128 oz	100Gal	Injections	All Common Areas		33000 Square ft	
Shrub-Bandit Systemic Insecticide 432-1328	20 oz	100Gal	Blanket Spray	All Common Areas	Shrubs - Spider Mites	33000 Square ft	

PAYMENT STUB

Terrapin Lawn Care, LLC
30929 Mirada Blvd #529
San Antonio, Florida 33576

Customer	Waterset North CDD
Account #	5115
Invoice #	7761
Invoice Date	06/03/2026
Balance Due	$510.00
Amount Enclosed	

INVOICE

Customer ID: **25-60912-33002**
Customer Name: WATERSET NORTH CDD
Service Period: 06/01/26-06/30/26
Invoice Date: 05/26/2026
Invoice Number: 0256040-2206-8

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 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**	**Jun 25, 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.	**$471.67** If payment is received after 06/25/2026: **$ 483.46**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
471.67		(471.67)		0.00		471.67		**471.67**

DETAILS OF SERVICE

Details for Service Location: **Customer ID: 25-60912-33002**
Waterset North Cdd, 7006 Sail View Ln, Apollo Beach FL 33572

Description	Date	Ticket	Quantity	Amount
Disposal 8 Yard Dumpster 1X Week	06/01/26		1.00	256.61
8 Yard Dumpster 1X Week	06/01/26		1.00	215.06
Total Current Charges				**471.67**

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)
05/26/2026	0256040-2206-8	**25-60912-33002**
Payment Terms	**Total Due**	**Amount**
Total Due by 06/25/2026	$471.67	
If Received after 06/25/2026	$483.46	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted $471.67.

2206000256091233002002560400000004716700000047167 2

I0290C84

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

INVOICE

Customer ID: **25-79480-43002**
Customer Name: WATERSET AMENITY CENTER
Service Period: 06/01/26-06/30/26
Invoice Date: 05/26/2026
Invoice Number: 0256219-2206-8

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 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**	**Jun 25, 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.	**$1,280.21** If payment is received after 06/25/2026: **$ 1,312.22**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
1,340.21		(1,340.21)		0.00		1,280.21		**1,280.21**

DETAILS OF SERVICE

Details for Service Location: **Customer ID: 25-79480-43002**
Waterset Amenity Center, 7250 Parkshore Dr, Apollo Beach FL 33572

Description	Date	Ticket	Quantity	Amount
Tires Incident# 73420013	04/24/26	720761	2.00	200.00
Picture taken on 04/24/2026 at 04:33 AM				0.00
Ticket Total				**200.00**
Overage Service Yards Incident# 73750033	05/06/26	764690	1.00	260.00
Picture taken on 05/06/2026 at 08:02 AM				0.00
Ticket Total				**260.00**
Lock Per Unit	06/01/26		1.00	40.00
Disposal 4 Yard Dumpster 3X Week	06/01/26		1.00	155.58
4 Yard Dumpster 3X Week	06/01/26		1.00	624.63

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)
05/26/2026	0256219-2206-8	**25-79480-43002**
Payment Terms	**Total Due**	**Amount**
Total Due by 06/25/2026	$1,280.21	
If Received after 06/25/2026	$1,312.22	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted $1,280.21.

2206000257948043002002562190000012802100000128021 7

I0290C84

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 - continued

Details for Service Location:
Waterset Amenity Center, 7250 Parkshore Dr, Apollo Beach FL 33572

Customer ID: 25-79480-43002

Description	Date	Ticket	Quantity	Amount
Total Current Charges				**1,280.21**

GREENER WAYS TO PAY

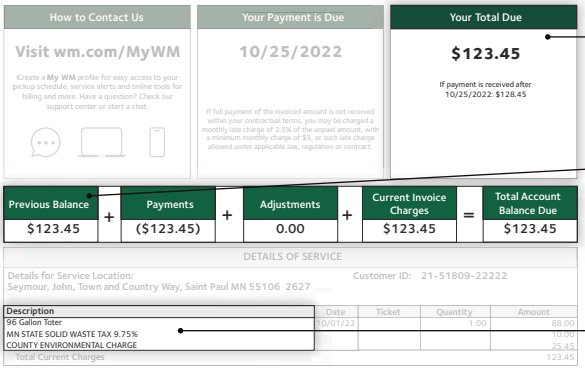
Please choose one of these sustainable payment options:

AutoPay
Set up recurring payments with us at **wm.com/myaccount**

Online
Use **wm.com** for quick and easy payments

By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



1. Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.

2. Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.

3. Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info

List 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 Enrollment

If I enroll in Automatic Payment services, I authorize **WM** to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying **WM** at **wm.com** or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

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)

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
July 2026
For Board Approval

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

The total items being presented: **$190,356.21**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Accurate Electronics, Inc.	200344	142627	Maintenance 06/26	$	430.00
Accurate Electronics, Inc.	200344	142771	Access Control 06/26	$	355.00
Accurate Electronics, Inc.	200344	142858	Maintenance 06/26	$	1,311.58
Accurate Electronics, Inc.	200356	143055	Maintenance 07/26	$	102.00
Accurate Electronics, Inc.	200387	143607	Maintenance & Repair 07/26	$	50.00
Alvarez Plumbing Company	200345	85950	Technician Service Call 06/26	$	2,467.00
ASCAP	200346	500736056-062026	ASCAP License 2026	$	465.04
Brletic Dvorak, Inc.	200357	2509	Engineering Services 06/26	$	2,520.00
Castle Management, LLC	200358	INS-0626-345	Insurance Reimbursement 06/26	$	851.06
Castle Management, LLC	200358	MGT-070126-510	Contract Management Fees 07/26	$	1,379.77
Cathleen Mary DeLucia	200364	CD062326-435	Board of Supervisors Meeting 06/23/26	$	200.00
Cathleen Mary DeLucia	200382	CD072826-435	Board of Supervisors Meeting 07/28/26	$	200.00
City Wide Facility Solutions	200352	32019041620	Janitorial Services 07/26	$	2,120.09

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
City Wide Facility Solutions	200388	42019024308	Janitorial Supplies 07/26	$	62.99
Cooper Pools Inc.	200355	821	Pool Repairs 06/26	$	6,760.58
Cooper Pools Inc.	200348	1825	Pool Repair 06/26	$	727.31
Cooper Pools Inc.	200359	1971	Service Call 07/26	$	250.00
Cooper Pools Inc.	200355	2026-1551	Pool Repair 06/26	$	2,090.00
Creative Recreation Products	200380	7095	Maintenance & Repair 05/26	$	2,060.00
DCSI, Inc.	200360	35442	Interactive Monitoring 07/26	$	255.00
DCSI, Inc.	200360	35449	Monitoring & Maintenance 07/26	$	209.00
De Lage Landen Financial Services, Inc.	071626-01	597592766	Cannon Copier Lease 07/26	$	259.00
Electric Avenue	200376	7133	Vehicle Maintenance 07/26	$	854.93
Fishback Dominick LLP	200370	127325	Legal Services 06/26	$	2,260.00
Florida Department of Revenue	072026-01	39-8015954075-8 063026	Sales Tax 06/26	$	129.53
Frontier Communications of FL	071426-01	81367193330917 245-061726	Phone & Internet Services 07/26	$	103.78

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Frontier Communications of FL	072126-02	81367248060521 155-062526	Phone & Internet Services 07/26	$	264.19
Hillsborough County Tax Collector - Vehicle Reg	200354	159386435-1	Tag Renewal 07/26	$	62.20
Luxury Stoneworks	200377	1062	Sidewalk Maintenance & Repair 06/26	$	4,500.00
Michael A Tobin	200365	MT062326-435	Board of Supervisors Meeting 06/23/26	$	200.00
Michael A Tobin	200383	MT072826-435	Board of Supervisors Meeting 07/28/26	$	200.00
Nvirotect Pest Control Service, Inc.	200349	397818	Pest Control 06/26	$	552.00
Nvirotect Pest Control Service, Inc.	200349	397819	Pest Control 06/26	$	42.00
Nvirotect Pest Control Service, Inc.	200389	400707	Pest Control 07/26	$	552.00
Nvirotect Pest Control Service, Inc.	200389	400708	Pest Control 07/26	$	42.00
Owens Electric, Inc.	200361	42158389	Service Call 07/26	$	214.50
Owens Electric, Inc.	200390	42292017	Maintenance & Repair 07/26	$	1,380.00
Patricia A. Cianci-Deckard	200366	PC062326-435	Board of Supervisors Meeting 06/23/26	$	200.00
Patricia A. Cianci-Deckard	200384	PC072826-435	Board of Supervisors Meeting 07/28/26	$	200.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Pristine Promotional Marketing	200391	2027	Miscellaneous Expense 07/26	$	326.10
RedTree Landscape Systems, LLC	200350	34273	Irrigation Repairs 06/26	$	10,261.60
RedTree Landscape Systems, LLC	200350	34310	Landscape Maintenance 06/26	$	50,958.34
RedTree Landscape Systems, LLC	200350	34585	Irrigation Repair 06/26	$	172.90
RedTree Landscape Systems, LLC	200350	34586	Irrigation Repairs 05/26	$	49.02
RedTree Landscape Systems, LLC	200350	34587	Irrigation Repair 05/26	$	25.38
RedTree Landscape Systems, LLC	200350	34588	Irrigation Repair 06/26	$	475.00
RedTree Landscape Systems, LLC	200350	34589	Irrigation Repairs 05/26	$	62.50
RedTree Landscape Systems, LLC	200362	34591	Irrigation Repairs 06/26	$	503.76
RedTree Landscape Systems, LLC	200362	34592	Irrigation Repairs 05/26	$	129.64
RedTree Landscape Systems, LLC	200362	34593	Irrigation Repairs 06/26	$	364.96
RedTree Landscape Systems, LLC	200362	34594	Irrigation Repairs 06/26	$	348.26
RedTree Landscape Systems, LLC	200362	34595	Irrigation Repair 06/26	$	333.88

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	200362	34694	Landscape Maintenance 06/26	$ 300.00
RedTree Landscape Systems, LLC	200378	34739	Landscape Maintenance 07/26	$ 50,958.34
RedTree Landscape Systems, LLC	200378	34800	Irrigation Repair 06/26	$ 37.50
RedTree Landscape Systems, LLC	200378	34801	Irrigation Repair 06/26	$ 244.51
RedTree Landscape Systems, LLC	200378	34802	Irrigation Repair 05/26	$ 93.75
RedTree Landscape Systems, LLC	200378	34803	Irrigation Repair 05/26	$ 525.41
RedTree Landscape Systems, LLC	200378	34804	Irrgiation Repair 05/26	$ 313.66
RedTree Landscape Systems, LLC	200378	34805	Irrigation Repairs 05/26	$ 1,219.18
RedTree Landscape Systems, LLC	200381	34830	Irrigation Repairs 06/26	$ 1,163.26
RedTree Landscape Systems, LLC	200381	34831	Irrigation Repair 05/26	$ 730.88
RedTree Landscape Systems, LLC	200381	34832	Irrigation Repairs 05/26	$ 760.00
RedTree Landscape Systems, LLC	200381	34835	Landscape Maintenance	$ 500.00
RedTree Landscape Systems, LLC	200392	34997	Landscape Replacement 07/26	$ 850.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Republic Services	070826-01	0696-001362044	Waste Disposal - Recycling 07/26	$	668.97
Rizzetta & Company, Inc.	200351	INV0000110618	Administrative Services 07/26	$	6,958.49
Rizzetta & Company, Inc.	200368	INV0000110823	Mass Mailing 07/26	$	2,326.44
Robert Kellner	200379	BK062326-435	Board of Supervisors Meeting 06/23/26	$	200.00
Robert Kellner	200385	BK072826-435	Board of Supervisors Meeting 07/28/26	$	200.00
School Now	200371	INV-SN-1532	Website Services 08/15/2026 to 08/14/2027	$	1,537.50
Signa Digital Solutions, Inc.	200353	AR-S348905	Copier Maintenance Contract 06/26	$	1.63
Site Masters of Florida, LLC	200373	070126-1	Restored Soil and Sod 07/26	$	1,200.00
Sitex Aquatics, LLC	200363	11242-b	Aquatic Maintenance 07/26	$	4,120.00
Spark Energy Gas, LLC	070126-01	65007315	Gas Sales 05/26	$	1,642.77
Spectrum	071626-03	2443533062726	Phone, Internet & Cable Services 07/26	$	463.24
TECO	072826-01	221008743546-070626	Electric Services 06/26	$	310.85
TECO	072826-01	221008768089-070626	Electric Services 06/26	$	783.73

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	072826-01	221009368202-070626	Electric Services 06/26	$ 264.32
TECO	072326-01	321000019844-070726	Electric Services 05/26	$ 3,736.32
The Observer Group, Inc.	200372	26-02300H	Legal Advertising 07/26	$ 726.26
TJ Pyche	200367	TP062326-435	Board of Supervisors Meeting 06/23/26	$ 200.00
TJ Pyche	200386	TP072826-435	Board of Supervisors Meeting 07/28/26	$ 200.00
U.S. Bank	200393	8277979	Trustee Fees S2025 07/01/26 - 06/30/27	$ 4,687.13
Waste Management Inc. of Florida	072126-01	0263805-2206-5	7006 Sailview Lane 07/26	$ 471.67
Waste Management Inc. of Florida	072126-01	0263982-2206-2	7250 Parkshore Dr 07/26	$ 1,066.51
Total				**$ 190,356.21**

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
6/8/2026	142627

Bill To

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

Ship To

WATERSET NORTH CDD -
THE LANDING
7012 SAIL VIEW LN
APOLLO BEACH, FL 33572

P.O. No.	Terms
ALLISON GREEN	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 6/7/2026 AT 12:43PM VIA EMAIL BY ALLISON GREEN @ 954-792-6000 (WO-27177) ALLISON REPORTS: The badge readers for the pool bathrooms at Waterset North are not working and will not let anybody in. Could you please send someone to take a look? PROBLEM FOUND: 06.08.26 AT 11:18AM 1] ARRIVAL ON-SITE FOUND THE RESTROOM AT THE LANDINGS WHERE NOT POWERED ON. BLOWN FUSE, POSSIBLE POWER SURGE/ELECTRICAL OVERLOAD. ACTION TAKEN: 1] THE TECHNICIAN, AL BEGAN TROUBLESHOOTING THE POWER ISSUE AT THE DSX ACCESS SYSTEM LOCATION INSIDE STORAGE ROOM AT THE LANDINGS. 2] FOUND BLOWN FUSE AT POWER MODULE, MOST LIKELY FROM A POWER SURGE. AL USED SPARE FUSE ON PANEL AND RESTORED POWER TO MEN CARD READER. 3] FURTHER TROUBLESHOOTING AND TESTED. TECHNICIAN RETERMINED CARD READER CABLES AND TESTED OPERATION. CARD READERS ARE AGAIN WORKING PROPERLY. 4] UPDATED CUSTOMER BEFORE LEAVING THE SITE. 5] THE SERVICE CALL IS COMPLETED.		
2.5	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	150.00	375.00
1	TRIP CHARGE	55.00	55.00
	Exempt Sales	0.00%	0.00
		Total	$430.00

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	$0.00
Balance Due	$430.00

ACCURATE ELECTRONICS, INC.

Invoice

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

Date	Invoice #
6/19/2026	142771

Bill To

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

Ship To

WATERSET NORTH CDD -
THE LANDING
7012 SAIL VIEW LN
APOLLO BEACH, FL 33572

P.O. No.	Terms
HEIDY TORRES	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED: 6/19/2026 AT 9:54AM VIA EMAIL BY HEIDY TORRES @ 813-677-2114 (WO-27334) HEIDY REPORTS: I need to put a service order for the Landing Women's Restroom inside the pool area that is not working. PROBLEM FOUND: 06.19.26 AT 2:12PM The card readers at the men's and women's bathrooms need to be replaced. ACTION TAKEN: 1) The technician, Kaleaf arrived on-site to troubleshoot the customer's issue with the Women's Pool area bathroom being stuck closed. Kaleaf found that the card reader is not getting the correct voltage from the DSX panel. Kaleaf connected 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. Kaleaf also found that the men's bathroom card reader is randomly working as well. NOTE: On Invoice 142627 (06.08.26), technician Al noted that the pool bathroom systems were not powered on due to a blown fuse at the power module, likely caused by a power surge. Please note that the tech's evaluation may not reveal 100% of the damage, as underlying issues or blown head-end equipment may hide underlying issues. Due to the intermittent issues and power surge that the men's bathroom had previously, Kaleaf will submit a quote for the replacement of both card readers, at the men's and women's bathrooms. At this time the system is not working. A return to site is needed upon approval of the recommended quote.		
2	TECH SERVICES FOR ONE TECHNICIAN. 1 HOUR MINIMUM, ADDITIONAL TIME CHARGED AT 15 MINUTE INTERVALS	150.00	300.00
1	TRIP CHARGE	55.00	55.00
	7% Sales tax rate	7.00%	0.00
		Total	$355.00

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	$0.00
Balance Due	$355.00

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
6/26/2026	142858

Bill To

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

Ship To

WATERSET NORTH CDD
7281 PARADISO DR.
APOLLO BEACH, FL 33572

P.O. No.	Terms
TJ PYCHE	Due on receipt

Quantity	Description	Rate	Amount
	COMPLETION OF QQ 062326WNCCDD 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. COMPLETED ON 6/24/2026		
2	26-BIT STANDARD PROXIMITY CARD READERS	343.29	686.58
1	EST. SHIPPING	35.00	35.00
1	LABOR TO INSTALL & TEST	590.00	590.00
	Exempt Sales	0.00%	0.00
		Total	$1,311.58

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	$0.00
Balance Due	$1,311.58

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
7/1/2026	143055

Bill To

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

Ship To

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

P.O. No.	Terms
JERRY WHITED	Net 30

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

Total	$102.00
Payments/Credits	$0.00
Balance Due	$102.00

Thank you for your business.

Phone #
727-533-0295

ACCURATE ELECTRONICS, INC.

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

Invoice

Date	Invoice #
7/23/2026	143607

Bill To

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

Ship To

WATERSET NORTH CDD -
THE LANDING
7012 SAIL VIEW LN
APOLLO BEACH, FL 33572

P.O. No.	Terms
VICTORA GOMEZ	Net 30

Quantity	Description	Rate	Amount
	PROBLEM REPORTED:7/22/26@1225PM BY VICTORIA GOMEZ @ 813-677-2114 (WO-27818) BADGE READER AT DOG PARK IS NOT WORKING. PROBLEM FOUND: 07.23.26 AT 2:36PM 1] ARRIVAL ON-SITE DOG PARK NOT ALLOWING RESIDENTS ACCESS IS RELATED ACTION TAKEN: 1] TE TECHNICIAN, AL ARRIVED ON SITE AND BEGAN TROUBLESHOOTING THE DOG PARK READER. TESTED OPERATION WITH MASTER LEVEL ACCESS, WORKING CORRECTLY. 2] TECHNICIAN NEXT ASKED JASON VELEZ TO USE HIS CARD CREDENTIAL TO ACCESS PEDESTRIAN GATE, THEY COULDN'T ENTER. TECH CHECKED DSX LOG TRANS ACTIONS, FOUND ACCESS DENIED FOR "WRONG ACCESS LEVEL" APPEARS PROBLEM IS FROM A RECENT PROGRAMMING CHANGE TO THE ACCESS LEVEL FOR THAT LOCATION. 3] OPERATION RETESTED WITH RESIDENTS ACCESS LEVEL, WORKING AS PROGRAMMED. 4] UPDATED VICTORIA GOMEZ UPON LEAVING. 5] THE SERVICE CALL IS COMPLETED.		
1	PROGRAMMING (CUSTOMER COURTESY)	50.00	50.00
	Exempt Sales	0.00%	0.00
		Total	$50.00

Thank you for your business.

Phone #
727-533-0295

Payments/Credits	$0.00
Balance Due	$50.00

ALVAREZ
PLUMBING & A/C
1623 S. 51st Street
Tampa, FL 33619-5327

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

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

Customer PO
Payment Term Net 30
Due Date 7/24/2026

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

INVOICE #	INVOICE DATE
85950	6/24/2026

DESCRIPTION OF WORK

06/19/2026 - Alvarez Plumbing & Air Conditioning responded to a no cooling service call. Upon arrival, the technician found a blown fuse in Condenser #2. After replacing the fuse, it immediately failed again. Further electrical testing determined that the compressor was grounded internally, causing the fuse to blow. The technician recommended replacing the compressor and both 50-amp barrel fuses. Approval to proceed was obtained over the phone from the maintenance representative. The system was left out of operation pending compressor replacement, and scheduling was recommended for a two-technician, four-hour repair.

Service Call $349.00

06/24/2026 - Alvarez Plumbing & Air Conditioning returned and replaced the failed compressor. The refrigerant line set was flushed with R-11, and a new filter drier was installed. The new compressor was brazed into the system with nitrogen flowing to prevent contamination. The system was pressure tested, evacuated to 358 microns, and charged with 7.10 pounds of R-410A refrigerant. After startup, the unit was tested and verified to be cooling properly at the time of departure.

Compressor Replacement $2,118.00

SS0626

TOTAL DUE	$2,467.00
PAYMENT	$0.00
BALANCE DUE	$2,467.00

CUSTOMER AUTHORIZATION

By signing, I authorize Alvarez Plumbing & Air Conditioning to perform the services described and agree to the attached Terms & Conditions, which are incorporated into this invoice.



Sign here Date 6/24/2026

CUSTOMER ACKNOWLEDGEMENT

By signing, I acknowledge that all work has been completed in a satisfactory and workmanlike manner, accept the services and charges in full, and confirm that I have read and agree to the attached Terms & Conditions.



Sign here

Date 6/24/2026

PO BOX 331608 Attn: Account Services
Nashville, TN 37203-7515
Attn: Account Services
Phone: 1-800-505-4052
Fax: 1-615-691-7795

JUN 23 2026

NMJKC00113647010112406

GNMJKC00113647 - 4

Eric Dailey
Waterset North Community Development Dis
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390

Re: Waterset North Community Development Dis
Waterset North Community Development Dis
3434 Colwell Ave. Suite 200
Tampa, FL 33602

If You Have Already Made Payment, Please Disregard This Invoice.
In Case Of Error In Amount Of Bill Or Payment, Contract Terms Shall Govern.

ACCOUNT NO.	BILLING DATE	CURRENT	PAST DUE	BALANCE DUE
500736056	06/20/2026	$465.04	$0.00	$465.04

CONTRACT RATE
$458.00

Charges per applicable operating policy and rate schedule "copies available on request".

IMLA

ASCAP REFERENCE NO.	TRANSACTION DATE	CHECK NO.	EXPLANATION OF CHARGES & CREDITS	FOR THE PERIOD	AMOUNT	REMAINING BALANCE
			PREVIOUS BALANCE			$0.00
192000422021	06/19/2026	-	Lic Fee Adj: CPI (Dr)	01/01/2026 to 07/14/2026	$7.04	$7.04
100006873376	06/20/2026	-	License Fee	07/15/2026 to 12/31/2026	$209.92	$216.96
100006873377	06/20/2026	-	License Fee	01/01/2027 to 07/14/2027	$248.08	$465.04

Thank you in advance for your timely payment.
Securely manage your account on line at www.ascap.com/mylicense

TEAR ON THE DOTTED LINE

PLEASE PLACE YOUR CUSTOMER ACCOUNT NO. ON ALL CHECKS AND CORRESPONDENCE. PLEASE MAKE YOUR CHECK PAYABLE TO *"ASCAP"*.

Waterset North Community Development Dis
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390

ACCOUNT NO.	BALANCE DUE	AMOUNT PAID
500736056	$485.04	$

9500736056300000046504

Name, Address, Telephone Changes

Licensee: _____
Premise: _____
Street: _____
City, State, ZIP: _____
Contact Name: _____
Telephone: (____) _____

ASCAP
21678 Network Place
Chicago, IL 60673-1216

IMLA

B 06/20/2026 A0001_0000

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	2509
DATE	06/30/2026
TERMS	Net 30
DUE DATE	07/30/2026

PROJECT NAME
Waterset North CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[June 10 - June 30]	14:00	180.00	2,520.00

BALANCE DUE **$2,520.00**

Pay invoice

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
Jun-26

	HOURS	RATE		PERSON	TOTAL
CDD Activities					
Board Meeting Prep, Attendance, Follow up, Engineer's Reports/Invoicing		$210	S. Brletic		$0.00
	3.00	$180	J. Whited		$540.00
Splash Pad Roof Repairs; Inspection, RFP, Site Visits with Roofing Vendors, Plans Request & Review, Vendor RFI's, Proposal Review.	6.00	$180	J. Whited		$1,080.00
	0.00	$120	K. Wagner		$0.00
RFP for Pergola and Monument Repairs, Vendor Communication.	2.00	$180	J. Whited		$360.00
	0.00	$120	K. Wagner		$0.00
Site Visit to Inspect Inlet by Splash Pad Repairs.	2.00	$180	J. Whited		$360.00
	0.00	$120	K. Wagner		$0.00
SWFWMD Call and Follow Up Letter Review for Maiden Sea Ditch Erosion.	1.00	$180	J. Whited		$180.00
	0.00	$120	K. Wagner		$0.00
INVOICE TOTAL	14.00				**$2,520.00**

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

Document No:INS-0626-345
Document Date:06/30/2026

Association: Waterset North Community Development Disctrict

Total Due: $851.06

Date	Description	Amount
06/30/2026	Insurance Reimbursement Gomez, Victoria FRNTDS	$237.15
06/30/2026	Insurance Reimbursement Torres, Heidy ASTPM	$147.26
06/30/2026	Insurance Reimbursement Vucelj, Aladin GRKEEP	$290.70
06/30/2026	Insurance Reimbursement Parodi Tarira, Katiria PRMGR	$175.95

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-070126-510
Document Date:07/01/2026

Association: Waterset North Community Development Disctrict
Contract No: WATCD

Total Due: $1,379.77

Fee	Amount
Contract Management	**$1,379.77**

Report Totals

Billing:	$1,379.77
Total Sales Tax:	$0.00
Balance Due:	**$1,379.77**

Waterset North CDD
Meeting Date: June 23, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Robert Kellner	X
Patrica Cianci-Deckard	X
Mike Tobin	X
TJ Pyche	X
Cathleen DeLucia	X

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:07 PM
Meeting End Time:	8:06 PM
Total Meeting Time:	1.96

Time Over ____ (?) Hours:	

Total at $____per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

Waterset North CDD
Meeting Date: July 28, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present
Bob Kellner	X
Patrica Cianci-Deckard	X
Mike Tobin	X
TJ Pyche	X
Cathleen DeLucia	X

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00 PM
Meeting End Time:	8:47 PM
Total Meeting Time:	2.78 HRS

Time Over ____ (?) Hours:	

Total at $____per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Rachel Welborn Digitally signed by Rachel Welborn Date: 2026.07.29 14:46:22 -04'00'

INVOICE

Total Due: **$2,120.09**

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

Invoice Number: 32019041620
Our Order No. 31019101330
Invoice Date: 7/1/2026
Due Date: 7/31/2026

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	07/01/26 to 07/31/26

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**

INVOICE

Total Due: **$62.99**

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

Invoice Number:	42019024308
Our Order No.	41019026108
Invoice Date:	7/17/2026
Due Date:	8/16/2026

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	07/03/26

Item #	Description	Contract / Order #	Qty	Unit Price	Ext. Price
	Multi Folds Dropped off by Seymour Wright		1	62.99	62.99

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

Subtotal:	**62.99**
Sales Tax:	0.00
Total Due:	**$62.99**

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/02/2026	$6,760.58	06/02/2026

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

INVOICE NO. 821

Order No.:
Quote No.: 971
Job No.: 1463
Site Address: 7012 Sail View Lane
Apollo Beach FL 33572

Install new motors

OVERDUE

Sub-Total ex Tax	$6,760.58
Tax	$0.00
Total inc Tax	$6,760.58
Amount Applied	$0.00
Balance Due	$6,760.58

How To Pay

INVOICE NO. 821

Credit Card (MasterCard or Visa)

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

Direct Deposit

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

DUE DATE:	07/02/2026	AMOUNT DUE:	$6,760.58

Cooper Pools Inc

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

Invoice #: 1825
Invoice Date: 6/17/2026
Due Date: 7/17/2026

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
Stenner Pump 45M5	Stenner Pump 45M5	1.00	$727.31	$727.31

Subtotal: $727.31
Tax: $0.00
Total: $727.31
Amount Due: $727.31

Cooper Pools Inc

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

Invoice #: 1971
Invoice Date: 7/12/2026
Due Date: 7/31/2026

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
After Hours Service Call / Non-Service Day	After Hours Service Call / Non-Service Day	1.00	$250.00	$250.00

Subtotal: $250.00
Tax: $0.00
Total: $250.00
Amount Due: $250.00

INVOICE

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

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

Cooper Pools
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.: 2026-1551
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/19/2026	**#2 SANTOPRENE PUMP TUBES 5 PACK FOR CLASSIC SERIES & S PUMPS**	#2 SANTOPRENE PUMP TUBES FOR CLASSIC SERIES & S PUMPS	2	$15.00	$30.00
2.	06/22/2026	**Ace 3/4" Brass Valve**	Ace 3/4" Brass Valve	1	$20.00	$20.00
3.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance July 2026	1	$2,040.00	$2,040.00

Total **$2,090.00**

Ways to pay

View and pay

Creative Recreation Products
3000 W State Road 426
Oviedo, FL 32765
4076958855
FLplaygrounds@gmail.com

Invoice 7095

BILL TO
Waterset North CDD
3434 Colwell Avenue
suite 200
Tampa FL 33614

SHIP TO
Waterset North CDD
7012 Sail View Ln
Apollo Beach, FL 33572

DATE	PLEASE PAY	DUE DATE
05/28/2026	$2,060.00	05/28/2026

QTY	DESCRIPTION	RATE	AMOUNT
	Just borders	0.00	0.00
		0.00	0.00
0.50	Removal and disposal of existing borders (29 borders @ 6', or 174 LF)	600.00	300.00
22	12" Molded Playground Borders - 4' long, black. Includes freight and installation.	80.00	1,760.00T
		0.00	0.00
	NOTES: • 50% Deposit due with order: $2,060.00 • Balance due upon completion: Net 15. • Excessive underground obstacles may result in additional labor. • There is a 2.9% transaction fee if paying by credit card: $59.00	0.00	0.00

Ways to pay

BANK

View and pay

SUBTOTAL	2,060.00
TAX	0.00
TOTAL	2,060.00
TOTAL DUE	**$2,060.00**

THANK YOU.

Thank you for your business!

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

Invoice

BILL TO	SHIP TO
Waterset North CDD 3434 Colwell Ave. Suite #200 Tampa, FL 33614	Waterset North Splash Pad 7205 Parkshore Drive Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35442	07/04/2026	$255.00	07/19/2026	Net 15	

P.O. NUMBER	SALES REP	ACCT#/LOT/BLK
Install Date: 06/04/2025	Nelson Butera	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	28	2.00	56.00

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	255.00
TAX (0.075)	0.00
TOTAL	255.00
BALANCE DUE	**$255.00**

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

Invoice

BILL TO	SHIP TO
Waterset North CDD 3434 Colwell Ave. Suite #200 Tampa, FL 33614	Waterset North CDD 7012 Sail View Lane Apollo Beach, FL 33572

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35449	07/05/2026	$209.00	07/20/2026	Net 15	

P.O. NUMBER	SALES REP	ACCT#/LOT/BLK
Start Date: 10/5/2023	Nelson Butera	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	5	2.00	10.00

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	209.00
TAX (6.5%)	0.00
TOTAL	209.00
BALANCE DUE	**$209.00**

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

Remittance Section

Invoice Number:	597592766
Due Date:	07/15/2026
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

21000059759276600000259001

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:	597592766
Account Number:	1299196
Site Number:	5556430
Invoice Date:	06/21/2026
Period of Performance:	06/15/2026 - 07/14/2026
Due This Period:	$259.00

Important Messages

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

See Reverse For Important Information

Invoice Details

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

(Please see the following pages for details.)

Payment Remittance

- **Tax Payer ID:** 38-1904500

- **Direct Debit:** Company Code/Originator ID # 138190450
- **Remittance advice:** Email to eft@leasedirect.com
- **Check Payment:** Please be sure to enclose remittance slip and allow sufficient time for postal delivery

Contact Us

www.leasedirect.com

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

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

customersupport@leasedirect.com

Explanation of Charges

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

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

Asset Details

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

Asset Amount Total: $259.00

INVOICE

Electric Avenue
13796 85th Terrace N
Seminole, FL 33776

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

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

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

Invoice details
Invoice no.: 7133
Terms: Net 30
Invoice date: 06/30/2026
Due date: 07/30/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Service Charge**	Trip Charge	1	$124.99	$124.99
2.	**Brake Cable**	Brake Cable	2	$49.99	$99.98
3.	**Brake Cable**	Brake Cable Adjustment	1	$9.99	$9.99
4.	**Miscellaneous**	Brake pedal	1	$339.99	$339.99
5.	**Labor**	Labor -	2	$139.99	$279.98

Total **$854.93**

Ways to pay

View and pay

LAW OFFICES

Fishback Dominick LLP

1947 LEE ROAD
WINTER PARK, FLORIDA 32789-1834

July 02, 2026
Billed through 06/30/2026
Bill Number127325

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

General
W539 25752

Balance Forward	$3,398.50
Payments Applied	$3,398.50
Net Balance Forward	$0.00

FOR PROFESSIONAL SERVICES RENDERED

06/02/2026	DL	Review ad for budget hearing and email to Rachel Welborn regarding same.	0.25 hrs	$82.50
06/02/2026	KAR	Evaluated Resolution 2026-04, and FY 2026-2027 budget and assessment materials to prepare public hearing notice for budget adoption and O&M assessments; Assessed Chapters 190 and 197; prepared public hearing notice to comply with statutory requirements on date, budget figures, assessment schedule, and notice provisions; Provided same to Dan Langley for review and eventual transmission to client.	1.25 hrs	$343.75
06/03/2026	SG	Emails from and to Theresa Goldstein Re: annual audit; Prepare response to auditor; Email to AP Re: indebted amount.	0.50 hrs	$87.50
06/04/2026	DL	Email from Ms. Taylor regarding appointment of counsel for Flanagan, Mary Michelle v. Rizzetta & Company.	0.25 hrs	$82.50
06/08/2026	DL	Email from client requesting budget hearing mail notice forms; Instructions to Ms. Ruiz to assist with same.	0.25 hrs	$82.50
06/08/2026	KAR	Review of various client emails with request for mailing notice of FY 26-27 Budget and	0.25 hrs	$68.75

		conferred with Dan Langley regarding the same.		
06/09/2026	DL	Review budget mailing notice form and email to CDD regarding same.	0.25 hrs	$82.50
06/09/2026	KAR	Prepared budget notice [mailing] for FY2026-2027 and provided same to Dan Langley for review and transmittal to client.	0.50 hrs	$137.50
06/17/2026	DL	Email from Eric Kanjirathingal requesting review of FY25 Audit Draft; Review same.	0.75 hrs	$247.50
06/17/2026	BWS	Review agenda packet and related materials to prepare for Board of Supervisor's Meeting on 6/23/26.	0.50 hrs	$137.50
06/19/2026	DL	Review email correspondence Jeff Champagne and attorney, Ashleigh N. Taylor regarding status of Flanagan, Mary Michelle v. Rizzetta & Company claim.	0.25 hrs	$82.50
06/23/2026	BWS	Review revised agenda packet and related materials to prepare for Board of Supervisors Meeting.	0.25 hrs	$68.75
06/23/2026	BWS	Attend Board of Supervisors Meeting via telephone.	2.00 hrs	$550.00
06/24/2026	BWS	Research re: applicable micromobility ordinances covering CDD properties based on questions in Board of Supervisors Meeting on 6/23/26.	0.75 hrs	$206.25
		Total Fees for this matter		$2,260.00

DISBURSEMENTS

Total Disbursements for this matter	$0.00

BILLING SUMMARY

Schafer, Benjamin W	3.50 hrs	$962.50
Langley, Daniel W.	2.00 hrs	$660.00
Ruiz, Katherine	2.00 hrs	$550.00
Gonzalez, Sonia	0.50 hrs	$87.50

TOTAL FEES	8.00 hrs	$2,260.00
TOTAL DISBURSEMENTS		$0.00
TOTAL CURRENT CHARGES		$2,260.00
TOTAL NET CHARGES		$2,260.00
TOTAL BALANCE NOW DUE		$2,260.00

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

Florida
DEPARTMENT OF REVENUE

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920003345380	**Submitted Date**	Friday, 07/17/2026
Status	IN PROCESS	**Submitted Time**	04:15 PM

Payment Information

Taxpayer Name	WATERSET NORTH COMMUNITY DEVELOPMENT DIS	**Debit Date**	Monday, 07/20/2026
Document Type	DR-15	**Filling Period End Date**	06/30/2026
Amount Paid	$129.53		
Payment Amount	$129.53		
Fee Amount	$0.00		

Electronic Check Information

Bank Nickname	N/A
Bank Account Type	BUSINESS/CORPORATE CHECKING

Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:39-8015954075-8	06/30/2026	$129.53

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

Billing Date:
Jun 17, 2026

Billing Period:
Jun 17 - Jul 16, 2026

Hi WATERSET NORTH,

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

Total balance
$103.78
Auto Pay is scheduled
Jul 13

Bill history

Previous balance	$103.78
Payment received by Jun 17, thank you	-$103.78

Service summary

	Previous month	Current month
Bundle	$94.98	$94.98
Taxes and Fees	$8.80	$8.80
Total services	**$103.78**	**$103.78**
Total balance		**$103.78**

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

6790 0107 DY RP 17 06172026 NNNNNN 01 995952

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.

0340088136719333091724000000000000000103785

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

Billing Date:
Jun 17, 2026

Period:
Jun 17 - Jul 16, 2026

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

Bundle

Monthly Charges

06.17-07.16		Business Fiber Internet 1 Gig	$84.99
		Data	-$10.00
		$10.00 Discount through 09/16/27	
	(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**

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

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.

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

Billing Date:
Jun 25, 2026

Billing Period:
Jun 25 - Jul 24, 2026

Hi WATERSET NORTH CDD,

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

Total balance
$264.19
Auto Pay is scheduled
Jul 20

Bill history

Previous balance	$264.19
Payment received by Jun 25, thank you	-$264.19

Service summary

	Previous month	Current month
Bundle	$233.44	$233.44
Taxes and Fees	$30.75	$30.75
Total services	**$264.19**	**$264.19**
Total balance		**$264.19**

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

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

6790 0107 DY RP 25 06262026 NNNNNN 01 993454

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

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

1130028136724806052115000000000000000264195

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

Billing Date:
Jun 25, 2026

Billing Period:
Jun 25 - Jul 24, 2026

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

Bundle

Monthly Charges

06.25-07.24	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
	Federal Subscriber Line Charge - Bus	$6.50
	Access Recovery Charge-Business	$2.50
	Frontier Roadwork Recovery Surcharge	$4.50
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.

NANCY C. MILLAN
HILLSBOROUGH COUNTY
TAX COLLECTOR

OFFICIAL REGISTRATION RENEWAL NOTICE

Scan QR Code to Renew Online

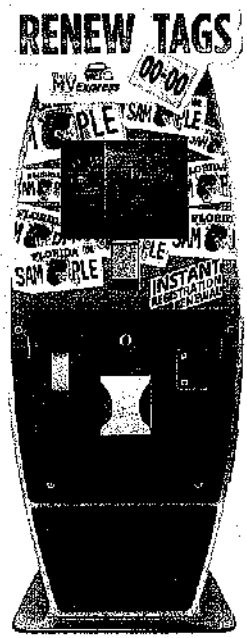
APR 3 0 2

153
5 - 48149

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

hillstaxfl.gov

Our mission is to consistently deliver amazing service experiences that empower our community, one customer at a time.



Get your tag renewal *instantly!*

Visit one of our self-service kiosks for instant registration renewal!

Find a kiosk near you:

In select Publix locations

- **Shoppes 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: 7MZHTB1A05C001450
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

INVOICE

Justin Ferrer Inc
9902 Albyar Ave
Riverview, FL 33578-5001

justin@luxurystoneworks.com
+1 (813) 361-3932

Bill to
Waterset North CDD
3434 Colwell Ave
Leto FL 33614

Invoice details
Invoice no.: 1062
Invoice date: 06/25/2026
Due date: 07/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Concrete Grinding**	Perform sidewalk grinding at approximately 75 locations to eliminate trip hazards and create smooth, safe walking surfaces. The project also includes localized asphalt patch repairs in damaged pavement areas. Failed asphalt will be removed as needed and replaced with new asphalt to restore the surface and improve safety. All work areas will be cleaned and restored upon completion.	1	$4,500.00	$4,500.00

Total **$4,500.00**

Ways to pay

View and pay

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: 6-11-26

Account Number:	**8382**
Invoice Number:	397818
Previous Balance:	$0.00
Commercial General Pests	**$552.00**
Sales Tax:	$0.00
Service Amount:	**$552.00**

Check /Cash: _____

Technician(s): MS

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area
- ☐ Bedroom
- ☐ Breakroom
- ☐ Garage
- ☑ Kitchen
- ☑ Perimeter
- ☐ Rest Room

Structure
- ☐ Bank
- ☐ Industrial
- ☑ Medical
- ☐ Professional
- ☐ Residence
- ☐ Retail

Frequency
- ☐ Annual Service
- ☑ Every Other Month
- ☐ Monthly Service
- ☐ Quarterly Service
- ☐ Twice Per Month
- ☐ Weekly

Type of Service
- ☐ Additional Service
- ☑ Extra Service
- ☑ General Pest Control
- ☐ In Wall Tube System
- ☐ Rodent Control
- ☐ Annual Service

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

Treatment
- ☐ Advion Ant Bait Station .1%
- ☐ Advion Ant Gel Bait .05%
- ☐ Advion Roach Bait Stn .5%
- ☐ Advion Roach Gel Bait .6%
- ☐ Alpine Aerosol .25%
- ☐ Biozyme
- ☐ CM Insect Monitors
- ☐ Dekko Silver Fish Paks 20%
- ☐ D-Fense Dust .05%
- ☑ Gentrol Liquid 9%
- ☑ Inspection
- ☐ Maxforce Quantum .03%
- ☐ Niban FG 5%
- ☐ Nyguard IGR 10%
- ☐ Onslaught 6.4%
- ☑ Perimeter Sweep
- ☐ Taurus .06%
- ☐ Talstar Xtra .25%
- ☐ Transport GHP .11%
- ☑ Transport Mikron .11%
- ☐ Vector Bio 5
- ☐ Wasp Freeze .1%
- ☐ Web Out 10.5%
- ☐ _____

Rodent Control
- ☐ Mice
- ☐ Rats
- ☐ _____

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

NVIROTECT
PEST CONTROL SERVICES
16210 North Florida Avenue
Lutz, FL 33549
Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

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

Date: 6-22-26

Account Number:	**8382**
Invoice Number:	397819
Previous Balance:	$0.00
Commercial General Pests	**$42.00**
Sales Tax:	$0.00
Service Amount:	**$42.00**

Check /Cash: _____

Technician(s): MS

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area
- ☐ Bedroom
- ☐ Breakroom
- ☐ Garage
- ☐ Kitchen
- ☑ Perimeter
- ☐ Rest Room

Structure
- ☐ Bank
- ☐ Industrial
- ☐ Medical
- ☑ Professional
- ☐ Residence
- ☐ Retail

Frequency
- ☐ Annual Service
- ☐ Every Other Month
- ☑ Monthly Service
- ☐ Quarterly Service
- ☐ Twice Per Month
- ☐ Weekly

Type of Service
- ☐ Additional Service
- ☐ Extra Service
- ☑ General Pest Control
- ☐ In Wall Tube System
- ☐ Rodent Control
- ☐ Annual Service

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

Treatment
- ☐ Advion Ant Bait Station .1%
- ☐ Advion Ant Gel Bait .05%
- ☐ Advion Roach Bait Stn .5%
- ☐ Advion Roach Gel Bait .6%
- ☐ Alpine Aerosol .25%
- ☐ Biozyme
- ☐ CM Insect Monitors
- ☐ Dekko Silver Fish Paks 20%
- ☐ D-Fense Dust .05%
- ☑ Gentrol Liquid 9%
- ☑ Inspection
- ☐ Maxforce Quantum .03%
- ☐ Niban FG 5%
- ☐ Nyguard IGR 10%
- ☐ Onslaught 6.4%
- ☑ Perimeter Sweep
- ☐ Taurus .06%
- ☐ Talstar Xtra .25%
- ☐ Transport GHP .11%
- ☐ Transport Mikron .11%
- ☐ Vector Bio 5
- ☐ Wasp Freeze .1%
- ☐ Web Out 10.5%
- ☐ _____

Rodent Control
- ☐ Mice
- ☐ Rats
- ☐ _____

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

NVIROTECT
PEST CONTROL SERVICES
16210 North Florida Avenue
Lutz, FL 33549
Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

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

Date: 7/28/26

Account Number:	**8382**
Invoice Number:	400707
Previous Balance:	$0.00
Commercial General Pests	**$552.00**
Sales Tax:	$0.00
Service Amount:	**$552.00**

Check /Cash: _____

Technician(s): IB

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
☐ Bedroom	☐ Bank	☐ Annual Service	☐ Additional Service
☐ Breakroom	☐ Industrial	☐ Every Other Month	☐ Extra Service
☐ Garage	☐ Medical	☑ Monthly Service	☑ General Pest Control
☐ Kitchen	☑ Professional	☐ Quarterly Service	☐ In Wall Tube System
☑ Perimeter	☐ Residence	☐ Twice Per Month	☑ Rodent Control
☑ Rest Room	☐ Retail	☐ Weekly	☐ Annual Service

General Pest		Treatment	
☐ Acrobat Ants	☐ Pantry pests	☐ Advion Ant Bait Station .1%	☐ Niban FG 5%
☐ Argentine Ants	☐ Paper Wasps	☐ Advion Ant Gel Bait .05%	☐ Nyguard IGR 10%
☐ Bed Bugs	☐ Pharaoh Ants	☐ Advion Roach Bait Stn .5%	☑ Onslaught 6.4%
☐ Carpenter Ants	☑ Preventative	☐ Advion Roach Gel Bait .6%	☑ Perimeter Sweep
☐ Crazy Ants	☐ Roaches	☐ Alpine Aerosol .25%	☐ Taurus .06%
☐ Drain Flies	☐ Silverfish	☐ Biozyme	☐ Talstar Xtra .25%
☐ Fire Ants	☐ Spiders	☐ CM Insect Monitors	☐ Transport GHP .11%
☐ Fleas	☐ Ticks	☐ Dekko Silver Fish Paks 20%	☐ Transport Mikron .11%
☐ German Roaches	☐ White Foot Ants	☐ D-Fense Dust .05%	☐ Vector Bio 5
☐ Ghost Ants	☐ _____	☐ Gentrol Liquid 9%	☐ Wasp Freeze .1%
☐ Mosquitos		☑ Inspection	☐ Web Out 10.5%
☐ Mud Daubers		☐ Maxforce Quantum .03%	☑ Talstar P

Rodent Control	Treatment	
☐ Mice	☐ CM Rat Snap Traps	☑ Rodent Bait Stations
☐ Rats	☑ Contrac Blox Bait .005%	☐ T-Rex Rat Snap Traps
☐ _____	☐ Final Blox Bait .005%	☐ Victor Glue Boards

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

NVIROTECT
PEST CONTROL SERVICES
16210 North Florida Avenue
Lutz, FL 33549
Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

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

Date: 7/28/26

Account Number:	**8382**
Invoice Number:	400708
Previous Balance:	$0.00
Commercial General Pests	**$42.00**
Sales Tax:	$0.00
Service Amount:	**$42.00**

Check /Cash: _____

Technician(s): I.B.

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
☐ Bedroom	☐ Bank	☐ Annual Service	☐ Additional Service
☐ Breakroom	☐ Industrial	☐ Every Other Month	☐ Extra Service
☐ Garage	☐ Medical	☑ Monthly Service	☑ General Pest Control
☑ Kitchen	☑ Professional	☐ Quarterly Service	☐ In Wall Tube System
☑ Perimeter	☐ Residence	☐ Twice Per Month	☑ Rodent Control
☑ Rest Room	☐ Retail	☐ Weekly	☐ Annual Service

General Pest		Treatment	
☐ Acrobat Ants	☐ Pantry pests	☐ Advion Ant Bait Station .1%	☐ Niban FG 5%
☐ Argentine Ants	☐ Paper Wasps	☐ Advion Ant Gel Bait .05%	☐ Nyguard IGR 10%
☐ Bed Bugs	☐ Pharaoh Ants	☐ Advion Roach Bait Stn .5%	☑ Onslaught 6.4%
☐ Carpenter Ants	☑ Preventative	☐ Advion Roach Gel Bait .6%	☑ Perimeter Sweep
☐ Crazy Ants	☐ Roaches	☐ Alpine Aerosol .25%	☐ Taurus .06%
☐ Drain Flies	☐ Silverfish	☐ Biozyme	☐ Talstar Xtra .25%
☐ Fire Ants	☐ Spiders	☐ CM Insect Monitors	☐ Transport GHP .11%
☐ Fleas	☐ Ticks	☐ Dekko Silver Fish Paks 20%	☐ Transport Mikron .11%
☐ German Roaches	☐ White Foot Ants	☐ D-Fense Dust .05%	☑ Vector Bio 5
☐ Ghost Ants	☐ _____	☐ Gentrol Liquid 9%	☐ Wasp Freeze .1%
☐ Mosquitos		☑ Inspection	☐ Web Out 10.5%
☐ Mud Daubers		☐ Maxforce Quantum .03%	☑ Talstar P

Rodent Control	Treatment	
☐ Mice	☐ CM Rat Snap Traps	☑ Rodent Bait Stations
☐ Rats	☑ Contrac Blox Bait .005%	☐ T-Rex Rat Snap Traps
☐ _____	☐ Final Blox Bait .005%	☐ Victor Glue Boards

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

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

Invoice 42158389
Invoice Date 7/6/2026
Completed Date 7/6/2026
Payment Term Due Upon Receipt
Due Date 7/6/2026

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

Job Address
Waterset North CDD office
7205 Parkshore Drive
Apollo Beach, FL 33572 USA

Description of work

While onsite for service call at Waterset Central, it was requested to troubleshoot splash pad located at 7205 Parkshore Dr. Upon inspection and diagnostic, found that the contactor and thermal load protection for the splash pad is bad and will need to be replaced. A proposal for replacement will be sent separately.

$99.00 service call fee was split between the two properties since request was made onsite. See invoice 42003633 for reference.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC-DIA	Regular call for evaluation of the client request; includes travel.	0.50	$99.00	$49.50
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	$165.00	$165.00

Sub-Total	$214.50
Tax	$0.00
Total	$214.50
Payment	$0.00
Balance Due	$214.50

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

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

Invoice 42292017
Invoice Date 7/21/2026
Completed Date 7/21/2026
Payment Term Due Upon Receipt
Due Date 7/21/2026

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

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.

Service #	Description	Quantity	Your Price	Total
FINAL	Project Final Invoice	1.00	$1,380.00	$1,380.00

Sub-Total	$1,380.00
Tax	$0.00
Total	$1,380.00
Payment	$0.00
Balance Due	$1,380.00

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

Pristine Promotional Marketing
16410 Chapman Crossing
Drive
Lithia, FL 33547

Invoice

Due Date	Date	Invoice #
7/22/2026	7/22/2026	2027

Bill To

Waterset North CDD

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

New e-mail address? Enter here: _____

Balance Due	**$326.10**

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

Pristine Promotional Marketing
16410 Chapman Crossing Drive
Lithia, FL 33547

P.O. No.	Terms	Project	Rep
2390PPM	Due on receipt		

Item	Description	Qty	Rate	Amount
LPY34	3/4" POLYESTER CUSTOM PRINTED LANYARD	200	1.50	300.00T
Shipping Fee	Shipping	1	26.10	26.10T
	No Sales Tax (Recurring)		0.00%	0.00

There will be a $15 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 90 days. For billing inquiries: 954-818-7217.

Total	$326.10
Payments/Credits	$0.00
Balance Due	$326.10

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.: 34273
Terms: Due on receipt
Invoice date: 05/26/2026
Due date: 05/26/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Installation**	CONTROLLER REPLACEMENT 3-A FROM APPROVED PROPOSAL - 7250 MEETING HOUSE LANE: Scope of Work: *The current controller 3A is a Hunter ACC 2-wire pedestal controller and will need to be replaced in order to have the ability to communicate online. RedTree recommends replacing the controller with a Hunter ACC2 Plastic Pedestal controller, including a communications module and Hunter Wireless Rain Sensor. Materials: *(1) Hunter ACC2 Plastic Pedestal Controller *(1) Hunter ACC2 Cellular Communications Module *(1) Hunter Wireless Rain/Freeze Sensor *(1) Hunter Communication Yearly fee *Miscellaneous Parts	1	$10,261.60	$10,261.60

Total **$10,261.60**

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.: 34310
Terms: Net 45
Invoice date: 06/01/2026
Due date: 07/16/2026

#	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.: 34585
Terms: Due on receipt
Invoice date: 06/11/2026
Due date: 06/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.20.26 Crestpoint Park Replaced two broken spray heads,5 clogged nozzles, and removed damaged drip from tree hoses.			
2.		**Sales**	6" spray head	2	$23.00	$46.00
3.		**Sales**	nozzle	5	$2.88	$14.40
4.		**Sales**	labor-technician	1.5	$75.00	$112.50

Total **$172.90**

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.: 34586
Terms: Due on receipt
Invoice date: 06/11/2026
Due date: 06/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.20.26 Coqui Park: Replaced 4 clogged nozzles.			
2.		**Sales**	Nozzle	4	$2.88	$11.52
3.		**Sales**	labor-technician	0.5	$75.00	$37.50

Total **$49.02**

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.: 34587
Terms: Due on receipt
Invoice date: 06/11/2026
Due date: 06/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.19.26 Bowspirit: Replaced one broken nozzle on zone 4.			
2.		**Sales**	nozzle	1	$2.88	$2.88
3.		**Sales**	labor-technician	0.3	$75.00	$22.50

Total **$25.38**

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.: 34588
Terms: Due on receipt
Invoice date: 06/11/2026
Due date: 06/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	Irrigation repairs were performed as follows on 5.13.26 Controller I Milestone Replaced a bad decoder and a bad solenoid on zones 8 & 10. (1) ICD-100 (1) Hunter Solenoid (2) Wire Nuts Labor	1	$475.00	$475.00

Total **$475.00**

INVOICE

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Holiday, FL 34690

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+1 (888) 733-8799
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C/o Rizzetta & Company
3434 Colwell Ave, ste 200
Tampa, Florida 33614
United States

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C/o Rizzetta & Company
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Tampa, Florida 33614
United States

Invoice details
Invoice no.: 34589
Terms: Due on receipt
Invoice date: 06/11/2026
Due date: 06/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.19.26 7225 Bowspirit Replaced a missing rotor.			
2.		**Sales**	4" Rotor	1	$25.00	$25.00
3.		**Sales**	labor-technician	0.5	$75.00	$37.50

Total **$62.50**

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United States

Invoice details
Invoice no.: 34591
Terms: Due on receipt
Invoice date: 06/15/2026
Due date: 06/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.18.26 Sail View Ln - Waterset Pool Replaced 7 broken rotors, a broken spray head, and 2 nozzles.			
2.		**Sales**	Rotor	7	$25.00	$175.00
3.		**Sales**	6" spray head	1	$23.00	$23.00
4.		**Sales**	nozzle	2	$2.88	$5.76
5.		**Sales**	labor-technician	4	$75.00	$300.00

Total **$503.76**

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Invoice details
Invoice no.: 34592
Terms: Due on receipt
Invoice date: 06/15/2026
Due date: 06/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.20.26 Replaced two broken spray heads and 3 missing nozzles.			
2.		**Sales**	6" spray yhead	2	$23.00	$46.00
3.		**Sales**	nozzles	3	$2.88	$8.64
4.		**Sales**	labor-technician	1	$75.00	$75.00

Total **$129.64**

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Invoice details
Invoice no.: 34593
Terms: Due on receipt
Invoice date: 06/15/2026
Due date: 06/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.20.26 Milestone Dr - Clock N Replaced 5 broken spray heads, 7 nozzles, 3 rotors, and repaired a broken pipe.			
2.		**Sales**	6" spray head	5	$23.00	$115.00
3.		**Sales**	nozzle	7	$2.88	$20.16
4.		**Sales**	rotor	3	$25.00	$75.00
5.		**Sales**	3/4" funny pipe male 90	3	$1.60	$4.80
6.		**Sales**	labor-technician	2	$75.00	$150.00

Total **$364.96**

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United States

Invoice details
Invoice no.: 34594
Terms: Due on receipt
Invoice date: 06/15/2026
Due date: 06/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.21.26 Controller N - Milestone Replaced 12 broken nozzles, a spray head, 4 rotors, and a broken pipe.			
2.		**Sales**	nozzle	12	$2.88	$34.56
3.		**Sales**	6" spray heads	1	$23.00	$23.00
4.		**Sales**	rotor	4	$25.00	$100.00
5.		**Sales**	3/4" funny pipe male 90	2	$1.60	$3.20
6.		**Sales**	labor-technician	2.5	$75.00	$187.50

Total **$348.26**

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United States

Invoice details
Invoice no.: 34595
Terms: Due on receipt
Invoice date: 06/15/2026
Due date: 06/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.18.26 Paradiso Replaced 9 broken nozzles and 6 spray heads.			
2.		**Sales**	nozzle	9	$2.88	$25.92
3.		**Sales**	6" spray head	5	$23.00	$115.00
4.		**Sales**	12" spray head	1	$42.96	$42.96
5.		**Sales**	labor-technician	2	$75.00	$150.00

Total **$333.88**

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Invoice details
Invoice no.: 34694
Terms: Net 30
Invoice date: 06/29/2026
Due date: 07/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	PARK STRAND DRIVE, ADJACENT TO ARTESIAN PARK: *Remove the broken limb from the oak tree.	1	$300.00	$300.00

Total **$300.00**

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United States

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

Invoice details
Invoice no.: 34739
Terms: Net 45
Invoice date: 07/01/2026
Due date: 08/15/2026

#	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**

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United States

Invoice details
Invoice no.: 34800
Terms: Net 30
Invoice date: 07/02/2026
Due date: 08/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.4.26 Parkshore Drive Mailbox Kiosk Area Inspected zones 15,17 and 21, no issues found.			
2.		**Sales**	labor-technician	0.5	$75.00	$37.50

Total **$37.50**

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Tampa, Florida 33614
United States

Invoice details
Invoice no.: 34801
Terms: Net 30
Invoice date: 07/02/2026
Due date: 08/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.4.26 Waterset Blvd & Milestone Tested zones 4, 8, and 91 to ensure proper water coverage to Jasmine beds and adjusted the run times.			
2.		**Sales**	1/2" -90	2	$1.00	$2.00
3.		**Sales**	drip pipe	8	$0.75	$6.00
4.		**Sales**	drip coupling	2	$0.75	$1.50
5.		**Sales**	6" spray head	1	$23.00	$23.00
6.		**Sales**	nozzle	2	$2.88	$5.76
7.		**Sales**	labor-technician	2.75	$75.00	$206.25

Total **$244.51**

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Invoice details
Invoice no.: 34802
Terms: Net 30
Invoice date: 07/02/2026
Due date: 08/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.26.26 Milestone Inspected zones 36,39,60,61,62,63,66 and 75; no repairs were needed.			
2.		**Sales**	labor-technician	1.25	$75.00	$93.75

Total **$93.75**

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Invoice details
Invoice no.: 34803
Terms: Net 30
Invoice date: 07/02/2026
Due date: 08/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.21.26 Shedow Lake Dr Replaced 4 damaged rotors, 14 broken spray heads, 7 drip line breaks, and replaced 32 clogged nozzles.			
2.		**Sales**	MPTxBerb sp 90	3	$1.00	$3.00
3.		**Sales**	4" rotor	4	$25.00	$100.00
4.		**Sales**	nozzle	32	$2.88	$92.16
5.		**Sales**	Bubbler	1	$5.00	$5.00
6.		**Sales**	drip coupling	2	$0.75	$1.50
7.		**Sales**	drip pipe	1	$0.75	$0.75
8.		**Sales**	6" spray head	1	$23.00	$23.00
9.		**Sales**	labor-technician	4	$75.00	$300.00

Total **$525.41**

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Invoice details
Invoice no.: 34804
Terms: Net 30
Invoice date: 07/02/2026
Due date: 08/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.20.26 Replaced a damaged node and replaced a broken lid.			
2.		**Sales**	Node-100	1	$233.62	$233.62
3.		**Sales**	Rectangular Purple Lid	1	$42.54	$42.54
4.		**Sales**	labor-technician	0.5	$75.00	$37.50

Total **$313.66**

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Invoice details
Invoice no.: 34805
Terms: Net 30
Invoice date: 07/02/2026
Due date: 08/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.20.26 Waterset Blvd and Paseo Eliminated all wire path issues and decoder alarms.			
2.		**Sales**	DBY controller	4	$5.00	$20.00
3.		**Sales**	wire nuts	2	$2.00	$4.00
4.		**Sales**	ICD-100 decoder	1	$257.68	$257.68
5.		**Sales**	labor-technician	12.5	$75.00	$937.50

Total **$1,219.18**

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Invoice details
Invoice no.: 34830
Terms: Net 30
Invoice date: 07/06/2026
Due date: 08/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.4.26 Brevada & PAM Tested zones 4,7,10,27 & 28 on the new controller 3A; Replaced 3 bad decoders on zones 13,18 & 28, two spray heads, and two nozzles. Inspected all the zones after repairs, and they were all working correctly.			
2.		**Sales**	6" spray head	2	$23.00	$46.00
3.		**Sales**	nozzle	2	$2.88	$5.76
4.		**Sales**	Hunter ICD-100 Decoder	3	$258.00	$774.00
5.		**Sales**	Labor-technician	4.5	$75.00	$337.50

Total **$1,163.26**

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Tampa, Florida 33614
United States

Invoice details
Invoice no.: 34831
Terms: Net 30
Invoice date: 07/06/2026
Due date: 08/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.14.26 Repairs on controller B1 & B2.			
2.		**Sales**	Nozzle	26	$2.88	$74.88
3.		**Sales**	6" spray head	22	$23.00	$506.00
4.		**Sales**	4" rotor	3	$25.00	$75.00
5.		**Sales**	labor-technician	1	$75.00	$75.00

Total **$730.88**

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Invoice details
Invoice no.: 34832
Terms: Net 30
Invoice date: 07/06/2026
Due date: 08/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.7.26 Controller A Replaced 9 spray heads, 3 rotors, and replaced a faulty 2" valve on zone 76.			
2.		**Sales**	6" spray head	9	$23.00	$207.00
3.		**Sales**	4" rotor	3	$25.00	$75.00
4.		**Sales**	2" Valve	1	$403.00	$403.00
5.		**Sales**	labor-technician	1	$75.00	$75.00

Total **$760.00**

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Invoice details
Invoice no.: 34835
Terms: Net 30
Invoice date: 07/07/2026
Due date: 08/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	SAIL VIEW LANE: BY THE LANDING, AROUND THE POND BESIDE THE PARK - REMOVE FALLEN LIMB.	1	$500.00	$500.00

Total **$500.00**

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United States

Invoice details
Invoice no.: 34997
Terms: Net 30
Invoice date: 07/28/2026
Due date: 08/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	TREE REMOVAL FROM APPROVED PROPOSAL # 96598: SCOPE OF WORK: *Remove (1) fallen trees and stump grind as needed, and reduce the total price.	1	$850.00	$850.00

Total **$850.00**

Note to customer

Reduce the cost to $850.00, as one was just a limb, and it was removed at no cost.

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

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Account Number	**3-0696-0027254**
Invoice Number	0696-001362044
Invoice Date	June 17, 2026
Previous Balance	$757.19
Payments/Adjustments	-$757.19
Current Invoice Charges	**$668.97**

Autopayment	Payment Due Date
$668.97	July 07, 2026

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/06	5555555	-$757.19

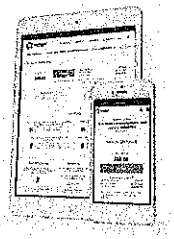
CURRENT INVOICE CHARGES

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				
Waste/Recycling Overage 06/09		1.0000	$101.12	$101.12
Recycling Service 07/01-07/31			$561.37	$561.37
Recycling Processing Charge 07/01-07/31		1.0000	$1.50	$6.48
CURRENT INVOICE CHARGES, AutoPayment due on July 07, 2026				**$668.97**

JUN 23 2026

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Autopayment	$668.97
Payment Due Date	July 07, 2026
Account Number	3-0696-0027254
Invoice Number	0696-001362044

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Address Service Requested

Make Checks Payable To:

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

00002462
N202

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

30696002725400000013620440000668970000668976

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

Invoice

Date	Invoice #
7/2/2026	INV0000110618

Bill To:

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

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

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

Subtotal	$6,958.49
Total	$6,958.49

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

Invoice

Date	Invoice #
7/15/2026	INV0000110823

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$2,326.44	$2,326.44

Subtotal	$2,326.44
Total	$2,326.44

INVOICE

Waterset North CDD
2700 S. Falkenburg Rd., Suite 2745
Riverview FL 33578
United States

Invoice #	INV-SN-1532
Invoice Date:	7/1/2026
Due Date:	7/31/2026
PO#:	

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$600.00
SchoolNow CDD ADA-PDF		$937.50

	Subtotal:	$1,537.50
Subscription start: 8/15/2026	Tax Total:	
Subscription end: 8/14/2027	Total:	$1,537.50
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$1,537.50**

Click Here to pay with Credit Card

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

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

CONTRACT INVOICE

Invoice Number: AR-S348905
Invoice Date: 6/26/2026
Account Number: WN00
Balance Due: $1.63

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	7/6/2026	$1.63	**$1.63**

Invoice Remarks

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
3FY03185-04	GARIELLE DAVIS	$1.63		5/27/2026	6/26/2026

Contract Remarks

FINAL INVOICE FOR OVERAGES - CANCELLED
ITT36-MONTH PREMIUM COLOR COPIER MAINTENANCE INCLUDES ALL PARTS, LABOR AND TONER PLUS 2,500 B/W @ .0151 AND 2,300 COLOR @ .0868. THANK YOU FOR CHOOSING SIGNA DIGITAL SOLUTIONS! NOTE: SERVICED LOCALLY BY BORING.

Summary:

Contract base rate charge for this billing period	$0.00
Contract overage charge for the 5/27/2026 to 6/26/2026 overage period	$1.63 **

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	84,717	87,325	2,608	2,500	108	$0.015100	$1.63
Color 124	C	59,622	61,139	1,517	2,300	0	$0.086800	$0.00
								$1.63

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

Invoice Subtotal:	$1.63
EXEMPT	**$0.00**
Total Tax:	$0.00
Invoice Total:	**$1.63**

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

INVOICE
#070126-1

To: Waterset North CDD
2700 S. Faulkenburg Rd,
Suite 2745
Riverview, FL 33578

Date: July 1, 2026

Repaired grate inlet and restored soil and sod at depression in grass area east of Amenity Center

TOTAL DUE $1,200

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.: 11242-b
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	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 #: **65007315**

Summary as of Jun 09, 2026

(account information starts on next page)

Previous Amount Due:	$1,783.57
Total Payments Received:	-$1,783.57
Balance Forward:	$0.00
Current Charges:	$1,642.77
Amount Due Jun 30, 2026:	**$1,642.77**

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 #:	**65007315**
Billing Account #:	CFB2354
Date Issued:	Jun 09, 2026
Date Due:	Jun 30, 2026
AMOUNT DUE:	$1,642.77
If paid after 6/30/26, add a Late Payment Penalty of:	$24.64
After 6/30/26, Pay:	$1,667.41

Autopay: Do Not Pay Amount Due will automatically be deducted

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

Remit Payment To:

SPARK ENERGY GAS LLC
DEPT# 42424
PO BOX 650823
Dallas, TX 75265-0823

9127419432400001642777

PAYMENTS

Billing Account #: CFB2354

PAYMENT DETAILS

Payment Date	Payment Description	Amount	Total
Jun 01, 2026	Payment Received - Thank You	-$1,783.57	
Payments Received			**-$1,783.57**

ACCOUNT INFORMATION

Account #: CFB2354

LDC #: **5100870347**

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

Pricing Plan:
TECOG_VAR_COM_PT_NYMEXPLUS_RO

The average daily consumption used is 46.45 THERMS

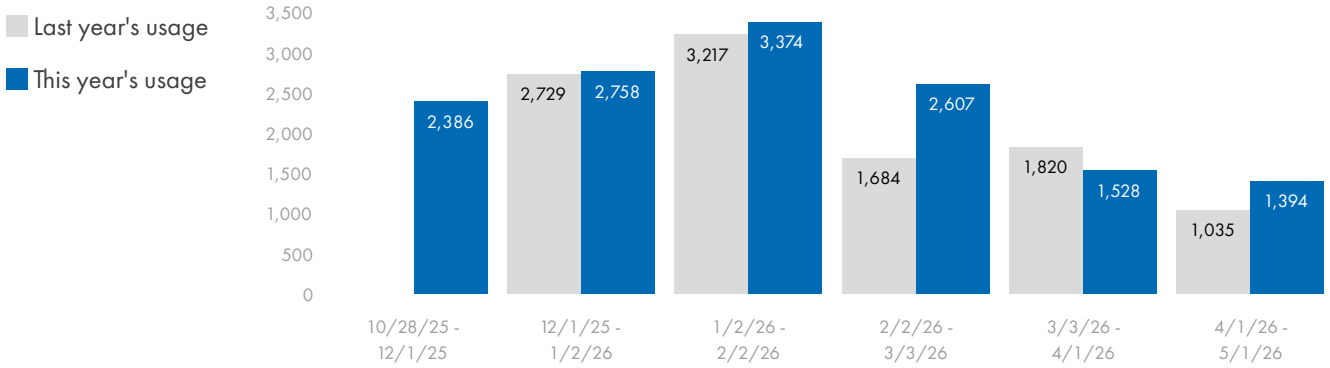
USAGE DETAILS

Service Period	Estimate	Meter #	Unit	Previous Meter Read	Current Meter Read	Mult.	Quantity
04/01/26 - 05/01/26 30 Days	N		THERM	04/01/26	05/01/26		1,393.600

CHARGE DETAILS

Date	Charge Description	Amount	Total
05/01/26	Energy Charge (1,393.6 x $1.058797 per THERM)	$1,475.54	
05/01/26	Pass Through (1,393.6 x $0.120000 per THERM)	$167.23	
Current Charges			**$1,642.77**

Usage Chart



BILLING DAYS	34	32	31	29	29	30
AVERAGE DAILY USAGE	70	86	109	90	53	46
(THERM)	##	43	111	58	63	31

Spectrum BUSINESS

June 27, 2026
Invoice Number: 2443533062726
Account Number: **8337 12 028 2443533**

Service At: 7012 SAIL VIEW LN
APOLLO BEACH FL 33572-1550

Auto Pay Notice

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

Summary

Service from 06/27/26 through 07/26/26 details on following pages

Previous Balance	468.24
Payments Received -Thank You!	-468.24
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
YOUR AUTO PAY WILL BE PROCESSED 07/14/26	
Total Due by Auto Pay	**$468.24**

NEWS AND INFORMATION

Important Information About Your Services
We're here to help you stay informed about your services. To view the current channel lineup available in your area, please visit business.spectrum.com/channel-lineup.
If you would like a printed or accessible copy mailed to your business, please call us at 1–855-743-2152.

Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 27 06282026 NNNNNNNN 01 994074

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

June 27, 2026

Waterset Cafe

Invoice Number: 2443533062726
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

8337120282443533004682497

June 27, 2026

Waterset Cafe
Invoice Number: 2443533062726
Account Number: 8337 12 028 2443533

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

8633 2390 DY RP 27 06282026 NNNNNNN 01 994074

Charge Details

Previous Balance		468.24
EFT Payment	06/14	-468.24
Remaining Balance		**$0.00**

Payments received after 06/27/26 will appear on your next bill.

Service from 06/27/26 through 07/26/26

Spectrum Business™ TV

Spectrum Business Entertainment TV		75.00
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 Internet Ultra		200.00
Promotional Discount		-60.00
Static IP 1		20.00
Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
Advanced WiFi		10.00
		$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**.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 06, 2026

Amount Due:	**$310.85**

Due Date: July 27, 2026
Account #: 221008743546

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

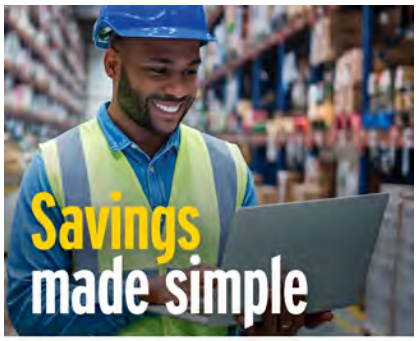
Account Summary

Current Service Period: May 30, 2026 - June 29, 2026

Previous Amount Due	$310.85
Payment(s) Received Since Last Statement	-$310.85
Current Month's Charges	**$310.85**
Amount Due by July 27, 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.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008743546
Due Date: July 27, 2026

Amount Due:	**$310.85**
Payment Amount: $ _____	

616816784820

Your account will be drafted on July 27, 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
7012 SAIL VIEW LN
SOLAR, APOLLO BEACH, FL 33572-1550

Account #: 221008743546
Statement Date: July 06, 2026
Charges Due: July 27, 2026

Service Period: May 30, 2026 - Jun 29, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 31 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

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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.

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

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

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 06, 2026

Amount Due:	**$783.73**

Due Date: July 27, 2026
Account #: 221008768089

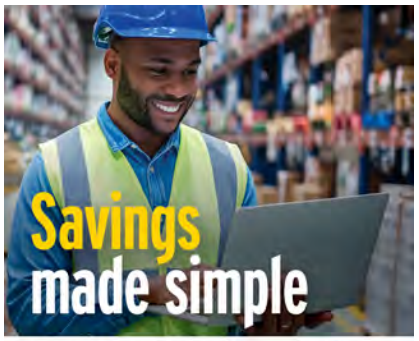
DO NOT PAY. Your account will be drafted on July 27, 2026

Account Summary

Previous Amount Due	$783.73
Payment(s) Received Since Last Statement	-$783.73
Current Month's Charges	**$783.73**
Amount Due by July 27, 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.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008768089
Due Date: July 27, 2026

Amount Due:	**$783.73**
Payment Amount: $ _____	

616816784821

Your account will be drafted on July 27, 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
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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: May 30, 2026 - Jun 29, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 31 days

Lighting Energy Charge	$0.00
Monthly Charge	$444.08
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$444.08**

Billing information continues on next page →

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P.O. Box 111
Tampa, FL 33601-0111

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

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866-689-6469

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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: May 30, 2026 - Jun 29, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 31 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**

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: July 06, 2026

Amount Due:	**$264.32**

Due Date: July 27, 2026
Account #: 221009368202

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

Account Summary

Current Service Period: May 30, 2026 - June 29, 2026

Previous Amount Due	$264.32
Payment(s) Received Since Last Statement	-$264.32
Current Month's Charges	**$264.32**
Amount Due by July 27, 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.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009368202
Due Date: July 27, 2026

Amount Due:	**$264.32**
Payment Amount: $ _____	

642742640479

Your account will be drafted on July 27, 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009368202
Statement Date: July 06, 2026
Charges Due: July 27, 2026

Service Period: May 30, 2026 - Jun 29, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 31 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

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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.

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

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

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.

TECO
AN EMERA COMPANY
PeoplesGas.com | TampaElectric.com

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

Statement Date: July 07, 2026

Amount Due:	**$3,736.32**

Due Date: July 21, 2026
Account #: 321000019844

DO NOT PAY. Your account will be drafted on July 21, 2026

Account Summary

Previous Amount Due	$4,165.59
Payment(s) Received Since Last Statement	-$4,165.59
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$3,736.32**
Amount Due by July 21, 2026	**$3,736.32**

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

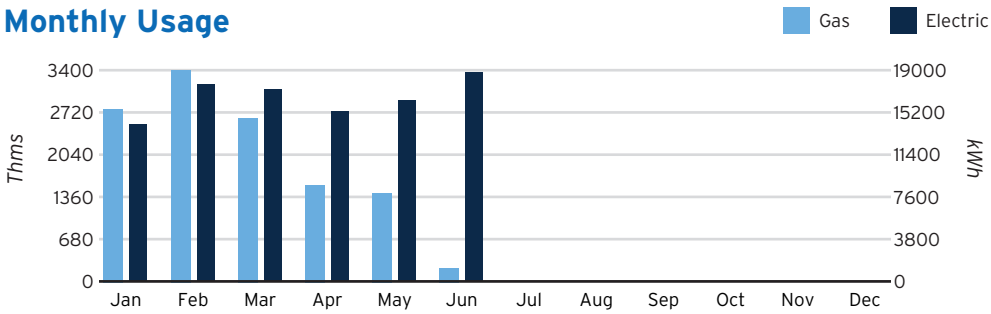
Your Locations With The Highest Usage

7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550	13,920 KWH
7250 PARKSHORE DR, APOLLO BEACH, FL 33572-0000	3,386 KWH

Scan here to interact with your bill online.



Monthly Usage



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

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

TECO
AN EMERA COMPANY

Account #: 321000019844
Due Date: July 21, 2026

Amount Due:	**$3,736.32**
Payment Amount: $ _____	

700625003860

Your account will be drafted on July 21, 2026

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

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

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	06/03/2026	5,856		5,697		159 CCF		1.040		1.1168		184.7 Therms	33 Days	$252.25

▼ 86.7%

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	05/29/2026	996		982		14 kWh	1	30 Days	$22.58

▼ 6.7%

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	05/29/2026	32,286		31,877		409 kWh	1	30 Days	$86.69

▼ 10.7%

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	05/29/2026	253		243		10 kWh	1	30 Days	$21.93

= 0.0%

Continued on next page →

For more information about your bill, please visit **PeoplesGas.com** or **TampaElectric.com**

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Tampa, FL 33601-0111

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

Phone
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866-689-6469

Contact Us

Online:
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TampaElectric.com
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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

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Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 6890 MILESTONE DR, APOLLO BEACH, FL 33572 **Sub-Account Number:** 221002692368

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000456690	05/29/2026	884		868		16 kWh	1	30 Days	**$22.90**

▲ 6.7%

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	05/29/2026	1,018		1,004		14 kWh	1	30 Days	**$22.58**

= 0.0%

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	05/29/2026	795		784		11 kWh	1	30 Days	**$22.09**

▲ 10.0%

Service Address: 7315 HERMES CT IRR, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211006786084

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000533648	05/29/2026	20,237		20,188		49 kWh	1	30 Days	**$30.65**

▲ 16.7%

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	05/29/2026	4,162		4,118		44 kWh	1	30 Days	**$29.77**

▼ 2.2%

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	05/29/2026	7,260		7,203		57 kWh	1	30 Days	**$32.06**

▼ 10.9%

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	05/29/2026	8,443		7,882		561 kWh	1	30 Days	**$111.35**

▼ 1.8%

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	05/29/2026	59,669		56,283		3,386 kWh	1	30 Days	$618.03

▲ 13.9%

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	05/29/2026	276		273		3 kWh	1	30 Days	$20.80

= 0.0%

Service Address: 7218 HOURGLASS DR, APOLLO BEACH, FL 33572-1579 **Sub-Account Number:** 211006785037

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000451807	05/29/2026	8,347		8,269		78 kWh	1	30 Days	$32.96

▲ 30.0%

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	05/29/2026	282		278		4 kWh	1	30 Days	$20.95

▲ 33.3%

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	05/29/2026	242		239		3 kWh	1	30 Days	$20.80

▲ 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	05/29/2026	233		229		4 kWh	1	30 Days	$22.72

▲ 300.0%

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	05/29/2026	260		258		2 kWh	1	30 Days	$22.37

▼ 33.3%

Continued on next page →

Summary of Charges by Service Address

Account Number: 321000019844

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 6507 PARK STRAND DR, APOLLO BEACH, FL 33572-1561 **Sub-Account Number:** 211006784139

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000446213	05/29/2026	1,801		1,797		4 kWh	1	30 Days	$20.95

= 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	05/29/2026	1,270		1,252		18 kWh	1	30 Days	$23.23

▲ 5.9%

Service Address: 6539 MAYPORT DR, APOLLO BEACH, FL 33572-1557 **Sub-Account Number:** 211006783719

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000445678	05/29/2026	291		287		4 kWh	1	30 Days	$20.95

▲ 33.3%

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	05/29/2026	296		292		4 kWh	1	30 Days	$20.95

= 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	05/29/2026	407		403		4 kWh	1	30 Days	$20.95

▲ 33.3%

Service Address: 6928 SAIL VIEW LN, APOLLO BEACH, FL 33572-1536 **Sub-Account Number:** 211006783073

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000443163	05/29/2026	35,636		35,613		23 kWh	1	30 Days	$26.08

▼ 20.7%

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	05/29/2026	20		20		0 kWh	1	30 Days	$22.03

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	05/29/2026	130		128		2 kWh	1	30 Days	**$22.37**
									▼ 33.3%

Service Address: 7092 WATERSET BL, SIGN, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211006782554

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000856891	05/29/2026	12,645		12,496		149 kWh	1	30 Days	**$44.49**
									▼ 6.9%

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	05/29/2026	477		472		5 kWh	1	30 Days	**$22.92**
									= 0.0%

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	05/29/2026	778		767		11 kWh	1	30 Days	**$22.09**
									= 0.0%

Service Address: 6904 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000 **Sub-Account Number:** 211006781994

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000846145	05/29/2026	1,372		1,348		24 kWh	1	30 Days	**$24.21**
									▲ 9.1%

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	05/29/2026	12,138		11,964		13,920 kWh	80.0000	30 Days	**$2,007.57**
1000789803	05/29/2026	0.37		0		29.76 kW	80.0000	30 Days	▲ 18.4%

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	05/29/2026	1,739		1,716		23 kWh	1	30 Days	**$24.05**
									▲ 4.5%

Total Current Month's Charges **$3,736.32**

TECO AN EMERA COMPANY

Sub-Account #: 211006786688
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/02/2026 - 06/03/2026 **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	06/03/2026	5,856		5,697		159 CCF		1.040		1.1168		184.7 Therms	33 Days

Charge Details

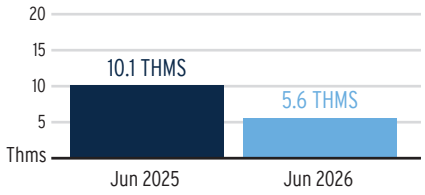
Natural Gas Charges

Customer Charge		$151.00
Distribution Charge	*184.7 THMS @ $0.46326*	$85.56
Swing Service Charge	*184.7 THMS @ $0.02210*	$4.08
Florida Gross Receipts Tax		$11.61
Natural Gas Service Cost		**$252.25**

Current Month's Natural Gas Charges **$252.25**

Billing information continues on next page →

Avg THMS Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 221006236519
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000478099	05/29/2026	996		982		14 kWh	1	30 Days

Charge Details

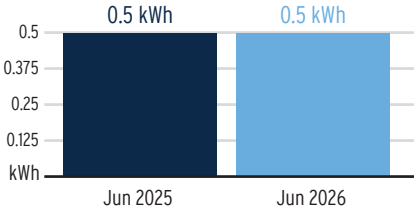
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*14 kWh @ $0.09202/kWh*	$1.29
Fuel Charge	*14 kWh @ $0.03516/kWh*	$0.49
Storm Protection Charge	*14 kWh @ $0.00568/kWh*	$0.08
Clean Energy Transition Mechanism	*14 kWh @ $0.00418/kWh*	$0.06
Storm Surcharge	*14 kWh @ $0.02121/kWh*	$0.30
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.58**

Current Month's Electric Charges **$22.58**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 221004037877
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000488517	05/29/2026	32,286		31,877		409 kWh	1	30 Days

Charge Details

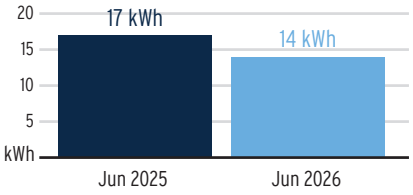
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*409 kWh @ $0.09202/kWh*	$37.64
Fuel Charge	*409 kWh @ $0.03516/kWh*	$14.38
Storm Protection Charge	*409 kWh @ $0.00568/kWh*	$2.32
Clean Energy Transition Mechanism	*409 kWh @ $0.00418/kWh*	$1.71
Storm Surcharge	*409 kWh @ $0.02121/kWh*	$8.67
Florida Gross Receipt Tax		$2.17
Electric Service Cost		**$86.69**

Current Month's Electric Charges **$86.69**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 221002915736
Statement Date: 07/01/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

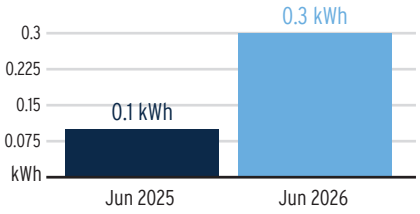
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000460426	05/29/2026	253		243		10 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.55
Electric Service Cost		**$21.93**

Avg kWh Used Per Day



Current Month's Electric Charges $21.93

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 221002692368
Statement Date: 07/01/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456690	05/29/2026	884		868		16 kWh	1	30 Days

Charge Details

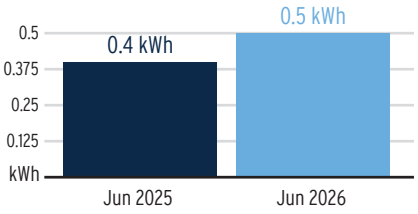
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.57
Electric Service Cost		**$22.90**

Current Month's Electric Charges **$22.90**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 221000915951
Statement Date: 07/01/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

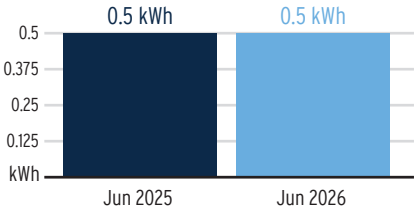
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000456192	05/29/2026	1,018		1,004		14 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*14 kWh @ $0.09202/kWh*	$1.29
Fuel Charge	*14 kWh @ $0.03516/kWh*	$0.49
Storm Protection Charge	*14 kWh @ $0.00568/kWh*	$0.08
Clean Energy Transition Mechanism	*14 kWh @ $0.00418/kWh*	$0.06
Storm Surcharge	*14 kWh @ $0.02121/kWh*	$0.30
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.58**

Avg kWh Used Per Day



Current Month's Electric Charges **$22.58**

Billing information continues on next page →

TECO
AN EMERA COMPANY

Sub-Account #: 211006786498
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

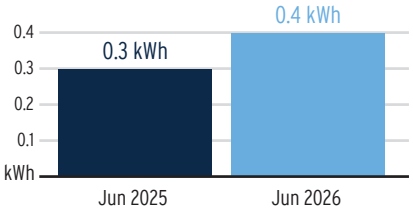
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000441728	05/29/2026	795		784		11 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.55
Electric Service Cost		**$22.09**

Avg kWh Used Per Day



Current Month's Electric Charges **$22.09**

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211006786084
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533648	05/29/2026	20,237		20,188		49 kWh	1	30 Days

Charge Details

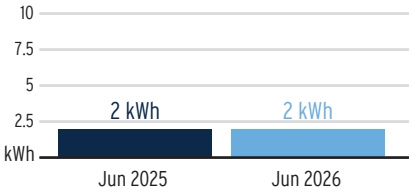
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*49 kWh @ $0.09202/kWh*	$4.51
Fuel Charge	*49 kWh @ $0.03516/kWh*	$1.72
Storm Protection Charge	*49 kWh @ $0.00568/kWh*	$0.28
Clean Energy Transition Mechanism	*49 kWh @ $0.00418/kWh*	$0.20
Storm Surcharge	*49 kWh @ $0.02121/kWh*	$1.04
Florida Gross Receipt Tax		$0.71
Electric Service Cost		**$28.26**
State Tax		$2.39
Total Electric Cost, Local Fees and Taxes		**$30.65**

Current Month's Electric Charges **$30.65**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006785920
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Irr

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

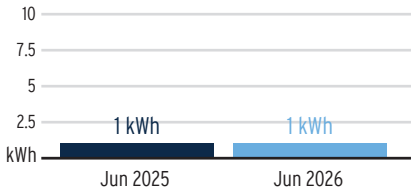
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000476328	05/29/2026	4,162		4,118		44 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*44 kWh @ $0.09202/kWh*	$4.05
Fuel Charge	*44 kWh @ $0.03516/kWh*	$1.55
Storm Protection Charge	*44 kWh @ $0.00568/kWh*	$0.25
Clean Energy Transition Mechanism	*44 kWh @ $0.00418/kWh*	$0.18
Storm Surcharge	*44 kWh @ $0.02121/kWh*	$0.93
Florida Gross Receipt Tax		$0.69
Electric Service Cost		**$27.45**
State Tax		$2.32
Total Electric Cost, Local Fees and Taxes		**$29.77**

Avg kWh Used Per Day



Current Month's Electric Charges $29.77

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211006785722
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Irr

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000475745	05/29/2026	7,260		7,203		57 kWh	1	30 Days

Charge Details

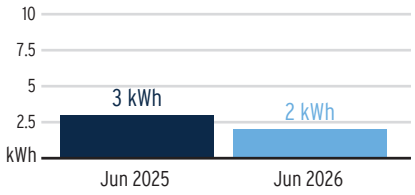
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.74
Electric Service Cost		**$29.56**
State Tax		$2.50
Total Electric Cost, Local Fees and Taxes		**$32.06**

Current Month's Electric Charges **$32.06**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006785540
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000477188	05/29/2026	8,443		7,882		561 kWh	1	30 Days

Charge Details

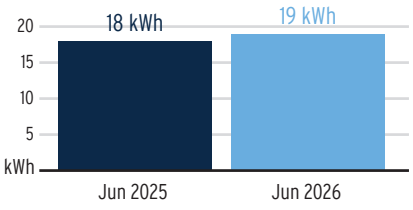
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*561 kWh @ $0.09202/kWh*	$51.62
Fuel Charge	*561 kWh @ $0.03516/kWh*	$19.72
Storm Protection Charge	*561 kWh @ $0.00568/kWh*	$3.19
Clean Energy Transition Mechanism	*561 kWh @ $0.00418/kWh*	$2.34
Storm Surcharge	*561 kWh @ $0.02121/kWh*	$11.90
Florida Gross Receipt Tax		$2.78
Electric Service Cost		**$111.35**

Current Month's Electric Charges **$111.35**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006785425
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

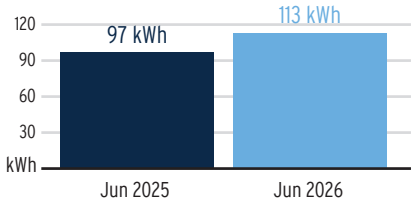
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000486105	05/29/2026	59,669		56,283		3,386 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*3,386 kWh @ $0.09202/kWh*	$311.58
Fuel Charge	*3,386 kWh @ $0.03516/kWh*	$119.05
Storm Protection Charge	*3,386 kWh @ $0.00568/kWh*	$19.23
Clean Energy Transition Mechanism	*3,386 kWh @ $0.00418/kWh*	$14.15
Storm Surcharge	*3,386 kWh @ $0.02121/kWh*	$71.82
Florida Gross Receipt Tax		$14.25
Electric Service Cost		**$569.88**
State Tax		$48.15
Total Electric Cost, Local Fees and Taxes		**$618.03**

Avg kWh Used Per Day



Current Month's Electric Charges **$618.03**

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211006785219
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Irr

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000453391	05/29/2026	276		273		3 kWh	1	30 Days

Charge Details

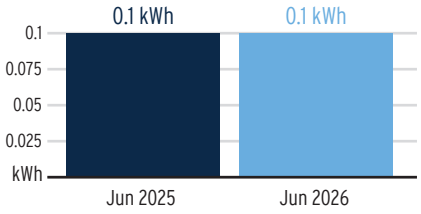
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.80**

Current Month's Electric Charges **$20.80**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006785037
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Irr

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451807	05/29/2026	8,347		8,269		78 kWh	1	30 Days

Charge Details

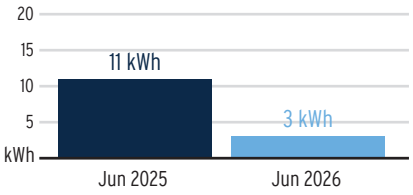
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*78 kWh @ $0.09202/kWh*	$7.18
Fuel Charge	*78 kWh @ $0.03516/kWh*	$2.74
Storm Protection Charge	*78 kWh @ $0.00568/kWh*	$0.44
Clean Energy Transition Mechanism	*78 kWh @ $0.00418/kWh*	$0.33
Storm Surcharge	*78 kWh @ $0.02121/kWh*	$1.65
Florida Gross Receipt Tax		$0.82
Electric Service Cost		**$32.96**

Current Month's Electric Charges **$32.96**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006784865
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Irr

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000448546	05/29/2026	282		278		4 kWh	1	30 Days

Charge Details

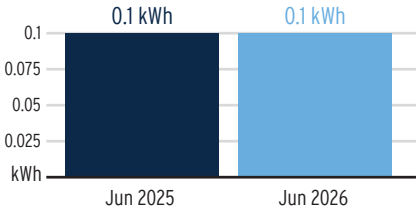
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.95**

Current Month's Electric Charges **$20.95**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006784683
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000533631	05/29/2026	242		239		3 kWh	1	30 Days

Charge Details

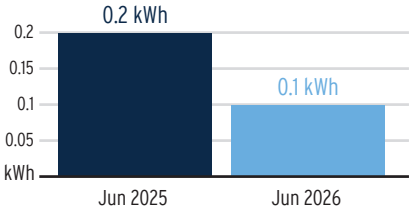
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.80**

Current Month's Electric Charges **$20.80**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006784535
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Irr

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

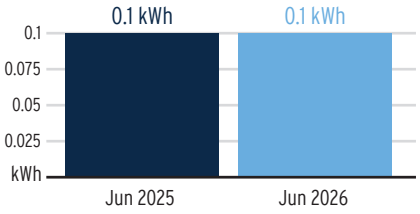
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451798	05/29/2026	233		229		4 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.95**
State Tax		$1.77
Total Electric Cost, Local Fees and Taxes		**$22.72**

Avg kWh Used Per Day



Current Month's Electric Charges $22.72

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211006784279
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Irr

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

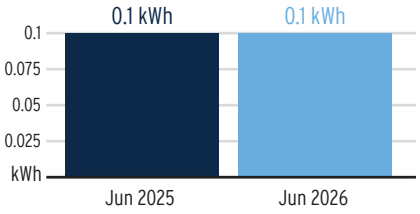
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000467238	05/29/2026	260		258		2 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.63**
State Tax		$1.74
Total Electric Cost, Local Fees and Taxes		**$22.37**

Avg kWh Used Per Day



Current Month's Electric Charges $22.37

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211006784139
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Irr

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000446213	05/29/2026	1,801		1,797		4 kWh	1	30 Days

Charge Details

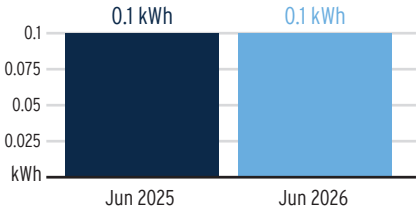
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.95**

Current Month's Electric Charges **$20.95**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006783933
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000559564	05/29/2026	1,270		1,252		18 kWh	1	30 Days

Charge Details

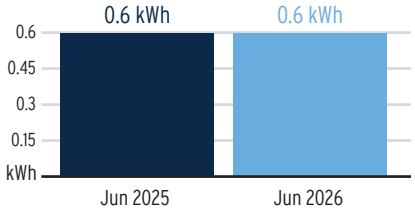
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*18 kWh @ $0.09202/kWh*	$1.66
Fuel Charge	*18 kWh @ $0.03516/kWh*	$0.63
Storm Protection Charge	*18 kWh @ $0.00568/kWh*	$0.10
Clean Energy Transition Mechanism	*18 kWh @ $0.00418/kWh*	$0.08
Storm Surcharge	*18 kWh @ $0.02121/kWh*	$0.38
Florida Gross Receipt Tax		$0.58
Electric Service Cost		**$23.23**

Current Month's Electric Charges **$23.23**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006783719
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Irr

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

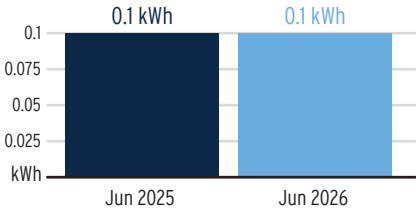
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445678	05/29/2026	291		287		4 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.95**

Avg kWh Used Per Day



Current Month's Electric Charges **$20.95**

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211006783495
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000445680	05/29/2026	296		292		4 kWh	1	30 Days

Charge Details

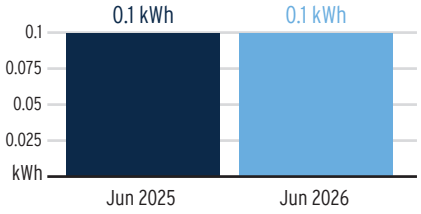
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.95**

Current Month's Electric Charges **$20.95**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006783297
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000694640	05/29/2026	407		403		4 kWh	1	30 Days

Charge Details

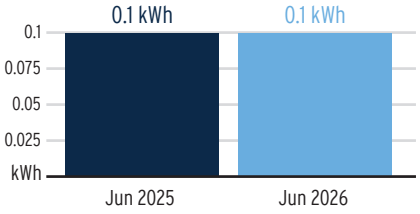
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.95**

Current Month's Electric Charges **$20.95**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006783073
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Shed

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

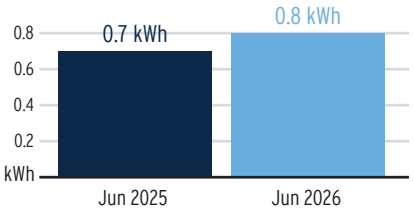
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000443163	05/29/2026	35,636		35,613		23 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*23 kWh @ $0.09202/kWh*	$2.12
Fuel Charge	*23 kWh @ $0.03516/kWh*	$0.81
Storm Protection Charge	*23 kWh @ $0.00568/kWh*	$0.13
Clean Energy Transition Mechanism	*23 kWh @ $0.00418/kWh*	$0.10
Storm Surcharge	*23 kWh @ $0.02121/kWh*	$0.49
Florida Gross Receipt Tax		$0.60
Electric Service Cost		**$24.05**
State Tax		$2.03
Total Electric Cost, Local Fees and Taxes		**$26.08**

Avg kWh Used Per Day



Current Month's Electric Charges $26.08

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211006782885
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000472004	05/29/2026	20		20		0 kWh	1	30 Days

Charge Details

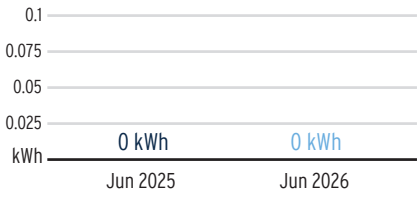
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Florida Gross Receipt Tax		$0.51
Electric Service Cost		**$20.31**
State Tax		$1.72
Total Electric Cost, Local Fees and Taxes		**$22.03**

Current Month's Electric Charges $22.03

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006782778
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000863276	05/29/2026	130		128		2 kWh	1	30 Days

Charge Details

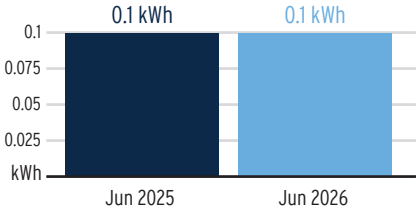
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.52
Electric Service Cost		**$20.63**
State Tax		$1.74
Total Electric Cost, Local Fees and Taxes		**$22.37**

Current Month's Electric Charges **$22.37**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006782554
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000856891	05/29/2026	12,645		12,496		149 kWh	1	30 Days

Charge Details

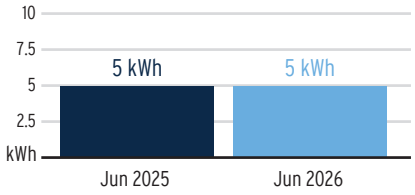
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*149 kWh @ $0.09202/kWh*	$13.71
Fuel Charge	*149 kWh @ $0.03516/kWh*	$5.24
Storm Protection Charge	*149 kWh @ $0.00568/kWh*	$0.85
Clean Energy Transition Mechanism	*149 kWh @ $0.00418/kWh*	$0.62
Storm Surcharge	*149 kWh @ $0.02121/kWh*	$3.16
Florida Gross Receipt Tax		$1.11
Electric Service Cost		**$44.49**

Current Month's Electric Charges **$44.49**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006782356
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Irri

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

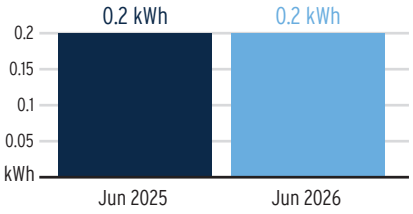
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000458561	05/29/2026	477		472		5 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*5 kWh @ $0.09202/kWh*	$0.46
Fuel Charge	*5 kWh @ $0.03516/kWh*	$0.18
Storm Protection Charge	*5 kWh @ $0.00568/kWh*	$0.03
Clean Energy Transition Mechanism	*5 kWh @ $0.00418/kWh*	$0.02
Storm Surcharge	*5 kWh @ $0.02121/kWh*	$0.11
Florida Gross Receipt Tax		$0.53
Electric Service Cost		**$21.13**
State Tax		$1.79
Total Electric Cost, Local Fees and Taxes		**$22.92**

Avg kWh Used Per Day



Current Month's Electric Charges $22.92

Billing information continues on next page →

TECO AN EMERA COMPANY

Sub-Account #: 211006782182
Statement Date: 07/01/2026

Service Address: 6702 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000579246	05/29/2026	778		767		11 kWh	1	30 Days

Charge Details

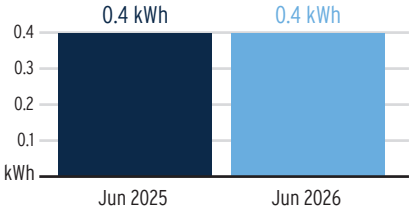
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.55
Electric Service Cost		**$22.09**

Current Month's Electric Charges **$22.09**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006781994
Statement Date: 07/01/2026

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

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846145	05/29/2026	1,372		1,348		24 kWh	1	30 Days

Charge Details

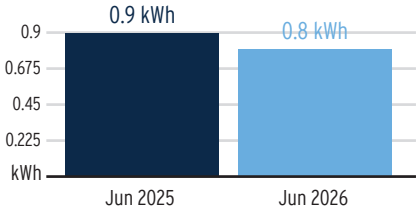
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*24 kWh @ $0.09202/kWh*	$2.21
Fuel Charge	*24 kWh @ $0.03516/kWh*	$0.84
Storm Protection Charge	*24 kWh @ $0.00568/kWh*	$0.14
Clean Energy Transition Mechanism	*24 kWh @ $0.00418/kWh*	$0.10
Storm Surcharge	*24 kWh @ $0.02121/kWh*	$0.51
Florida Gross Receipt Tax		$0.61
Electric Service Cost		**$24.21**

Current Month's Electric Charges **$24.21**

Billing information continues on next page →

Avg kWh Used Per Day



TECO AN EMERA COMPANY

Sub-Account #: 211006781838
Statement Date: 07/01/2026

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000789803	05/29/2026	12,138		11,964		13,920 kWh	80.0000	30 Days
1000789803	05/29/2026	0.37		0		29.76 kW	80.0000	30 Days

Charge Details

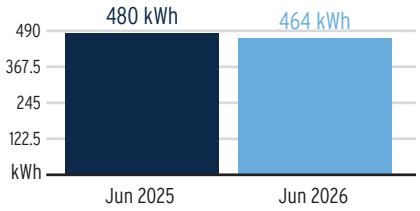
Electric Charges

Daily Basic Service Charge	*30 days @ $1.12000*	$33.60
Billing Demand Charge	*30 kW @ $19.06000/kW*	$571.80
Energy Charge	*13,920 kWh @ $0.00815/kWh*	$113.45
Fuel Charge	*13,920 kWh @ $0.03516/kWh*	$489.43
Capacity Charge	*30 kW @ $0.72000/kW*	$21.60
Storm Protection Charge	*30 kW @ $2.02000/kW*	$60.60
Energy Conservation Charge	*30 kW @ $0.79000/kW*	$23.70
Environmental Cost Recovery	*13,920 kWh @ $0.00072/kWh*	$10.02
Clean Energy Transition Mechanism	*30 kW @ $1.15000/kW*	$34.50
Storm Surcharge	*13,920 kWh @ $0.01035/kWh*	$144.07
Florida Gross Receipt Tax		$38.53
Electric Service Cost		**$1,541.30**

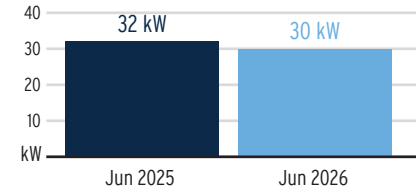
Current Month's Electric Charges **$1,541.30**

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

TECO AN EMERA COMPANY

Sub-Account #: 211006781838
Statement Date: 07/01/2026

Service Address: 7012 SAIL VIEW LN, APOLLO BEACH, FL 33572-1550

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 →

TECO AN EMERA COMPANY

Sub-Account #: 211006781655
Statement Date: 07/01/2026

Service Address: 6938 WATERSET BL, IRRIGATION, APOLLO BEACH, FL 33572-0000

Meter Read

Service Period: 04/30/2026 - 05/29/2026 **Rate Schedule:** General Service - Non Demand

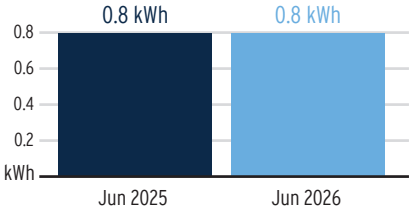
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835802	05/29/2026	1,739		1,716		23 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*23 kWh @ $0.09202/kWh*	$2.12
Fuel Charge	*23 kWh @ $0.03516/kWh*	$0.81
Storm Protection Charge	*23 kWh @ $0.00568/kWh*	$0.13
Clean Energy Transition Mechanism	*23 kWh @ $0.00418/kWh*	$0.10
Storm Surcharge	*23 kWh @ $0.02121/kWh*	$0.49
Florida Gross Receipt Tax		$0.60
Electric Service Cost		**$24.05**

Avg kWh Used Per Day



Current Month's Electric Charges **$24.05**

Total Current Month's Charges **$3,736.32**

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-02300H **Date 07/03/2026**

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 # 26-02300H **Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2026-2027 Budget** **RE:** Waterset North CDD Board of Supervisors Meeting on 7/28/26 at 6:00 PM **Published:** 7/3/2026, 7/10/2026	$726.26

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$726.26**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Serial Number
26-02300H

Business Observer

JUL 13 2026

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2026 -2027 Budget

in the matter of Waterset North CDD Board of Supervisors Meeting on 7/28/26 at 6:00 PM

in the Court, was published in said newspaper by print in the

issues of 7/3/2026, 7/10/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of July, 2026 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Pamela A Nelson
Comm.:HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

1 of 2

JUL 13 2026

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN OPERATION AND MAINTENANCE ASSESSMENT ROLL AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for Waterset North Community Development District ("District") will hold two public hearings and a regular meeting as follows:

TWO PUBLIC HEARINGS AND REGULAR MEETING
DATE: July 28, 2026
TIME: 6:00 p.m.
LOCATION: Landings
7012 Sail View Lane
Apollo Beach, Florida 33572

The purpose of the first public hearing is to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027 Budget**"). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operation and maintenance special assessments to help fund the District's Fiscal Year 2026/2027 Budget; to consider the adoption of an operation and maintenance assessment roll; and to provide for the levy, collection, and enforcement of the operation and maintenance special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy operations and maintenance special assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on benefitted property within the District in order to fund the District's general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the District boundaries is identified in the map attached hereto. The District presently operates and maintains stormwater facilities, amenity centers, landscaping, and other improvements. The District adopts its budgets for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefited lands within the District pay operation and maintenance assessments. Lands within the District are assigned units of measurement, known as "Equivalent Assessment Units" or "EAUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance special assessment for each product type within the District. (Note that this does not include any debt assessment previously levied by the District and due to be collected for Fiscal Year 2026/2027.)

WATERSET NORTH CDD FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	**$2,661,746.00**
COLLECTION COSTS AND EARLY PAYMENT DISCOUNTS @ 6 %	**$169,898.68**
TOTAL O&M ASSESSMENTS	**$2,831,644.68**

Platted Parcels (per lot)		Fiscal Year 2025-2026	Fiscal Year 2026-2027
Single Family 30'	44	$1,150.10	$1,280.18
Single Family 40'	67	$1,437.62	$1,600.22
Single Family 50'	295	$1,597.36	$1,778.02
Single Family 60'	173	$1,916.83	$2,133.63
Single Family 70'	77	$2,236.30	$2,489.23
Single Family 80'	25	$2,555.78	$2,844.84
Montessori School	1	$1,597.36	$1,778.02
Daycare	1	$1,597.36	$1,778.02
Townhome	46	$798.68	$889.01

The proposed operation and maintenance special assessments exclude collection cost and/or payment discounts that Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than $2,831,644.68 in gross revenue (this gross revenue amount includes Hillsborough County's 6% collection costs and early payment discounts).

By operation of law, the District's yearly assessments constitute a lien against benefitted property located within the District in the same manner as yearly property taxes. For Fiscal Year 2026/2027, the District intends to have the tax collector for Hillsborough County, Florida collect the assessments. **It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property, which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll does not preclude the District from later expecting to collect those assessments in a different manner at a future time.**

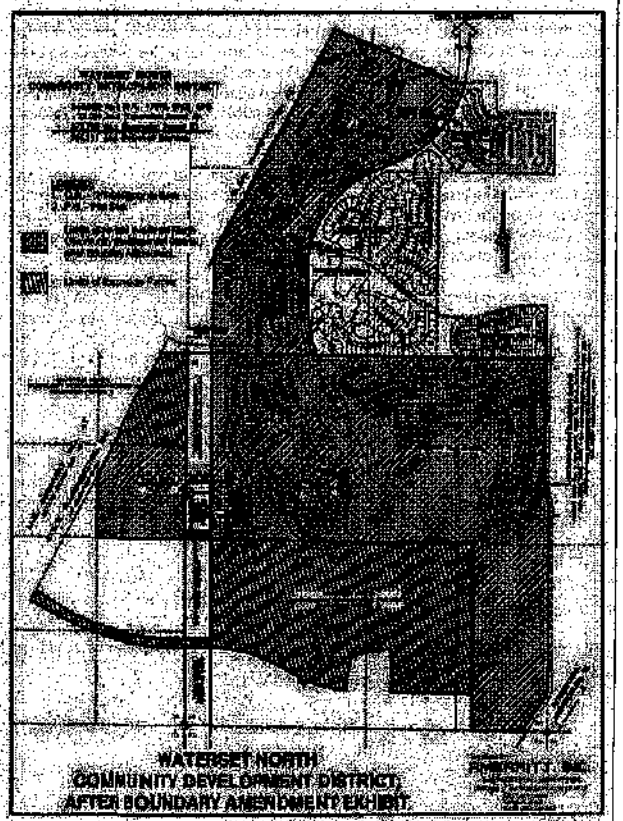
Miscellaneous Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, Ph: 813-533-2950, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rachel Welborn, District Manager



July 3, 10, 2026 26-02300H

2 of 2

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8277979
Account Number:	293692000
Invoice Date:	07/24/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Waterset North Community Development District
Attn Scott Brizendine
3434 Colwell Ave
Suite 200
Tampa, FL 33614
United States

Waterset North CDD Series 2025 Revenue

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,687.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

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Waterset North CDD Series 2025 Revenue

Invoice Number:	8277979
Account Number:	293692000
Current Due:	$4,687.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Waterset North CDD Series 2025 Revenue

Invoice Number:	8277979
Invoice Date:	07/24/2026
Account Number:	293692000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Accounts Included In This Relationship: 293692000 293692001 293692002 293692003

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,350.00	100.00%	$4,350.00
Subtotal Administration Fees - In Advance 07/01/2026 - 06/30/2027				**$4,350.00**
Incidental Expenses 07/01/2026 to 06/30/2027	4,350.00	0.0775		$337.13
Subtotal Incidental Expenses				**$337.13**
TOTAL AMOUNT DUE				**$4,687.13**

INVOICE

Customer ID: **25-60912-33002**
Customer Name: WATERSET NORTH CDD
Service Period: 07/01/26-07/31/26
Invoice Date: 06/30/2026
Invoice Number: 0263805-2206-5

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 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**	**Jul 30, 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.	**$471.67** If payment is received after 07/30/2026: **$ 483.46**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
471.67		(471.67)		0.00		471.67		**471.67**

DETAILS OF SERVICE

Details for Service Location: **Customer ID: 25-60912-33002**
Waterset North Cdd, 7006 Sail View Ln, Apollo Beach FL 33572

Description	Date	Ticket	Quantity	Amount
Disposal 8 Yard Dumpster 1X Week	07/01/26		1.00	256.61
8 Yard Dumpster 1X Week	07/01/26		1.00	215.06
Total Current Charges				**471.67**

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)
06/30/2026	0263805-2206-5	**25-60912-33002**
Payment Terms	**Total Due**	**Amount**
Total Due by 07/30/2026	$471.67	
If Received after 07/30/2026	$483.46	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted $471.67.

2206000256091233002002638050000004716700000047167 9

I0290C95

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

INVOICE

Customer ID: **25-79480-43002**
Customer Name: WATERSET AMENITY CENTER
Service Period: 07/01/26-07/31/26
Invoice Date: 06/30/2026
Invoice Number: 0263982-2206-2

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 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**	**Jul 30, 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.	**$1,066.51** If payment is received after 07/30/2026: **$ 1,093.17**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
1,280.21		(1,280.21)		(260.00)		1,326.51		**1,066.51**

DETAILS OF SERVICE

Details for Service Location: **Customer ID: 25-79480-43002**
Waterset Amenity Center, 7250 Parkshore Dr, Apollo Beach FL 33572

Description	Date	Ticket	Quantity	Amount
Prorated charges for Service Increase - Lock Per Unit Effective from 06/01/26 through 06/30/26	06/01/26		1.00	(40.00) 0.00
Prorated charges for Service Increase - 4 Yard Dumpster 3X Week Effective from 06/01/26 through 06/30/26	06/01/26		1.00	(624.63) 0.00
Prorated charges for Service Increase - Disposal 4 Yard Dumpster 3X Week Effective from 06/01/26 through 06/30/26	06/01/26		1.00	(155.58) 0.00
Prorated charges for Service Increase - 4 Yard Dumpster 4X Week Effective from 06/01/26 through 06/30/26	06/01/26		1.00	825.92 0.00

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)
06/30/2026	0263982-2206-2	**25-79480-43002**
Payment Terms	**Total Due**	**Amount**
Total Due by 07/30/2026	$1,066.51	
If Received after 07/30/2026	$1,093.17	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted $1,066.51.

2206000257948043002002639820000013265100000106651 0

I0290C95

WATERSET AMENITY CENTER
7250 PARKSHORE DR
APOLLO BEACH FL 33572

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

405-0243178-2206-2

DETAILS OF SERVICE - continued

Details for Service Location:
Waterset Amenity Center, 7250 Parkshore Dr, Apollo Beach FL 33572

Customer ID: 25-79480-43002

Description	Date	Ticket	Quantity	Amount
Prorated charges for Service Increase - Disposal 4 Yard Dumpster 3X Week	06/01/26		1.00	207.44
Effective from 06/01/26 through 06/30/26				0.00
Prorated charges for Service Increase - Lock Per Unit	06/01/26		1.00	40.00
Effective from 06/01/26 through 06/30/26				0.00
Lock Per Unit	07/01/26		1.00	40.00
Disposal 4 Yard Dumpster 3X Week	07/01/26		1.00	207.44

GREENER WAYS TO PAY

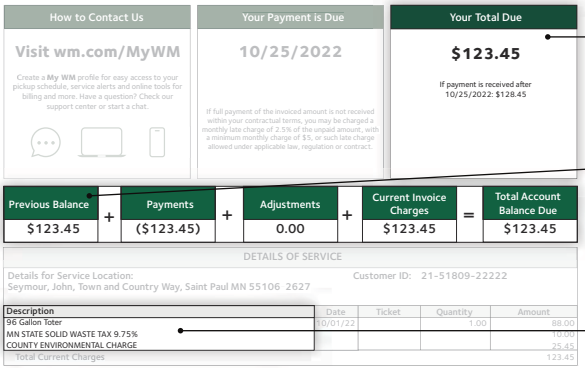
Please choose one of these sustainable payment options:

AutoPay
Set up recurring payments with us at **wm.com/myaccount**

Online
Use **wm.com** for quick and easy payments

By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



1. Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.

2. Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.

3. Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info

List 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 Enrollment

If I enroll in Automatic Payment services, I authorize **WM** to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying **WM** at **wm.com** or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

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 800 Capitol St. Ste 3000, Houston TX 77002. 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: 07/01/26-07/31/26
Invoice Date: 06/30/2026
Invoice Number: 0263982-2206-2

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
4 Yard Dumpster 4X Week	07/01/26		1.00	825.92
Total Current Charges				**1,326.51**

Tab 11

Rizzetta & Company

Waterset North
Community Development District

Financial Statements
(Unaudited)

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

watersetnorthcdd.org

rizzetta.com

Waterset North Community Development District

Balance Sheet

As of 06/30/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	780,114	201,053	13,479	994,645	0	0
Investments	125,708	631,364	744,511	1,501,584	0	0
Accounts Receivable	656	0	0	656	0	0
Prepaid Expenses	1,728	0	0	1,728	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	757,990
Amount To Be Provided Debt Service	0	0	0	0	0	11,477,010
Total Assets	914,953	832,417	757,990	2,505,360	55,910,853	12,235,000
Liabilities						
Accounts Payable	101,254	0	0	101,254	0	0
Accrued Expenses	10,668	0	0	10,668	0	0
Other Current Liabilities	133	0	0	133	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	112,077	0	0	112,077	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	470,181	181,137	89,527	740,845	0	0
Total Fund Equity & Other Credits	802,876	832,417	757,990	2,393,283	55,910,853	0
Total Liabilities & Fund Equity	914,953	832,417	757,990	2,505,360	55,910,853	12,235,000

See Notes to Unaudited Financial Statements

435 General Fund

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,964	3,964
Special Assessments				
Tax Roll	2,191,286	2,191,286	2,216,396	25,110
Other Misc. Revenues				
Insurance Proceeds	0	0	23,245	23,245
Miscellaneous Revenue	0	0	2,518	2,518
Vending Machine Revenue	0	0	564	564
Total Revenues	2,191,286	2,191,286	2,246,687	55,401
Expenditures				
Legislative				
Supervisor Fees	13,000	9,750	8,800	950
Total Legislative	13,000	9,750	8,800	950
Financial & Administrative				
Accounting Services	22,500	16,875	16,875	0
Administrative Services	5,569	4,177	4,176	0
Arbitrage Rebate Calculation	1,000	1,000	1,000	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	7,000	7,000	0	7,000
Disclosure Report	6,000	4,500	4,500	0
District Engineer	40,000	30,000	21,820	8,180
District Management	28,264	21,198	21,198	0
Dues, Licenses & Fees	550	550	1,122	(571)
Financial & Revenue Collections	5,569	4,177	4,177	0
Legal Advertising	1,500	1,125	621	503
Miscellaneous Fees	500	375	575	(200)
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	3,000	3,209	(209)
Total Financial & Administrative	140,746	112,271	92,557	19,714
Legal Counsel				
District Counsel	25,000	18,749	17,614	1,135
Total Legal Counsel	25,000	18,749	17,614	1,135
Electric Utility Services				
Utility - Recreation Facilities	25,000	18,750	13,710	5,041
Utility - Street Lights	15,000	11,250	7,035	4,214
Utility Services	35,000	26,250	21,422	4,828
Total Electric Utility Services	75,000	56,250	42,167	14,083
Gas Utility Service				
Utility - Recreation Facilities	23,000	17,250	30,852	(13,602)
Total Gas Utility Service	23,000	17,250	30,852	(13,602)
Garbage/Solid Waste Control Services				

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Garbage - Recreation Facility	27,000	20,250	18,619	1,631
Total Garbage/Solid Waste Control Services	27,000	20,250	18,619	1,631
Water-Sewer Combination Services				
Utility - Reclaimed	40,000	30,000	14,241	15,759
Utility Services	10,500	7,875	9,099	(1,223)
Total Water-Sewer Combination Services	50,500	37,875	23,340	14,536
Stormwater Control				
Aquatic Maintenance	50,500	37,875	49,260	(11,385)
Lake/Pond Bank Maintenance & Repair	3,000	2,250	0	2,250
Wetland Monitoring & Maintenance	5,000	3,750	0	3,750
Total Stormwater Control	58,500	43,875	49,260	(5,385)
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,000	11,250	0	11,250
General Liability Insurance	8,250	8,250	6,359	1,891
Holiday Decorations	25,000	25,000	9,000	16,000
Irrigation Maintenance & Repair	60,000	45,000	130,839	(85,839)
Landscape - Mulch	150,000	112,500	190,000	(77,500)
Landscape Inspection Services	13,200	9,900	9,900	0
Landscape Maintenance	776,000	582,000	460,794	121,205
Landscape Replacement Plants, Shrubs, Tr	150,000	112,500	309,704	(197,203)
Property Insurance	50,250	50,250	30,724	19,526
Total Other Physical Environment	1,247,700	956,650	1,147,320	(190,670)
Road & Street Facilities				
Sidewalk Maintenance & Repair	1,000	750	0	750
Street Sign Repair & Replacement	4,500	3,375	4,961	(1,587)
Total Road & Street Facilities	5,500	4,125	4,961	(837)
Parks & Recreation				
Access Control Maintenance & Repair	15,000	11,250	6,761	4,489
Clubhouse Facility Janitorial Supplies	15,000	11,250	3,992	7,259
Clubhouse Facility Maintenance	5,400	4,050	460	3,590
Clubhouse Janitorial Services	0	0	20,258	(20,259)
Clubhouse Miscellaneous Expense	10,000	7,500	3,738	3,762
Computer Support, Maintenance & Repair	500	375	137	239
Equipment Lease	13,600	10,200	0	10,200
Facility A/C & Heating Maintenance & Rep	5,000	3,750	13,921	(10,172)
Facility Funding	2,500	1,875	0	1,875
Fitness Equipment Maintenance & Repair	3,000	2,250	1,117	1,133
Furniture Repair & Replacement	7,500	5,625	0	5,625
Maintenance & Repairs	45,000	33,750	24,971	8,779
Management Contract	258,760	194,070	160,965	33,105
Office Supplies	1,000	750	8	743
Pest Control	9,100	6,825	7,082	(258)
Playground Equipment & Maintenance	13,000	9,750	3,506	6,245

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Permits	500	500	675	(175)
Pool Repairs	15,000	11,250	27,459	(16,210)
Pool Service Contract	24,480	18,360	18,360	0
Security System Monitoring Services & Ma	6,000	4,500	10,123	(5,622)
Telephone, Internet, Cable	7,500	5,625	7,177	(1,552)
Trail/Bike Path Maintenance	3,000	2,250	0	2,250
Vehicle Maintenance	3,000	2,250	300	1,950
Total Parks & Recreation	463,840	348,005	311,010	36,996
Contingency				
Miscellaneous Contingency	61,500	46,125	30,006	16,119
Total Contingency	61,500	46,125	30,006	16,119
Total Expenditures	2,191,286	1,671,175	1,776,506	(105,330)
Total Excess of Revenues Over(Under) Expenditures	0	520,111	470,181	(49,929)
Fund Balance, Beginning of Period	0	0	332,695	332,695
Total Fund Balance, End of Period	0	520,111	802,876	282,766

435 Reserve Fund

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	19,013	19,013
Special Assessments				
Tax Roll	200,000	200,000	200,000	0
Total Revenues	200,000	200,000	219,013	19,013
Expenditures				
Contingency				
Capital Reserve	200,000	200,000	37,877	162,123
Total Contingency	200,000	200,000	37,877	162,123
Total Expenditures	200,000	200,000	37,877	162,123
Total Excess of Revenues Over(Under) Expenditures	0	0	181,136	181,136
Fund Balance, Beginning of Period	0	0	651,281	651,281
Total Fund Balance, End of Period	0	0	832,417	832,417

435 Debt Service Fund S2017

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	16,920	16,920
Special Assessments				
Tax Roll	488,748	488,748	493,880	5,133
Total Revenues	488,748	488,748	510,800	22,053
Expenditures				
Debt Service				
Interest	213,748	213,748	216,637	(2,890)
Principal	275,000	275,000	275,000	0
Total Debt Service	488,748	488,748	491,637	(2,890)
Total Expenditures	488,748	488,748	491,637	(2,890)
Total Excess of Revenues Over(Under) Expenditures	0	0	19,163	19,163
Fund Balance, Beginning of Period	0	0	534,853	534,853
Total Fund Balance, End of Period	0	0	554,016	554,016

435 Debt Service Fund S2025

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,447	7,447
Special Assessments				
Tax Roll	583,977	583,977	590,109	6,132
Total Revenues	583,977	583,977	597,556	13,579
Expenditures				
Debt Service				
Interest	343,977	343,977	287,192	56,785
Principal	240,000	240,000	240,000	0
Total Debt Service	583,977	583,977	527,192	56,785
Total Expenditures	583,977	583,977	527,192	56,785
Total Excess of Revenues Over(Under) Expenditures	0	0	70,364	70,364
Fund Balance, Beginning of Period	0	0	133,610	133,610
Total Fund Balance, End of Period	0	0	203,974	203,974

435 Enterprise Fund

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	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	375	0	375
Miscellaneous Fees	100	75	0	75
Total Financial & Administrative	600	450	0	450
Parks & Recreation				
Maintenance & Repairs	1,900	1,425	0	1,425
Total Parks & Recreation	1,900	1,425	0	1,425
Total Expenditures	2,500	1,875	0	1,875
Total Excess of Revenues Over(Under) Expenditures	0	625	0	(625)
Fund Balance, Beginning of Period	0	0	0	0
Total Fund Balance, End of Period	0	625	0	(625)

Waterset North CDD

Investment Summary

June 30, 2026

Account	Investment		Balance as of June 30, 2026
Valley National Bank	Governmental Checking	$	362
FLCLASS	Average Monthly Yield 3.7129%		125,346
	Total General Fund Investments	**$**	**125,708**
Valley National Bank	Governmental Checking	$	1
FLCLASS	Average Monthly Yield 3.7129%		631,363
	Total Reserve Fund Investments	**$**	**631,364**
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		301,489
US Bank Series 2025 Revenue	First American Funds Inc SHSInstitutional Government Fund 3763		195,064
US Bank Series 2025 Interest	First American Funds Inc SHSInstitutional Government Fund 3763		1,572
	Total Debt Service Fund Investments	**$**	**744,511**

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 06/01/2026 to 06/30/2026

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
435, 2493							
	435-001	435 General Fund	Waterset HOA	AR00003430	11510	06/30/2026	655.24
Sum for 435, 2493							**655.24**
Sum for 435							**655.24**
Sum Total							**655.24**

Waterset North Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
435, 2493						
	435 General Fund	06/01/2026	Accurate Electronics, Inc.	142771	Access Control 06/26	355.00
	435 General Fund	06/01/2026	Accurate Electronics, Inc.	142627	Maintenance 06/26	430.00
	435 General Fund	06/01/2026	Accurate Electronics, Inc.	142858	Maintenance 06/26	1,311.58
	435 General Fund	06/01/2026	Alvarez Plumbing Company	85950	Technician Service Call 06/26	2,467.00
	435 General Fund	06/01/2026	ASCAP	500736056-062026	ASCAP License 2026	465.04
	435 General Fund	06/01/2026	Brletic Dvorak, Inc.	2509	Project Management 06/26	2,520.00
	435 General Fund	06/01/2026	Castle Management, LLC	INS-0626-345	Insurance Reimburse-ment 06/26	851.06
	435 General Fund	06/01/2026	Castle Management, LLC	PREIM06-12-26-441	Payroll Period 05/23/26 to 06/05/26	7,615.37
	435 General Fund	06/01/2026	Castle Management, LLC	PREIM05-29-26-449	Payroll Period 05/09/26 - 05/22/26	6,439.75
	435 General Fund	06/01/2026	Cooper Pools Inc.	821	Pool Repairs 06/26	6,760.58
	435 General Fund	06/01/2026	Cooper Pools Inc.	1825	Pool Repair 06/26	727.31
	435 General Fund	06/01/2026	Nvirotect Pest Control Service, Inc.	397819	Pest Control 06/26	42.00
	435 General Fund	06/01/2026	Nvirotect Pest Control Service, Inc.	397818	Pest Control 06/26	552.00
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34694	Landscape Mainte-nance 06/26	300.00
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34595	Irrigation Repair 06/26	333.88
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34594	Irrigation Repairs 06/26	348.26
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34593	Irrigation Repairs 06/26	364.96
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34592	Irrigation Repairs 05/26	129.64
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34591	Irrigation Repairs 06/26	503.76
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34586	Irrigation Repairs 05/26	49.02
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34587	Irrigation Repair 05/26	25.38
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34585	Irrigation Repair 06/26	172.90
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34589	Irrigation Repairs 05/26	62.50
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34588	Irrigation Repair 06/26	475.00
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34310	Landscape Mainte-nance 06/26	50,958.34
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34273	Irrigation Repairs 06/26	10,261.60
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34832	Irrigation Repairs 05/26	760.00
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34831	Irrigation Repair 05/26	730.88
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34800	Irrigation Repair 06/26	37.50
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34801	Irrigation Repair 06/26	244.51
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34802	Irrigation Repair 05/26	93.75
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34803	Irrigation Repair 05/26	525.41
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34804	Irrgiation Repair 05/26	313.66
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34805	Irrigation Repairs 05/26	1,219.18
	435 General Fund	06/01/2026	RedTree Landscape Systems, LLC	34830	Irrigation Repairs 06/26	1,163.26
	435 General Fund	06/01/2026	Signa Digital Solu-	AR-S348905	Copier Maintenance	1.63

Waterset North Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
			tions, Inc.		Contract 06/26	
	435 General Fund	06/01/2026	Spark Energy Gas, LLC	65007315	Gas Sales 05/26	1,642.77
Sum for 435, 2493						**101,254.48**
Sum for 435						**101,254.48**
Sum Total						**101,254.48**

Waterset North Community Development District
Notes to Unaudited Financial Statements
June 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 06/30/26.
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.

Tab 12

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Waterset North Community Development District
Hillsborough County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Waterset North Community Development District, Hillsborough County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 19, 2026, on our consideration of the Waterset North Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 19, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 19, 2026

Our discussion and analysis of Waterset North Community Development District, Hillsborough County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $32,280,053.

- The change in the District's total net position in comparison with the prior fiscal year was ($1,696,085), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $1,652,438. A portion of fund balance is non-spendable for prepaid items, restricted for debt service, assigned to capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund. Both funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	$ 1,747,984	$ 2,968,794
Capital assets	43,157,494	45,265,694
Total assets	44,905,478	48,234,488
Deferred outflows of resources	294,168	149,239
Current liabilities	700,615	900,647
Long-term liabilities	12,139,196	13,506,942
Total liabilities	12,839,811	14,407,589
Net position		
Net invested in capital assets	30,797,466	33,692,013
Restricted for debt service	578,394	550,524
Unrestricted	983,975	(266,399)
Total net position	$ 32,359,835	$ 33,976,138

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	$ 3,405,364	$ 3,365,142
General revenues	216,311	166,541
Total revenues	3,621,675	3,531,683
Expenses		
General government	159,968	146,383
Maintenance and operations	3,327,099	2,849,432
Culture and recreation	1,003,945	907,329
Interest on long-term debt	510,366	725,229
Cost of issuance	236,600	-
Total expenses	5,237,978	4,628,373
Change in net position	(1,616,303)	(1,096,690)
Net position - beginning of year	33,976,138	35,072,828
Net position - end of year	$32,359,835	$ 33,976,138

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $5,317,760, which consisted of cost of issuance, interest on long-term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year. The general fund reported a deficit for fiscal year ended September 30, 2025 which was funded with prior year surpluses.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $43,157,494 invested in capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $12,654,196 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Waterset North Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2025

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	$ 110,420
Investments	958,502
Accounts receivable	714
Deposits	6,747
Prepaid items	3,138
Restricted assets:	
Investments	668,463
Capital assets:	
Non-depreciable	414,121
Depreciable	42,743,373
TOTAL ASSETS	44,905,478
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	$ 294,168
LIABILITIES	
Accounts payable and accrued expenses	$ 95,523
Accrued interest payable	90,069
Due to others	23
Bonds payable, due within one year	515,000
Bonds payable, due in more than one year	12,139,196
TOTAL LIABILITIES	12,839,811
NET POSITION	
Net investment in capital assets	30,797,466
Restricted for:	
Debt service	578,394
Unrestricted	983,975
TOTAL NET POSITION	$ 32,359,835

The accompanying notes are an integral part of this financial statement

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Governmental activities				
General government	$ 159,968	$ 159,968	$ -	$ -
Maintenance and operations	3,327,099	953,125	-	(2,373,974)
Culture and recreation	1,003,945	1,003,945	-	-
Interest on long-term debt	510,366	1,217,268	71,058	777,960
Cost of issuance	236,600	-	-	(236,600)
Total governmental activities	$ 5,237,978	$ 3,334,306	$ 71,058	(1,832,614)
	General revenues:			
	Unrestricted investment earnings			213,528
	Miscellaneous income			2,783
	Total general revenues			216,311
	Change in net position			(1,616,303)
	Net position - October 1, 2024			33,976,138
	Net position - September 30, 2025			$ 32,359,835

The accompanying notes are an integral part of this financial statement

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2025

	MAJOR FUNDS		TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	
ASSETS			
Cash and cash equivalents	$ 110,420	$ -	$ 110,420
Investments	958,502	668,463	1,626,965
Accounts receivable	714	-	714
Deposits	6,747	-	6,747
Prepaid items	3,138	-	3,138
TOTAL ASSETS	$ 1,079,521	$ 668,463	$ 1,747,984
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	$ 95,523	$ -	$ 95,523
Due to others	23	-	23
TOTAL LIABILITIES	95,546	-	95,546
FUND BALANCES			
Nonspendable:			
Prepaid items and deposits	9,885	-	9,885
Restricted for:			
Debt service	-	668,463	668,463
Unassigned	974,090	-	974,090
TOTAL FUND BALANCES	983,975	668,463	1,652,438
TOTAL LIABILITIES AND FUND BALANCES	$ 1,079,521	$ 668,463	$ 1,747,984

The accompanying notes are an integral part of this financial statement

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	$ 1,652,438
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	55,910,850
Less accumulated depreciation	(12,753,356)
Deferred amount on refunding are not current financial uses, and therefore are not reported at the fund level.	294,168
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(90,069)
Original issue discount	95,804
Governmental bonds payable	(12,750,000)
Net Position of Governmental Activities	$ 32,359,835

The accompanying notes are an integral part of this financial statement

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS		TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	
REVENUES			
Assessments	$ 2,281,275	$ 1,217,268	$ 3,498,543
Investment earnings	49,291	71,058	120,349
Miscellaneous revenue	2,783	-	2,783
TOTAL REVENUES	2,333,349	1,288,326	3,621,675
EXPENDITURES			
General government	159,968	-	159,968
Maintenance and operations	1,717,654	-	1,717,654
Culture and recreation	505,190	-	505,190
Debt			
Principal	8,289	495,000	503,289
Interest expense	731	690,963	691,694
Bond issuance costs	-	236,600	236,600
Payment to refunded escrow agent from other sources	-	1,360,985	1,360,985
TOTAL EXPENDITURES	2,391,832	2,783,548	5,175,380
EXCESS REVENUES OVER (UNDER) EXPENDITURES	(58,483)	(1,495,222)	(1,553,705)
OTHER SOURCES (USES)			
Payment to refunded escrow account	-	(7,295,420)	(7,295,420)
Bond proceeds	-	7,650,000	7,650,000
TOTAL OTHER SOURCES (USES)	-	354,580	354,580
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	(58,483)	(1,140,642)	(1,199,125)
FUND BALANCE			
Beginning of year	1,042,458	1,809,105	2,851,563
End of year	$ 983,975	$ 668,463	$ 1,652,438

The accompanying notes are an integral part of this financial statement

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$ (1,199,125)
Amount reported for governmental activities in the Statement of Activities are different because:	
The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period.	(7,650,000)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	503,289
Governmental funds report amounts transferred to the escrow agent in connection with the issuance of refunding Bonds as a financing use, whereas these amounts are eliminated in the statement of activities and reduce long-term liabilities in the statement of net position.	8,656,405
Deferred amount on refunding is amortized over the life of the debt as interest expense. This is the current year amount amortized.	(12,344)
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(2,108,200)
Change in accrued interest payable	200,058
Provision for amortization of bond discount	(6,386)
Change in Net Position of Governmental Activities	$ (1,616,303)

The accompanying notes are an integral part of this financial statement

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Waterset North Community Development District ("District") was established on February 7, 2007 by the Board of County Commissioners of Hillsborough County, Florida Ordinance No. 07-3 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings and improvements	7 - 30
Improvements other than buildings	30
Infrastructure	10 - 30
Equipment	5 - 15

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, $157,273 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District’s investments were held as follows at September 30, 2025:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Government Obligation	$ 1,626,965	S&P AAAm	Weighted average of the fund portfolio: 45 days
FL Class		S&P AAAm	Weighted average of the fund portfolio: 42.34 days
Total Investments	$ 1,626,965		

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Land and land improvements	$ 414,121	$ -	$ -	$ 414,121
Total capital assets, not being depreciated	414,121	-	-	414,121
Capital assets, being depreciated				
Buildings	11,727,846	-	-	11,727,846
Improvements other than buildings	6,934,146	-	-	6,934,146
Infrastructure	36,659,015	-	-	36,659,015
Equipment	175,722	-	-	175,722
Total capital assets, being depreciated	55,496,729	-	-	55,496,729
Less accumulated depreciation for:				
Buildings	4,148,038	484,654	-	4,632,692
Improvements other than buildings	231,138	231,138	-	462,276
Infrastructure	6,129,133	1,378,307	-	7,507,440
Equipment	136,847	14,101	-	150,948
Total accumulated depreciation	10,645,156	2,108,200	-	12,753,356
Total capital assets, being depreciated - net	44,851,573	(2,108,200)	-	42,743,373
Governmental activities capital assets - net	$45,265,694	$(2,108,200)	$ -	$43,157,494

Depreciation expense $2,108,200 was charged to maintenance and operations and culture and recreation in the amount of $1,609,445 and $498,755, respectively.

NOTE F – LONG-TERM LIABILITIES

$10,665,000 Special Assessment Revenue Bonds, Series 2014 – On August 27, 2014, the District issued $10,665,000 in Special Assessment Revenue Bonds, Series 2014. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The Bonds are payable through November 2045. The Bonds bear interest ranging from 4.75% to 5.5% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2016. The 2014 Bonds were paid off during the fiscal year ended September 30, 2025. Accordingly, the Series 2014 Bonds are no longer outstanding.

$5,150,000 Special Assessment Revenue Refunding Bonds, Series 2017A-1 – On January 13, 2017, the District issued $5,150,000 in Special Assessment Revenue Refunding Bonds, Series 2017A-1. TThe Bonds were issued to refund the District's outstanding Capital Improvement Revenue Bonds, Series 2007A (the "Refunded bonds"). The Bonds are payable through May 2039. The Bonds bear interest ranging from 2% to 4% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2018.

$1,850,000 Special Assessment Revenue Refunding Bonds, Series 2017A-2 – On January 13, 2017, the District issued $1,850,000 in Special Assessment Revenue Refunding Bonds, Series 2017A-2. The Bonds were issued to refund the District's outstanding Capital Improvement Revenue Bonds, Series 2007A (the "Refunded bonds"). The Bonds are payable through May 2039. The Bonds bear interest at 5.25% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2018.

$7,650,000 Special Assessment Revenue Refunding Bonds, Series 2025 – On June 24, 2025, the District issued $7,650,000 in Special Assessment Revenue Refunding Bonds, Series 2025. The Bonds were issued to refund the District's outstanding Special Assessment Revenue Bonds, Series 2014 (the "Refunded bonds"). The Bonds are payable through May 2045. The Bonds bear interest at 4.49% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2026.

The 2017 and 2025 Bonds are subject to redemption at the option of the District prior to maturity. The 2017 and 2025Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The District refunded the Special Assessment Revenue Bonds, Series 2014, which had an outstanding balance of $8,580,000 at the time of the current refunding with the proceeds from the Series 2025 Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of approximately $1,384,913. The refunding resulted in an economic gain of approximately $901,524. The refunded Bonds have been paid off as of September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment Revenue Bonds, Series 2014	$ 8,815,000	$ -	$ 8,815,000	$ -	$ -
Special Assessment Revenue Refunding Bonds, Series 2017A-1	3,890,000	-	195,000	3,695,000	205,000
Special Assessment Revenue Refunding Bonds, Series 2017A-2	1,470,000	-	65,000	1,405,000	70,000
Special Assessment Revenue Bonds, Series 2025	-	7,650,000	-	7,650,000	240,000
Financed purchase	8,289	-	8,289	-	-
	14,183,289	7,650,000	9,083,289	12,750,000	515,000
Unamortized bond discount	(183,058)	-	(87,254)	(95,804)	-
	$ 14,000,231	$ 7,650,000	$ 8,996,035	$ 12,654,196	$ 515,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2026	$ 515,000	$ 388,379	$ 903,379
2027	540,000	538,497	1,078,497
2028	565,000	515,550	1,080,550
2029	580,000	491,311	1,071,311
2030	610,000	466,326	1,076,326
2031-2035	3,490,000	1,910,306	5,400,306
2036-2040	3,855,000	1,065,415	4,920,415
2041-2045	2,595,000	359,874	2,954,874
	$ 12,750,000	$ 5,735,658	$ 18,485,658

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. The District has not filed any claims under this commercial coverage during the last three years.

NOTE I - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Assessments	$ 2,255,598	$ 2,255,598	$ 2,117,038	$ (138,560)
Investment earnings	-	35,763	213,528	177,765
Miscellaneous revenue	-	175,000	2,783	(172,217)
TOTAL REVENUES	2,255,598	2,466,361	2,333,349	(133,012)
EXPENDITURES				
Current				
General government	159,518	159,518	159,968	(450)
Maintenance and operations	1,627,500	1,838,263	1,717,654	120,609
Culture and recreation	468,580	468,580	505,190	(36,610)
Debt				
Principal	-	-	8,289	(8,289)
Interest expense	-	-	731	(731)
TOTAL EXPENDITURES	2,255,598	2,466,361	2,391,832	74,529
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	$ -	$ -	(58,483)	$ (58,483)
FUND BALANCES				
Beginning of year			1,042,458	
End of year			$ 983,975	

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year. The general fund reported a deficit for fiscal year ended September 30, 2025 which was funded with prior year surpluses.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Waterset North Community Development District
Hillsborough County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Waterset North Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise the Waterset North Community Development District's basic financial statements and have issued our report thereon dated June 19, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 19, 2026

DMHB DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Waterset North Community Development District
Hillsborough County, Florida

We have examined Waterset North Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Waterset North Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 19, 2026

Management Letter

To the Board of Supervisors
Waterset North Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of the Waterset North Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 19, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 19, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate with in the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Waterset North Community Development District reported:

a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 6.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $434,040.
e. The District does not have any construction projects with a total cost of at least $65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes, as included on page 27.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Waterset North Community Development District reported:

a. The rate or rates of non-ad valorem special assessments imposed by the District range from $443 to $2,411 per residential unit.
b. The total amount of special assessments collected by or on behalf of the District as $3,498,543.
c. The total amount of outstanding bonds issued by the District as $12,750,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 19, 2026

Tab 13

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

July 14, 2026
Revised - Tree Removal #96598
For
Waterset North
Attn. John Torborg
JToborg@rizzetta.com

- Remove 2 Fallen Trees & Stump Grind as needed
- Includes all materials, labor, hauling, and dump fees

Total: $1,700.00

Rachel Welborn 7/23/2026

Authorized By: **Date:**

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

Milestone Dr

- Reset 1 tree and Stake with a 2x4 Staking Kit **$550.00**
- Remove 1 Tree and Stump Grind **$650.00**



Tab 14

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

July 13, 2026
Tree Removal & Staking Proposal #96598
For
Waterset North
Attn. John Torborg
JToborg@rizzetta.com

- Reset 2 Fallen Trees and Stake with 2x4 staking kit **$1,100.00**
- Remove 1 Fallen Trees & Stump Grind as needed **650.00**
- Includes all materials, labor, hauling and dump fees

Total: $1,750.00

Rachel Welborn 7/20/2026

Authorized By: **Date:**

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

Covington Stone near Wayfarer Ave

- Reset 1 tree and Stake with 2x4 Staking Kit **$550.00**



Milestone Dr

- Reset 1 tree and Stake with 2x4 Staking Kit **$550.00**
- Remove 1 Tree and Stump Grind **$650.00**



Tab 15

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT (B-1) 6940 WATERSET BOULEVARD

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

July 22, 2026

Scope of Work

Replacement controller required at **6940 Waterset Boulevard (Controller B-1)**. The current **Hunter ACC 2-Wire Controller** is malfunctioning and no longer operating properly. RedTree will replace the existing controller with a **Hunter ACC2 75-Station Plastic Pedestal Controller** equipped with a **Hunter ACC2 Expansion Module**, **Hunter Cellular Communications Module**, and **Hunter Wireless Rain Sensor**. This upgraded controller will provide improved system reliability, remote programming capabilities, real-time monitoring, and enhanced control of the irrigation system. The proposal includes one (1) year of Hunter Centralus™ cellular communication service. The annual service plan may be transferred to the Community Development District (CDD) at any time.

- (1) Hunter ACC2 75-Station Plastic Pedestal Controller
- (1) Hunter ACC2 Decoder Expansion Module
- (1) Hunter Wireless Rain Sensor
- (1) Hunter Cellular Communication Module
- One-Year Service Fee
- Labor & Miscellaneous Parts, Fittings & Supplies

Total Cost: $12,477.00

* $240.00 Yearly Communications Fee Required

Tj Pyche (Jul 23, 2026 09:03:25 EDT)

Authorized Signature to Proceed

23/07/2_____/_____/_____

Date of Authorization

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