Rizzetta & Company

Waterset North
Community Development District

Board of Supervisors' Meeting
September 22, 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

September 15, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset North Community Development District will be held on **Tuesday, September 22, 2026, at 6:00 p.m.** at the Landings, located at **7012 Sail View Ln, Apollo Beach, FL 33572.**

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
   - **A.** District Counsel
   - **B.** District Engineer ..... Tab 1
     - **i.** Consideration of East End Landscape Proposal No. 1109 for Stormwater Repairs ..... Tab 2
     - **ii.** Consideration of Finn Outdoor LLC Proposal No. 2510 for Drainage Maintenance ..... Tab 3
     - **iii.** Consideration of East End Landscape Proposal No. 1110 for Stormwater Ditch Restoration ..... Tab 4
     - **iv.** Consideration of Sitex Earth Works Service Agreement ..... Tab 5
   - **C.** Landscape & Irrigation
     - **i.** Presentation of Community Asset Management Report ..... Tab 6
     - **ii.** Landscape Contractor Responses ..... Tab 7
     - **iii.** Landscape Contractor Update and Proposals
       - **a.** Consideration of Redtree Landscape Proposals ..... Tab 8
     - **iv.** Irrigation Report ..... Tab 9
       - **a.** Consideration of Redtree Proposal for Phase 2 Irrigation Controllers that Require Upgrades ..... Tab 10
   - **D.** Aquatics Lake Management
     - **i.** Presentation of Waterway Inspection Report ..... Tab 11
   - **E.** Clubhouse Manager
     - **i.** Presentation of Community Director Report ..... Tab 12
   - **F.** District Manager
     - **i.** Presentation of District Manager Report ..... Tab 13
     - **ii.** Presentation of 3rd Quarter Website Audit Report ..... Tab 14
4. **BUSINESS ITEMS**
   - **A.** Consideration of Egis Insurance Proposal ..... Tab 15
   - **B.** Acceptance of the Addendum to the Contract for District Management Services ..... USC
   - **C.** Acceptance of the Addendum to the Contract for Professional Technology Services ..... USC

5. BUSINESS ADMINISTRATION
- **A.** Consideration of the Minutes of the Board of Supervisors Regular Meeting held on August 25, 2026..... Tab 16
- **B.** Consideration of the Financial Statement for July 2026 ..... Tab 17
- **C.** Ratification of Redtree Landscape Proposals ..... Tab 18
- **D.** Ratification of Alvarez Plumbing Estimate No. 274285565 for Rebuild Backflows ..... Tab 19

6. SUPERVISOR REQUESTS
7. ADJOURNMENT18

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

Sincerely,
Rachel Welborn
District Manager

Tab 1

WATERSET NORTH CDD

ENGINEER'S REPORT FOR SEPTEMBER 22nd, 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Stormwater Maintenance:

We have completed the required inspection for ERP permit 18888.034. There are two skimmers that are damaged and in need or repair. There is one Mitered End Section that has a partial blockage of flow to the pond and is in need of repair. We have received two proposals for repair that are the first two proposals for review attached to this report.

Maiden Sea Ditch Repair:

The Southwest Florida Water Management District has sent a request for the District to grade and stabilize the banks of the drainage ditch that runs behind Maiden Sea. Attached to this report is an aerial view of the ditch as well as two proposals for the restoration of the ditch.

Tab 2

ESTIMATE

East End Landscape
PO Box 504
Port Richey, FL 34673-0504

joe@eel.design
727-364-5049

Bill to
Waterset North CDD

Ship to
Waterset North CDD

Estimate details
Estimate no.: 1109
Estimate date: 09/01/2026
Expiration date: 10/01/2026

Product or service	Description	Qty	Rate	Amount
Stormwater Repairs	WSN-034 - Stormwater Skimmer & MES Maintenance Provide labor, equipment and materials to complete the following work per RFP: Remove and replace (2) damaged skimmers with new aluminum skimmer assemblies. Repair (1) existing skimmer with new hardware and secure existing skimmer to structure. Remove accumulated sediment and debris at MES/outfall to clear restricted conveyance. Haul off and dispose of removed sediment and debris. Includes mobilization, labor, equipment, materials and final cleanup.	1	$7,500.00	$7,500.00

Total **$7,500.00**

Expiry date 10/01/2026

Note to customer

Payment Terms

50% deposit due upon acceptance and scheduling. Balance due upon completion and final invoice.

Proposal Terms

Proposal valid for thirty (30) days. Pricing includes all labor, materials, equipment, mobilization, disposal and cleanup necessary to complete the proposed scope.

Work will be performed per WSN-034 RFP. Skimmer dimensions to be field verified prior to fabrication.

Accepted date

Accepted by


Location: Maiden Sea Drive &
Milestone Drive, Apollo Beach
Maiden Sea Dr
Maiden Sea Dr
Maiden Sea Dr
Milestone Dr
910 LF
980 LF
Earth

Tab 3

ESTIMATE

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

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

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

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

Estimate details
Estimate no.: 2510
Estimate date: 04/28/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Drainage Maintenance**	GRADING - Restore grade to ditch banks using sediment reclaimed from within the ditch and supplemented with imported fill soil where necessary. Ditch is approximately 960 linear feet, both sides to be graded (1920 linear feet).	1	$17,500.00	$17,500.00
2.		**Drainage Maintenance**	RIP RAP - Install 6-12" limestone rip rap in two areas (both sides) -- Area 1 in the bowled-out area adjacent to the check dam at the West end of project (approximately 25 feet each side), Area 2 at the corner where the ditch turns to the North, 50 linear feet on the outside of the turn, 30 linear feet on the inside of the turn. All rip rap to be placed over geotextile liner to approximate top of bank.	1	$26,250.00	$26,250.00
3.		**Drainage Maintenance**	STABILIZATION - Install geotextile over all disturbed areas, Install Bahia sod over all disturbed areas.	1	$31,200.00	$31,200.00

Total **$74,950.00**

Note to customer

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

Accepted date **Accepted by**

Tab 4

ESTIMATE

East End Landscape
PO Box 504
Port Richey, FL 34673-0504

joe@eel.design
727-364-5049

Bill to
Waterset North CDD

Ship to
Waterset North CDD

Estimate details
Estimate no.: 1110
Estimate date: 09/01/2026
Expiration date: 10/01/2026

Product or service	Description	Qty	Rate	Amount
Stormwater Ditch Restoration	Provide labor, equipment and materials to grade and reshape deficient portions of approximately 950 LF of existing stormwater ditch and associated banks. Includes vegetation clearing, reuse of suitable clean onsite soil, supplemental imported fill as needed, final grading, Bahia sod, stabilization and cleanup.	1	$76,000.00	$76,000.00
Riprap Bank Stabilization	Provide labor, equipment and materials to install approximately 80 LF of riprap stabilization at the designated ditch bend, including approximately 50 LF along the outside bank and 30 LF along the inside bank. Includes geotextile underlayment, riprap placement, grading and restoration of disturbed areas.	1	$11,500.00	$11,500.00

Total **$87,500.00**

Expiry date 10/01/2026

Note to customer

Payment Terms

50% deposit due upon acceptance. Balance due upon completion. Change orders invoiced separately.

Proposal Terms

Proposal valid 30 days. Price includes labor, materials, equipment, mobilization, normal water management, cleanup and restoration.

Significant flooding, unforeseen conditions or additional scope may require a written change order.

Accepted date **Accepted by**

Tab 5

Sitex Earth Works
VEGETATION MANAGEMENT SERVICE

PO Box 917

Parrish, FL 34219

813.564.2322

SERVICE AGREEMENT

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

Customer: **Waterset North CDD**
C/O: **Rizzetta & Company**
Contact: **Rachel Wellborn**
Address: **2700 S. Falkenburg Rd suite 200 Tampa, FL 33578**
Email: **RWellborn@rizzetta.com**
Phone: **813.533.2950**

Sitex agrees to provide services In accordance with the terms and conditions of this agreement in the following sites:

Various repairs located @ the Waterset North Community located in Apollo beach FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

Services includes the below items.

1. ***6102 Shadow Lake Dr- Removal of dirt/debris located at North end $425.00***
2. ***6916 Ebb Tide Ave-Repair/replace 2-skimmer on structure $1,200.00***
3. ***6916 Ebb Tide Ave-Locate & clear 10' perimeter around outflow structure $850.00***
4. ***6426 Triton Ln- Repair skimmer brackets $300.00***

Total Cost: **$2,775.00**

Service shall consist of One (1) time event

Customer agrees to pay Sitex the following amount during the term of this agreement in 2 equal payments, 50% due upon start & 50% due upon completion. Agreement per Term and Conditions below

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

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

		Joseph T. Craig	08/31/2026
Accepted By	Date	President, Sitex Aquatics llc.	Date

Terms & Conditions

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

The Annual Cost will be paid to Sitex in Two (2) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two present (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a (n/a) month period. This Agreement shall be automatically renewed at the end of the twelve (n/a) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested be the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

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

Sitex shall maintain the following insurance coverage and limits;

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

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

Tab 6

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

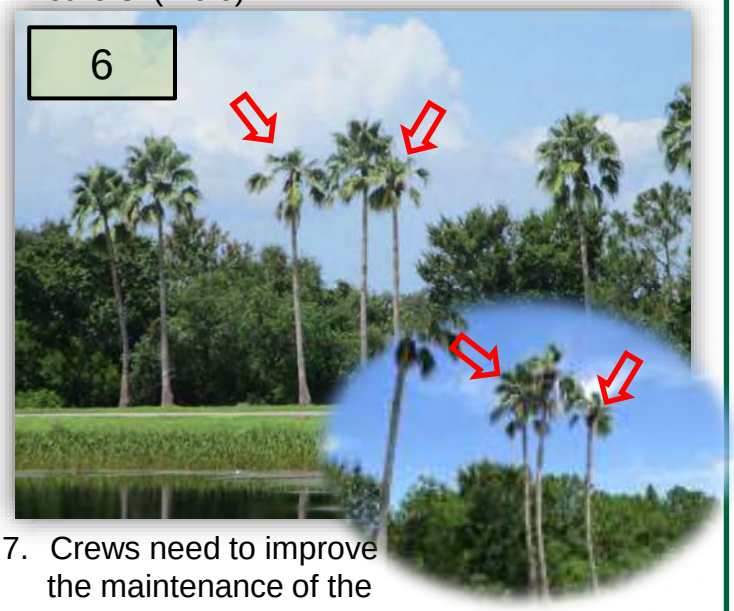
4. These Bougainvillea beds, one on the WSBlvd. median and one north of Pond 1, are both partially dead, not maintained at consistent heights and contain a lot of Cogongrass like weeds. (Pics 4a & b)





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>)

The Landing & Montessori School East

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.





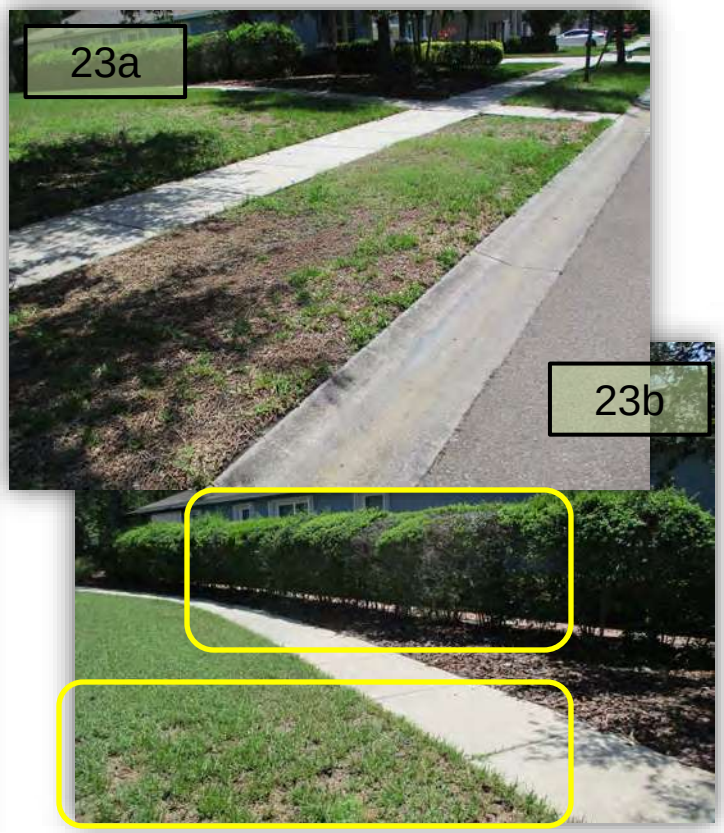


21. Both the Podocarpus and the Variegated Confederate Jasmine needs to be trimmed on the WSBlvd. median at Covington Stone Ave.

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.

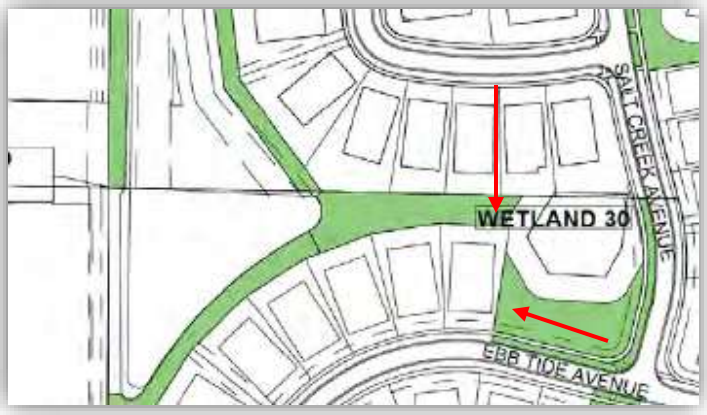
44. Crews cannot allow this tract between the side wetland and rear swale and the residence on Ebb Tide fill in. It needs to be mowed each week, and wetland material needs to be cut back (Pic 44 and inset next page)







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.



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





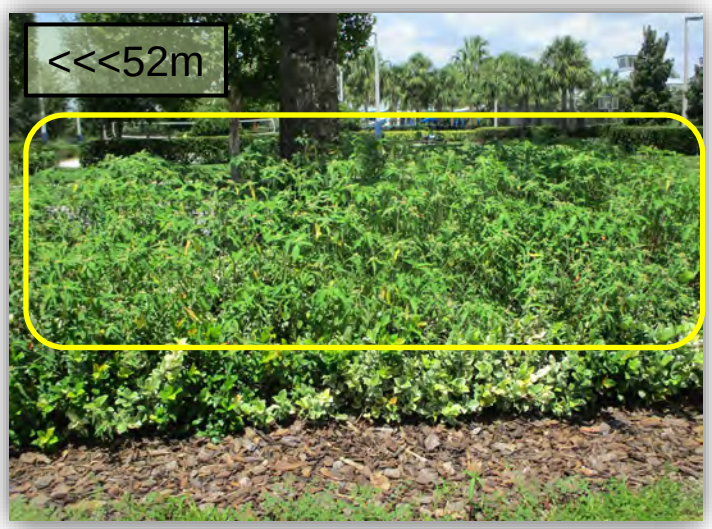








Paseo Al Mar













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)

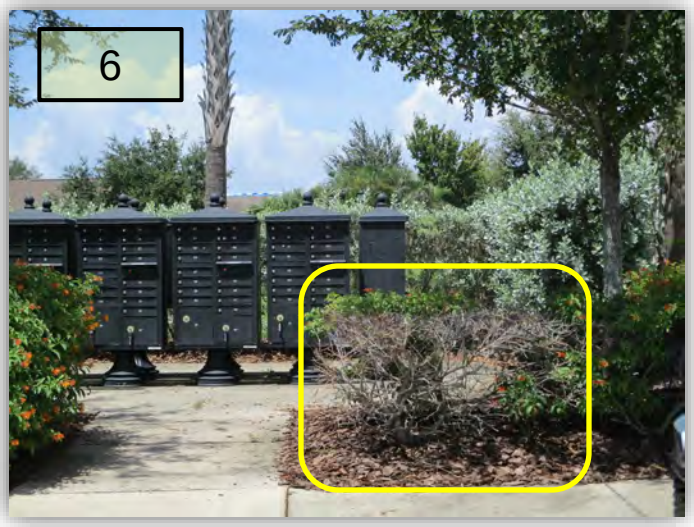


Proposals

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 7

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>)
   - Completed 8/21.
3. Landscape beds along the west side of WSBlvd. south of Publix. (Pic 3>)
   - Completed 8/21.





1 - Irrigation rechecked this area and found no deficiencies.

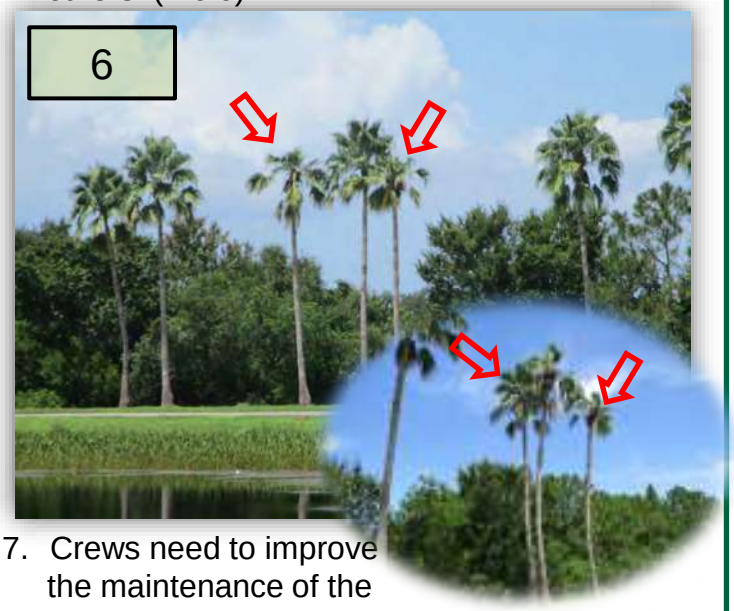
Waterset Blvd., Trail & Pond 1, The Landing

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>)
   - All weeds removed 8/24.
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)
   - Noted.



7. Crews need to improve the maintenance of the ground plain below not only these palms but the palms south around Pond 15.
   - Noted.
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>)
   - Completed 8/24.



10. Two Brazilian Peppers in the natural area north of the Landing parking lot need to be cut back and disposed of. (Pic 10>)
    - Completed 8/24.

4 - This has been noted and completed 8/21.

8 - Yes, most of the controllers are new. Rain sensors were checked.

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>)

- All weeds were removed 8/24.

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>)

- All Bismarck Palm fruits were removed 8/24.

11 - Noted.

12 - All weeds have been treated.

The Landing & Montessori School East

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

- All weeds have been sprayed.









16. This volunteer Oak needs to be removed from the Thryallis/Palm grouping near the lift station. (Pic 16) **- Completed 8/24.**



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>)

- All weeds have been treated.

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

- Noted.

17 - All weeds have been burned out and new mulch was has been added.

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. **- Completed 8/21.**





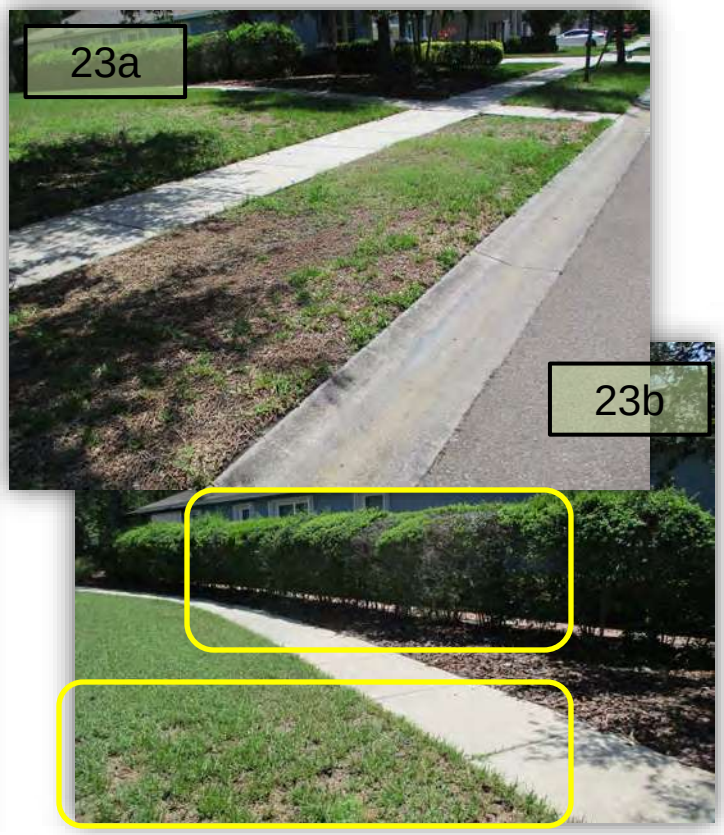


21. Both the Podocarpus and the Variegated Confederate Jasmine needs to be trimmed on the WSBlvd. median at Covington Stone Ave.
- This has been trimmed.

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)



22 - Turf was treated.

23 - Irrigation confirmed a clogged nozzle was found and replaced on zone 1.

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.
    - This has been completed.
26. Treat weeds in the pebble beds inside Coqui Park. **- This has been completed.**

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.
    - All turf has been mowed.
28. Maintenance is still lacking behind the homes on the north leg of Old Benton. We also have another dead tree. (Pic 28) **- Completed 8/21.**



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)





24 - If turf is not improving with the rain, it means that it is dead. RedTree will be more than happy to provide a proposal if requested.

29 - All areas mentioned have been mowed.

30 - All bed were sprayed and weeds were pulled.

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.
- All weeds have been pulled.

33. The pond bank behind the homes on Maiden Sea is still overgrown. This pond bank is to be mowed weekly. (Pic 33>) **- Completed 8/21.**

34. There is a Wax Myrtle in the Maiden Sea/Knowledge buffer that is ¾'s dead. Trim out dead growth. **- All dead plant material has been trimmed from the Wax Myrtle.**

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. **- Completed 8/21.**

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. **- All dead material has been removed and weeds have been sprayed.**

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) **- Railroad vine was cut back 8/21.**



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

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



31 - The Torpedograss was treated on 8/21.

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37 - Irrigation confirmed that a BOC was temporarily installed and a proposal was sent to replace the faulty hybrid controller.
39 - This will be completed by next inspection.

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.
- All turf weeds have been treated.

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>) **- All turf has been mowed.**

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. **- This will be completed by next inspection.**

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)



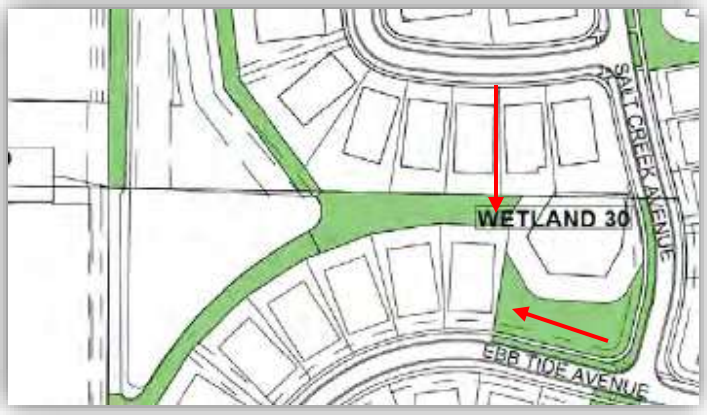




41 - Irrigation confirmed making a repair on controller "p" 8/21.

44 - This will be completed by next inspection.

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. **- All turf has been mowed.**

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>) **- All turf has been mowed.**

48. Turf runners are coming over the curb and gutter on the NW corner of WSBlvd. and Paradiso.
- The entire property was edged.

49. The Shadowlake ROW turf is extremely weedy as is the SW cul-de-sac.
- Turf weeds have been treated

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.
- All weeds have been pulled and sprayed.



46 - IPM applications were performed on the property and all insects and fungus were treated.

50 - All turf has been mowed.

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>>>) - Completed 8/25.













Paseo Al Mar





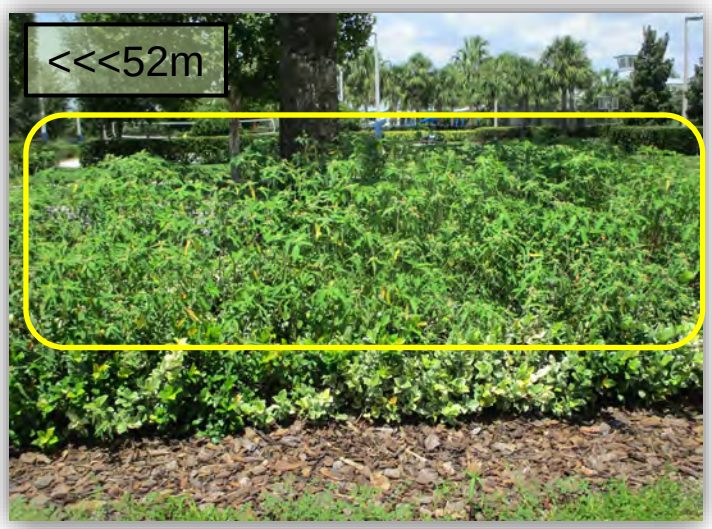








Paseo Al Mar













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. **- Bougainvillea has been trimmed.**

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

- All Dwarf firebush has been trimmed.

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)

- RedTree will cut back and monitor the Sweet Viburnum for regrowth. If they don't recover, a replacement proposal can be provided.



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)









53 - Irrigation confirmed finding a broken solenoid wire and have since replaced with a new solenoid and is functioning properly.

57 - This will be completed by next inspection.

Lantern Park

58. Trim down and back, the Jasmine and the Dwarf Firebush in Voyager's Park.
    - Completed.
59. The condition of Lantern Park is improved over last month but is still very weedy, including turf. (Pics 59a – i>>)













59 - All items in photos have been completed as of 8/24.

Lantern View Park







56. Pick up and dispose of all palm boots in the Lantern View lawn and plant beds.
- All palm boots have been picked up.

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)







57 - This will be completed by next inspection.

58 - This will be completed by next inspection.

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) **- Completed 8/24.**



61. Trim up the Confederate Jasmine in the blue decorative pots inside the Lakeside Amenity entrance gate. Keep them full on the top.
- This will be completed by next inspection.

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>)
- Noted.



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)





59 - Completed 8/24.

63 - All turf has been mowed.

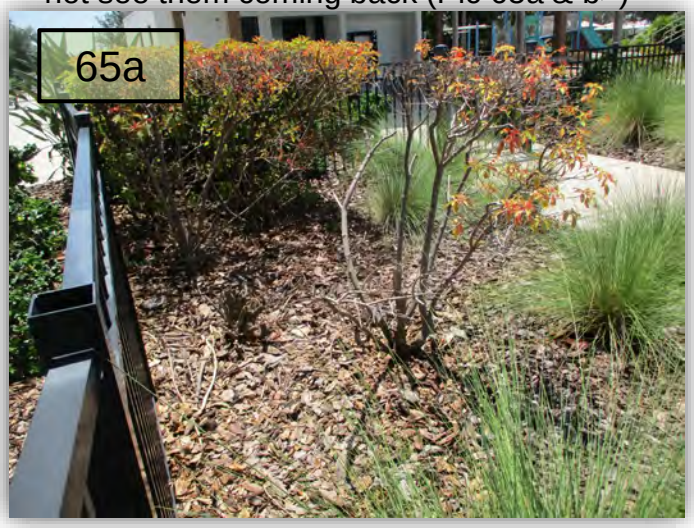
Lakeside Amenity

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>)

This will be completed by next inspection.



64 - This will be completed by next inspection.

65 - This will be completed by next inspection.

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) **- Noted.**



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>) **- This will be completed by next inspection.**

70. Treat Nutsedge in the west ROW turf of Shore Vista. **- All turf has been treated.**

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)







71 - This will be completed by next inspection.

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) **- This will be completed by next inspection.**



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

- This will be completed by next inspection.

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

- All turf weeds have been treated.

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.

- All weeds have been sprayed.

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>) **- This will be completed by next inspection.**

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

72 - This will be completed by next inspection.

76 - This will be completed by next inspection.

Rizzetta & Company

78 - This will be completed by next inspection.

80 - All pocket parks will be completed by next inspection.

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>)

- This will be completed by next inspection.

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

- This will be completed by next inspection.

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

- This will be completed by next inspection.

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





81 - All weeds have been sprayed.

82 - All turf has been treated.

84 - This will be completed by next inspection.

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>) **- Noted.**









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)



88 - This will be completed by next inspection.

89 - Completed.

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.
- This will be completed by next inspection.

92. The Variegated Confederate Jasmine beds in the Hourglass Porkchop Park contain a lot of the Cupid's Shaving Brush weed.
- This will be completed by next inspection.

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>)
- This will be completed by next inspection.



94. Another turf area at the southern portion of Hourglass Park not improving with the rains. (Pic 94) **- A proposal can be generated.**



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



90 - This will be completed by next inspection.

95 - All weeds have been sprayed.

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.



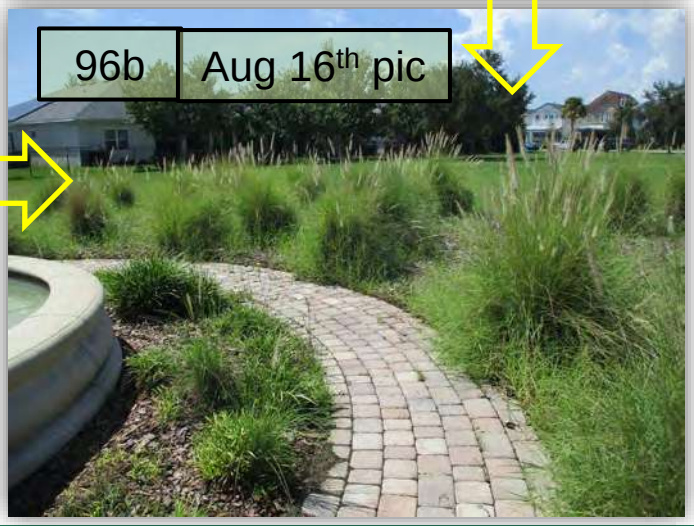




97. On the following page are more pictures of the beds in Hourglass Park. (Pics 97a – e>)
- All weeds have been sprayed and line trimming was performed.







96 - All weeds have been sprayed.

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>)
- All weeds have been sprayed.





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.



99 - See page 30 for response.

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)

- Irrigation confirmed that the controllers at Bowspirit park were all operational. All areas of concern look to be recovering.













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>)

- Weeds have been cleared and sprayed in the Jasmine bed.

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.

- A proposal is forthcoming.

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

- This will be completed by next inspection.

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



100 - The pond was mowed and line trimmed.

101 - This will be complete by next inspection.

103 - Shell park has been sprayed for weeds.

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) **- A proposal is attached.**



1 - A proposal is attached.

2 - A proposal is attached.

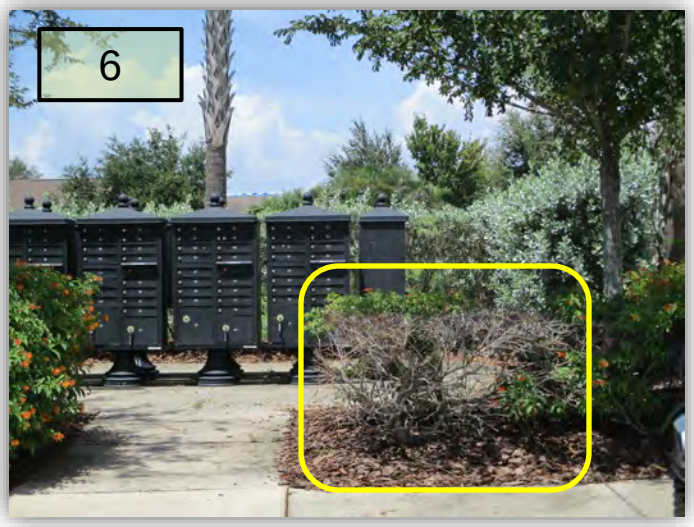
3 - A proposal is attached.

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) **- A proposal is attached.**



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) **- A proposal is attached.**



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

- A proposal is attached.

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)







8 - A proposal is attached.

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) **- A proposal is attached.**



99 - All turf fertilization treatments have been performed on this park according to the contract. The turf on the property was dramatically stressed due to to documented drought conditions, and IFAS has alerted us to the fact that there is a large amount of insect and fungus damage occurring at present on Florida turf due to the fact that the turf was stressed by the mentioned drought for a significant amount of time. The area in question was treated for fungus, chinch bug and mole cricket infestation. All challenged turf issues on property are treated every two weeks according to Florida allowable IFAS guidelines. This area will continue to be treated accordingly, but turf issues will not subside until early October.

Tab 8

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5532 Auld Lane, Holiday, FL 34690

Island at Waterset Boulevard & Big Bend
ROYAL PALM REPLACEMENT PROPOSAL

For

WATERSET NORTH

Attention: John Torborg
August 26, 2026

Scope of Work:

- **Removal by root extraction of a dead Royal Palm tree in the Island at Waterset Boulevard and Big Bend.**
- **Install one (1) 24' overall Royal palm tree in the Island at Waterset Boulevard and Big Bend.**
- **Includes all labor, debris hauling, and dumping fees.**



Total: $6,750.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

West Side of the Trail-North of the Landing

WASHINGTONIA PALM REMOVAL PROPOSAL

For

WATERSET NORTH

Attention: John Torborg
August 26, 2026

Scope of Work:

- **Flush cut and removal of one (1) dead Washingtonia Palm tree on the west side of the trail, north of the Landing.**
- **Includes all labor, debris hauling, and dumping fees.**



Total: $850.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

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5532 Auld Lane, Holiday, FL 34690

Southeast Corner of Pond 3

HONG KONG ORCHIDS REMOVAL PROPOSAL

For

WATERSET NORTH

Attention: John Torborg
August 26, 2026

Scope of Work:

- **Removal by root extraction of two (2) Hong Kong Orchids on the southeast corner of Pond 3, north of Covington Stone Avenue.**
- **Install (50 sq ft) of Bahia sod and soil as needed over the removal areas.**
- **Includes all labor, materials, debris hauling, and dumping fees.**



Total: $300.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

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5532 Auld Lane, Holiday, FL 34690

North Leg of Old Benton

RED MAPLE REMOVAL PROPOSAL

For

WATERSET NORTH

Attention: John Torborg
August 26, 2026

Scope of Work:

- **Removal by root extraction of one (1) dead Red Maple on the north leg of Old Benton.**
- **Installation of (100 sq ft) Bahia sod and soil as needed over the removal areas.**
- **Includes all labor, materials, debris hauling, and dumping fees.**



Total: $750.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

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5532 Auld Lane, Holiday, FL 34690

North Buffer of Paseo Al Mar

SWEET VIBURNUM REPLACEMENT PROPOSAL

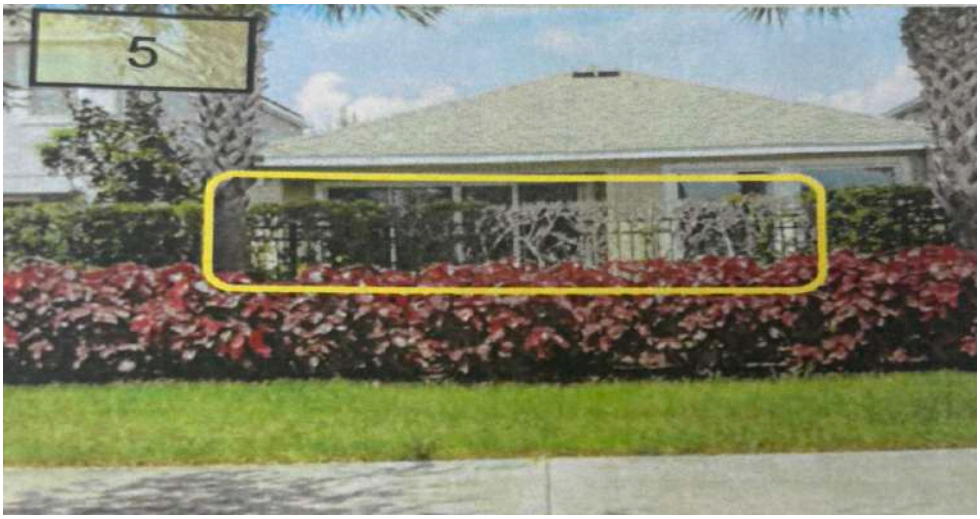
For

WATERSET NORTH

Attention: John Torborg
August 26, 2026

Scope of Work:

- **Removal by root extraction of seven (7) dead Sweet Viburnums on the north buffer of Paseo Al Mar, east of Paradiso.**
- **Installation of seven (7) 15-gallon Sweet Viburnums on the north buffer of Paseo Al Mar, east of Paradiso.**
- **Includes all labor, materials, debris hauling, and dumping fees.**



Total: $875.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

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5532 Auld Lane, Holiday, FL 34690

At the Heirloom Mail Kiosk

DWARF FIREBUSH REPLACEMENT PROPOSAL

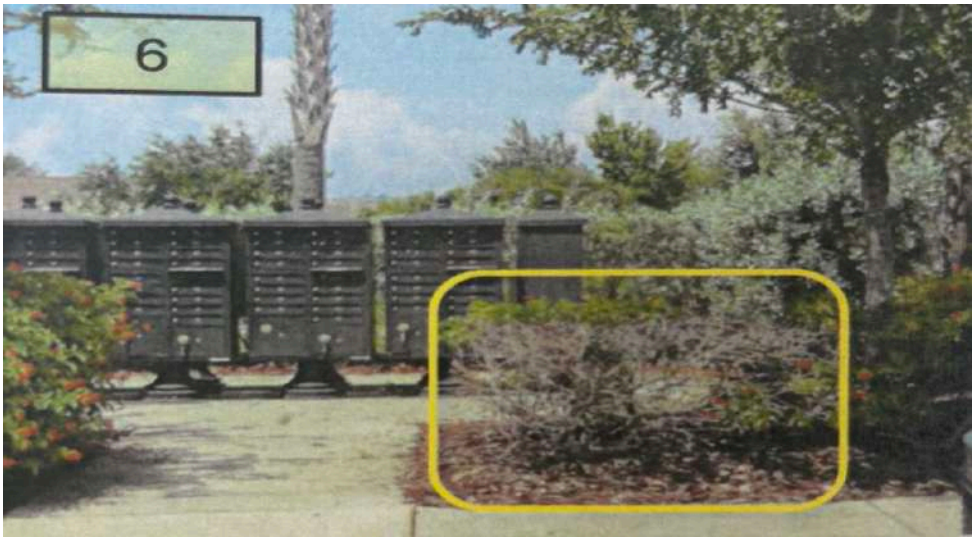
For

WATERSET NORTH

Attention: John Torborg
August 26, 2026

Scope of Work:

- **Removal of four (4) dead Dwarf firebush at the Heirloom mail kiosk.**
- **Installation of four (4) 3-gallon Dwarf Firebush at the Heirloom mail kiosk.**
- **Includes all labor, materials, debris hauling, and dumping fees.**



Total: $112.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

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5532 Auld Lane, Holiday, FL 34690

Colmar Open Lawn

OAK TREE STRAIGHTENING AND STAKING KIT PROPOSAL

For

WATERSET NORTH

Attention: John Torborg
August 26, 2026

Scope of Work:

- **Straighten two (2) leaning Oak trees in the Colmar open lawn.**
- **Installation of a 2"x4" staking kit to straigh**
- **Includes all labor, materials, debris hauling, and dumping fees.**



Total: $.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

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5532 Auld Lane, Holiday, FL 34690

Milestone Covington Garden Drive Park

RED MAPLE REMOVAL PROPOSAL

For

WATERSET NORTH

Attention: John Torborg
August 26, 2026

Scope of Work:

- **Flush cut and removal of a dead Red Maple tree at the back side of the Milestone / Covington Garden Drive Park.**
- **Install (50 sq ft) of Bahia sod and soil as needed over the removal area.**
- **Includes all labor, materials, debris hauling, and dumping fees.**



Total: $650.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

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5532 Auld Lane, Holiday, FL 34690

West Side of Covington Garden Drive Park
SWEET VIBURNUM REPLACEMENT PROPOSAL

For

WATERSET NORTH

Attention: John Torborg
August 26, 2026

Scope of Work:

- **Removal of one (1) dead sweet Viburnum behind the second house, north of Tideline on the west side of Covington Garden Drive Park.**
- **Installation of one (1) 15-gallon Sweet Viburnum behind the second house, north of Tideline on the west side of Covington Garden Drive Park.**
- **Includes all labor, materials, debris hauling, and dumping fees.**



Total: $125.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

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5532 Auld Lane, Holiday, FL 34690

6510 Sait Creek Avenue

REMOVAL AND STUMP GRINDING PROPOSAL

For

WATERSET NORTH

Attention: John Torborg
August 28, 2026

Scope of Work:

- **Removal and stump grind one (1) dead Pine tree behind 6510 Sait Creek Avenue.**
- **Includes all labor, debris hauling, and dumping fees.**



Total: $1,750.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829

Tab 9

Aug 2026- Contr “I” 6890 milestone dr

Date: Aug 21, 2026 12:49 pm
Inspector: Tom Lapoma

***
po ered by SmartLink Net ork ®

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	Contr “I” 6890 Milestone Dr
Location	6890 milestone dr
Model	
Modules	20
Controller ID	217838

Water Days as of Aug 21, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	D-POWER LINES N.	Pass									
2	S- (N) side Waterset curb at po er lines	Pass									
3	D-KNOWLEDGE ROUND ABOUT BED	Pass									
4	S-KNOWLEDGE ROUND ABOUT	Pass									
5	B-TREE KNOWLEDGE	Pass									
6	S-N/W LIFT STATION	Pass									
7	S-KNOWLEDGE LANE east side	Pass									
8	S-KNOWLEDGE LANE est side	Pass			1						
9	S-KNOWLEDGE LANE est side north of roundabout	Pass									
10	B- TREE MILESTONE, POWER LINES	Pass									
11	S-S. OF KNOWLEDGE ROUND ABOUT	Pass									
12	S-MILESTONE S., POWER LINES	Pass	1								

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
[Clogged Nozzle] Nozzle replaced											
13	D-MILESTONE S., POWER LINES	Pass									
14	D-W. OF KNOWLEDGE ROUND ABOUT	Pass									
15	D-W. OF KNOWLEDGE ROUND ABOUT	Pass									
16	S- (S) milestone - est of roundabout	Pass			1						
17	S- (N) Waterset (E) of ALABASTER LANE	Pass									
18	S- (N) milestone @ ALABASTER LANE	Pass									
19	B-TREE SMALL POND MILESTONE N.	Pass									
20	S- (N) milestone-(W) alabaster inside side alk	Pass									
21	S- (N) milestone-(W) alabaster along curb	Pass									
22	D-3 BEDS MILESTONE N.	Pass									
23	S- (W) side millstone -(N alabaster inside side alk	Pass									
24	S- (W) MILESTONE -(S)MAIDEN SEA	Pass									
25	S- east side milestone at maiden sea	Pass									
26	R-MILESTONE S.	Pass									
27	B-TREE BEHIND HOMES MAIDEN SEA	Pass									
28	S-MAIDEN SEA MAILBOX	Pass			2						
29	R-MAIDEN SEA (S) of MAILBOX	Pass									
30	D-MAIDEN SEA MAILBOX	Pass									
31	R-MAIDEN SEA (N) of MAILBOX	Pass									
32	S-MAIDEN SEA	Pass									
33	B-MAIDEN SEA	Pass							**2**		
34	S-MAIDEN SEA	Pass									
35	S- (N) MAIDEN SEA-(W) milestone	Pass									
36	N/A	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
37	S-CONTROLLER	Pass									
38	D-KNOWLEDGE LANE BY SCHOOL ENTRANCE	Pass									
39		Pass									
40		Pass									

Zone #8 (Broken Head) - 08-21-26 9:45 am CDT



Zone #8 (Broken Head) - 08-21-26 11:56 am CDT



Zone #12 (Clogged Nozzle) - 08-21-26 9:44 am CDT



Zone #16 (Broken Head) - 08-21-26 11:54 am CDT



Zone #16 (Broken Head) - 08-21-26 11:54 am CDT



Zone #28 (Broken Head) - 08-21-26 9:43 am CDT



Zone #28 (Broken Head) - 08-21-26 11:52 am CDT



Zone #28 (Broken Head) - 08-21-26 11:52 am CDT



Zone #33 (Broken Lateral) - 08-21-26 9:42 am CDT



Zone #33 (Broken Lateral) - 08-21-26 9:42 am CDT



Zone #33 (Broken Lateral) - 08-21-26 11:51 am CDT



Zone #33 (Broken Lateral) - 08-21-26 11:51 am CDT



redtree Landscape Systems

***

po ered by SmartLink Net ork ®

August 2026

Date: Aug 18, 2026 11:22 am
Inspector: Mike Bernett

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	Contr “B1” (6940 Waterset blvd)
Location	6940 Waterset Blvd
Model	
Modules	46
Controller ID	217005

Water Days as of Aug 18, 2026	
Program A	Sun , Tue , Thur , Fri
Program B	Sun , Tue , Thur , Fri
Program C	Mon , Wed
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2	D- Waterset Drive	Pass									
3	R- NW of Pond at Contr	Pass									
4	D- Pond	Pass									
5	D- East Side Pond Entry	Pass									
6	R- East Side Pond N	Pass									
7	R- East Side Pond/West Side Pond	Pass									
8		Pass									
9	Zone 9	Pass									
10		Pass									
11		Pass									
12		Pass									
13		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14		Pass									
15		Pass									
16		Pass									
17		Pass									
18		Pass									
19		Pass									
20		Pass									
21		Pass									
22		Pass									
23		Pass									
24		Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33		Pass									
34		Pass									
35		Pass									
36		Pass									
37		Pass									
38		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39	S-N Center Island	Pass									
40	R- Main Entry	Pass									
41	S-Entry Center Island	Pass									
42	S- Entry Center Island	Pass									
43	S- East Entry	Pass									
44	MP- West Entry	Pass									
45	D- E/W Entry	Pass									
46	S-Entry Center Island	Pass									
47	D- Entry Center Island	Pass									
48	S-East Entry	Pass									
49	R-	Pass									
50	R-	Pass									
51	S- W. Waterset Dr	Pass									
52	S- Center Island (s) of harbor vista (est curb)	Pass									
53	S- E. Waterset Dr	Pass									
54	S- Center Island	Pass									
55	D- Center Island / E	Pass									
56	S- W. Waterset Dr	Pass									
57	S- W. Waterset Dr	Pass			1						
58	MP CV East Side Pond	Fail									
59	NA	Pass									
60	S- E. Waterset Dr	Pass									
61	East side aterset along side alk	Pass									
62	D-	Pass									
63	R- E. Pond	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64	R-Lift Station	Pass									
65	TD W. Waterset Dr	Pass									
66	R- est side aterset curb at pond	Pass									
67	S-	Pass									
68	R- Center Island	Pass									
69	Zone 69	Pass									
70	S-E. Waterset Dr	Pass									
71	S- E. Waterset Dr	Pass									
72	R- W. Lift Station	Pass									
73	R-Controller	Pass									
74		Pass									
75	R- E. Center Island	Pass									
76	R- W. Center Island	Pass									
77	S- E Waterset Dr	Pass									
78	S- E Waterset Dr	Pass									
79		Pass									
80		Pass									
81	S- Waterset Dr/Sailvie	Pass									
82	S- Sailvie	Pass									
83	S-Scenic	Pass									
84	S-Scenic	Pass									
85	S-Scenic	Pass									
86	D-	Pass									
87	R- S Sailvie	Pass									
88	S- east side sail vie curb	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
89		Pass									
90	S- (SW) corner Waterset and sail vie -side alk	Pass									
91		Pass									
92	S- (SW) corner Waterset and sail vie -Curb	Pass									

Zone #39 - 08-18-26 10:25 am CDT



Zone #40 - 08-18-26 10:27 am CDT



Zone #41 - 08-18-26 10:28 am CDT



Zone #42 - 08-18-26 10:29 am CDT



Zone #43 - 08-18-26 10:30 am CDT



Zone #44 - 08-18-26 10:32 am CDT



Zone #46 - 08-18-26 10:35 am CDT



Zone #48 - 08-18-26 10:36 am CDT



Zone #51 - 08-24-26 11:56 am CDT



Zone #52 - 08-24-26 11:57 am CDT



Zone #53 - 08-24-26 12:00 pm CDT



Zone #54 - 08-24-26 12:04 pm CDT



Zone #56 - 08-24-26 12:09 pm CDT



Zone #57 - 08-24-26 12:12 pm CDT



Zone #57 (Broken Head) - 08-24-26 12:13 pm CDT



Zone #60 - 08-24-26 12:21 pm CDT



August 2026- 6311 havensport dr hybrid

Date: Aug 24, 2026 5:04 pm
Inspector: Tom Lapoma

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po□ered by SmartLink Net□ork ®

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6311 Havensport Dr XC hybrid
Location	
Model	
Modules	4
Controller ID	218582

Water Days as of Aug 24, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo□er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Spray-	Pass									
2	Spray	Pass									
3	Spray	Pass									
4	Bubbler	Pass									
5		Pass									
6		Pass									
7		Pass									
8		Pass									

August 2026-6314 brevada lane node

*** po ered by SmartLink Net ork ®

Date: Aug 24, 2026 5:11 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6314 brevada lane- BT NODE
Location	6314 brevada lane (bed)
Model	
Modules	1
Controller ID	218584

Water Days as of Aug 24, 2026	
Program A	Mon , Wed , Fri , Sat
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Spray (bed)	Pass									
2	Bubbler	Pass									

August 2026- 6328 lantern park pl - park

Date: Aug 24, 2026 5:29 pm
Inspector: Tom Lapoma

***
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Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6328 LANTERN VIEW PL- PARK-hybrid
Location	6328 lantern view pl
Model	
Modules	3
Controller ID	218559

Water Days as of Aug 24, 2026	
Program A	Sun , Mon , Wed , Thur , Sat
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	SPRAY-WEST	Pass									
2	DRIP-CONTROLLER	Pass									
3	DRIP-west	Pass									
4	DRIP-west	Pass									
5	DRIP-east	Pass									
6	SPRAY-EAST	Pass	1								
Nozzle replaced											

Zone #6 (Clogged Nozzle) - 08-24-26 12:36 pm CDT



August 2026-6400 blue sail

Date: Aug 24, 2026 5:50 pm
Inspector: Tom Lapoma

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po□ered by SmartLink Net□ork ®

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6400 Blue sail ln hybrid (Contr “T”)
Location	6400 blue sail at island
Model	
Modules	4
Controller ID	218571

Water Days as of Aug 24, 2026	
Program A	Mon , Tue , Thur , Sat
Program B	Wed , Fri
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo□er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Trees	Pass									
2	S- inside side□alk (N) contr	Pass									
3	S- (W) curb at contr	Pass									
4	S-(N) end- inside beds	Pass									
5	S- (S) curb	Pass									
6	S- (N) curb	Pass									
7	S- center	Pass									
8	D- all beds	Pass									

August-2026 -6419 tide line dr

Date: Aug 25, 2026 6:14 pm
Inspector: Tom Lapoma

***
po ered by SmartLink Net ork ®

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	Contr CC- 6419 Tide line Dr-hybrid
Location	6419 tideline dr
Model	
Modules	4
Controller ID	218591

Water Days as of Aug 25, 2026	
Program A	Sun , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S-at curb N end	Pass									
2	S-curb S END	Pass									
3	R-along homes	Pass									
4	R-along bed	Fail									
Replaced faulty solenoid											
5	Drip beds	Pass									
6	Drip trees	Pass									
7		Pass									
8		Pass									

August-2026 - 6428 tide line dr

***

po□ered by SmartLink Net□ork ®

Date: Aug 25, 2026 5:21 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	Contr BB- 6428 Tide line Dr BT NODE
Location	
Model	
Modules	2
Controller ID	218592

Water Days as of Aug 25, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo□er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S on the r side of 6428	Pass									
2	S on the left side of 6432	Pass									
3	D on this area	Pass						1			
4	S on the front of park	Pass									

Zone #3 (Broken Drip or Micro Spray) - 08-25-26 12:23 pm CDT



Zone #3 (Broken Drip or Micro Spray) - 08-25-26 12:23 pm CDT



redtree Landscape Systems

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po ered by SmartLink Net ork ®

August-2026 6444 tide line dr

Date: Aug 25, 2026 4:22 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	Contr AA- 6444 Tide line Dr XC hybrid
Location	
Model	
Modules	4
Controller ID	218593

Water Days as of Aug 25, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S on the side of 6440 tideline	Pass									
2	S on the side alk	Pass									
3	S on the rigth side of side alk	Pass									
4	S on the side of 6444 tideline	Pass									
5		Pass									
6		Pass									
7		Pass									
8		Pass									

August 2026-6509 maiden sea dr

*** po□ered by SmartLink Net□ork ®

Date: Aug 24, 2026 6:00 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6509 maiden sea dr NODE (2)BOC
Location	
Model	
Modules	1
Controller ID	252230

Water Days as of Aug 24, 2026	
Program A	Mon , Tue , Wed , Fri , Sat
Program B	Mon , Wed , Fri
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo□er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Drip	Pass									
2	Sprays	Pass									

August 2026-6544 nestall ct

Date: Aug 24, 2026 6:35 pm
Inspector: Tom Lapoma

***
po ered by SmartLink Net ork ®

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6544 Nestall ct BT NODE
Location	
Model	
Modules	4
Controller ID	218635

Water Days as of Aug 24, 2026	
Program A	
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S-north curb	Pass									
2	S-south along bed	Pass									
3	S-east end	Pass									
4	D-all	Pass									
5	S-south curb	Pass									
6	S-north along bed	Pass									
7		Pass									
8		Pass									

August 2026- 6631 current dr BT NODE

Date: Aug 21, 2026 6:54 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6631 CURRENT DR BT NODE
Location	6631 current dr
Model	
Modules	2
Controller ID	218422

Water Days as of Aug 21, 2026	
Program A	Mon , Tue , Thur , Fri , Sat
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	MPR- field	Pass									
2	S- curb	Pass									
3	D- trees	Pass									
4	D- beds	Pass									

August 2026- 6651 current dr (north) hybrid

Date: Aug 21, 2026 6:36 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6651 Current Dr- (NORTH) hybrid
Location	6652 current dr
Model	
Modules	1
Controller ID	218424

Water Days as of Aug 21, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	R- sod	Pass									
2	D- bed	Pass									

August-2026 -6844 park strand dr

*** po□ered by SmartLink Net□ork ®

Date: Aug 25, 2026 3:48 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	Contr Reflection park- 6844 Park Strand Dr XC HYBRID
Location	6844 park strand
Model	
Modules	1
Controller ID	218429

Water Days as of Aug 25, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo□er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	R- field	Pass									
2	S- curb	Pass									
3	B- trees	Pass									

August 2026-6900 Covington stone ave

Date: Aug 25, 2026 1:50 pm
Inspector: Tom Lapoma

***
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Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6900 Covington stone ave BT NODE (controller “D”)
Location	
Model	
Modules	1
Controller ID	218426

Water Days as of Aug 25, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2		Pass									

August 2026- 6931 crestpoint dr BT NODE

Date: Aug 21, 2026 7:18 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6931 Crestpoint Dr BT NODE
Location	6931 crestpoint dr- in circle
Model	
Modules	2
SLW	SLW1
Controller ID	218573

Water Days as of Aug 21, 2026	
Program A	Sun , Mon , Wed , Fri , Sat
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Spray	Pass									
2	Spray	Pass			1	1					
3	Spray	Pass									
4	Drip	Pass									

Zone #2 (Broken Head) - 08-25-26 9:20 am CDT



Zone #2 (Broken Head) - 08-25-26 9:21 am CDT



August 2026- 6939 crestpoint dr- BT -

*** po ered by SmartLink Net ork ®

Date: Aug 21, 2026 7:28 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6939 crestpoint dr - BT NODE
Location	6939 crestpoint dr - in circle
Model	
Modules	2
Controller ID	245613

Water Days as of Aug 21, 2026	
Program A	Sun , Tue , Wed , Fri , Sat
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Drip	Pass									
2	Spray	Pass									
3	Spray	Pass									
4	Spray	Pass	2			1					

[Clogged Nozzle] Nozzles replaced

Zone #4 (Clogged Nozzle) - 08-25-26 9:51 am CDT



Zone #4 (Clogged Nozzle) - 08-25-26 9:51 am CDT



Zone #4 (Raise Head) - 08-25-26 9:52 am CDT



August 2026-6953 crestpoint dr

Date: Aug 25, 2026 3:11 pm
Inspector: Tom Lapoma

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po□ered by SmartLink Net□ork ®

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6953 Crestpoint dr - hunter hybrid
Location	6953 crestpoint dr- in circle
Model	
Modules	2
Controller ID	218575

Water Days as of Aug 25, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo□er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Drip	Pass									
2	Spray	Pass									
3	Spray	Pass									
4	Spray	Pass	2								

Zone #4 (Clogged Nozzle) - 08-25-26 10:13 am CDT



Zone #4 (Clogged Nozzle) - 08-25-26 10:15 am CDT



August-2026 6957 park strand dr

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po ered by SmartLink Net ork ®

Date: Aug 25, 2026 3:37 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6957 Park Strand Dr BOC
Location	
Model	
Modules	1
Controller ID	218428

Water Days as of Aug 25, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2		Pass									

August -2026 - 7226 hourglass dr

Date: Aug 25, 2026 4:08 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	7226 Hourglass Dr BT NODE
Location	
Model	
Modules	1
Controller ID	218637

Water Days as of Aug 25, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Drip	Pass									
2	Spray	Pass									
N/A	This zone has been removed	Pass									
N/A	This zone has been removed	Pass									

August 2026- Contr “P” (6961 crestpoint dr) park

Date: Aug 26, 2026 2:19 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	Contr “P” (6961 Crestpoint dr) park
Location	6961 crestpoint dr
Model	
Modules	6
Controller ID	247229

Water Days as of Aug 26, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S- (NW) curb	Pass	3								
[Clogged Nozzle] Nozzles replaced											
2	S- (SW) curb	Pass	4								
[Clogged Nozzle] Nozzles replaced											
3	S- (S) curb	Pass	3								
[Clogged Nozzle] Nozzles replaced											
4	S- (SE) curb	Pass	1		2						
5	S- (NE) curb	Pass									
6	S- (N) curb	Pass			1						
7	R- (N) inside side alk	Pass									
8	R- center	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
9	R- (S) center	Pass									
10	R- (S) inside side alk	Pass									
11	R- (SW) corner	Pass									
12	D- all beds	Pass									
13	B- all trees	Pass									

Zone #1 (Clogged Nozzle) - 08-26-26 9:27 am CDT



Zone #1 (Clogged Nozzle) - 08-26-26 9:27 am CDT



Zone #2 (Clogged Nozzle) - 08-26-26 9:26 am CDT



Zone #2 (Clogged Nozzle) - 08-26-26 9:26 am CDT



Zone #3 (Clogged Nozzle) - 08-26-26 9:25 am CDT



Zone #3 (Clogged Nozzle) - 08-26-26 9:25 am CDT



Zone #4 (Broken Head) - 08-26-26 9:21 am CDT



Zone #4 (Broken Head) - 08-26-26 9:24 am CDT



Zone #4 (Clogged Nozzle) - 08-26-26 9:24 am CDT



Zone #4 (Broken Head) - 08-26-26 9:56 am CDT



Zone #4 (Broken Head) - 08-26-26 9:56 am CDT



Zone #6 (Broken Head) - 08-26-26 9:21 am CDT



Zone #6 (Broken Head) - 08-26-26 9:38 am CDT



August 2026- maiden sea (2-BOC’s)

*** po□ered by SmartLink Net□ork ®

Date: Aug 21, 2026 5:17 pm
Inspector: Tom Lapoma

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	6509 maiden sea dr NODE (2)BOC
Location	
Model	
Modules	1
Controller ID	252230

Water Days as of Aug 21, 2026	
Program A	Mon , Tue , Wed , Fri , Sat
Program B	Mon , Wed , Fri
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo□er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Drip	Pass									
Faulty hunter hybrid replaced □ith BOC temporarly											
2	Sprays	Pass									
Faulty hunter hybrid replaced □ith BOC temporarily											

Zone #2 - 08-21-26 12:21 pm CDT



Inspection #2

Date: Aug 19, 2026 10:24 am
Inspector: Mike Bernett

***
po ered by SmartLink Net ork ®

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	Splash pad
Location	7312 parkshore dr
Model	
Modules	20
Controller ID	217827

Water Days as of Aug 19, 2026	
Program A	Sun , Tue , Thur , Sat
Program B	Sun , Tue , Thur
Program C	Sun
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	S- (NW) parkshore	Pass									
2	R- dog park	Pass									
3	Zone 3	Pass									
4	S- (N) of dog park	Pass									
5	S- park shore	Pass									
6		Pass									
7	R- dog park	Pass									
8		Pass									
9	Exercise field	Pass									
10		Pass						2			
11	D- ( ) of playground	Pass									
12	D- at playground	Pass									
13	S- inside fence at playground	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo□er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	S- outside fence at playground	Pass									
15	D- (n) of splash pad	Pass							**1**		
16	R- at the bo□l	Pass									
17	R- at the bo□l	Pass									
18	R- at the bo□l	Pass									
19	S- (n) of splash pad	Pass									
20	D- at the bo□l	Pass									
21	Zone 21	Pass									
22		Pass									
23	R- east field	Pass									
24	D- east splash pad	Pass									
25	S- splash pad	Pass									
26	S- at dumpster	Pass									
27	D- (s) perimeter	Pass									
28	D- (E) of berm	Pass									
29	D- (s) parking lot	Pass									
30	S- park shore	Pass									
31	S- park shore	Pass									
32	D- (□) parking lot	Pass									
33	D- at rock formation	Pass									
34		Pass									
35		Pass									
36		Pass									
37		Pass									
38		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39		Pass									
40		Pass									
41		Pass									

Zone #1 - 08-19-26 9:28 am CDT



Zone #2 - 08-19-26 9:31 am CDT



Zone #3 - 08-19-26 9:44 am CDT



Zone #4 - 08-19-26 9:48 am CDT



Zone #5 - 08-19-26 9:50 am CDT



Zone #7 - 08-19-26 10:05 am CDT



Zone #8 - 08-19-26 10:07 am CDT



Zone #9 - 08-19-26 10:10 am CDT



Zone #10 (Broken Drip or Micro Spray) - 08-20-26 10:13 am CDT



Zone #10 (Broken Drip or Micro Spray) - 08-20-26 10:13 am CDT



Zone #11 - 08-19-26 10:19 am CDT



Zone #13 - 08-19-26 10:47 am CDT



Zone #15 (Broken Lateral) - 08-21-26 7:47 am CDT



Zone #15 (Broken Lateral) - 08-21-26 7:47 am CDT



Zone #16 - 08-20-26 8:16 am CDT



Zone #17 - 08-20-26 8:17 am CDT



Zone #18 - 08-20-26 8:19 am CDT



Zone #19 - 08-20-26 8:20 am CDT



Zone #23 - 08-20-26 8:43 am CDT



Zone #25 - 08-20-26 8:52 am CDT



Zone #26 - 08-20-26 9:16 am CDT



Zone #30 - 08-20-26 9:34 am CDT



Zone #31 - 08-20-26 9:36 am CDT



Zone #41 - 08-20-26 12:06 pm CDT



Inspection #3

Date: Aug 24, 2026 9:57 am
Inspector: Mike Bernett

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po□ered by SmartLink Net□ork ®

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	Contr “3H” *6120 Shado□ lake Dr
Location	6120 Shado□ lake dr
Model	
Modules	38
Controller ID	217816

Water Days as of Aug 24, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo□ er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	B- WATERSET BLVD W. SOUTH OF PARADISO	Pass									
2	D- WATERST BLVD W. SOUTH OF PARADISO, BUFFER	Pass									
3	R-(W) WATERSET BLVD- (N) PAM- (N)pond	Pass									
4	R-(W) WATERSET BLVD- (N) PAM- (N)pond	Pass									
5	S- SHADOW LAKE DR	Pass									
6	B-SHADOW LAKE DR	Pass									
7	S-SHADOW LAKE DR	Pass									
8	R-SHADOW LAKE DR	Pass									
9	S-SHADOW LAKE DR	Pass									
10	D-SHADOW LAKE DR N.	Pass									
11	S-SHADOW LAKE DR N.	Pass									
12	B-SHADOW LAKE DR N.	Pass									
13	N/A	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	S-WATERSET BLVD E.	Pass									
15	S-WATERSET BLVD E.	Pass									
16	S-CENTER ISLAND	Pass									
17	D-CENTER ISLAND	Pass									
18	R-CENTER ISLAND	Pass									
19	SPRAYS- median	Pass									
20	S- (W) Waterset- (S) paradiso	Pass									
21	S-(W) Waterset- (S) paradiso	Pass									
22	D-WATERSET BLVD W.	Pass									
23	R-WATERSET BLVD W.	Pass									
24	SPRAYS	Pass									
25	DRIP	Pass									
26	S-WATERSET BLVD E.	Pass									
27	S-WATERSET BLVD E.	Pass									
28	S-WATERSET BLVD	Pass									
29	R-WATERSET BLVD CENTER ISLAND	Pass									
30	B-WATERSET BLVD E.	Pass									
31	S-median	Pass									
32	D- median	Pass									
33	S- median	Pass									
34	S-(W) WATERSET BLVD	Pass									
35	S-(W) WATERSET BLVD	Pass									
36	B-WATERSET BLVD W.	Pass									
37	N/A	Pass									
38	S-WATERSET BLVD & PAM W.	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39	N/A	Pass									
40	N/A	Pass									
41	N/A	Pass									
42	N/A	Pass									
43	N/A	Pass									
44	N/A	Pass									
45	N/A	Pass									
46	N/A	Pass									
47	N/A	Pass									
48	N/A	Pass									
49	N/A	Pass									
50	N/A	Pass									
51	N/A	Pass									
52	N/A	Pass									
53	N/A	Pass									
54	N/A	Pass									
55	N/A	Pass									
56	N/A	Pass									
57	N/A	Pass									
58	N/A	Pass									
59	S- (S) side of PAM (W) of paradise dr	Pass									
60	S- PAM NORTH- (E) Waterset	Pass									
61	S- PAM NORTH- (E) Waterset	Pass									
62	S- PAM NORTH- (E) Waterset	Pass									
63	D-PAM NORTH	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64	D-PAM CENTER ISLAND	Pass									
65	S-PAM CENTER ISLAND	Pass									
66	S-PAM CENTER ISLAND	Pass									
67	B-PAM north	Pass									
68	S-PAM SOUTH- (E) Waterset	Pass									
69	S-PAM SOUTH- (E) Waterset	Pass									
70	D-PAM SOUTH- (E) Waterset	Pass									
71	S-PAM SOUTH- (E) Waterset	Pass									
72	S-PAM SOUTH- (E) Waterset	Pass									
73	S-PAM SOUTH- (E) Waterset	Pass									
74	D- PAM SOUTH- (E) Waterset	Pass									
75	S-PAM SOUTH- (E) Waterset	Pass									
76	N/A	Pass									

Zone #3 - 08-24-26 9:47 am CDT



Zone #4 - 08-24-26 9:49 am CDT



Zone #5 - 08-24-26 9:53 am CDT



Zone #7 - 08-24-26 9:45 am CDT



Zone #8 - 08-24-26 10:10 am CDT



Zone #9 - 08-24-26 10:12 am CDT



Zone #11 - 08-24-26 10:20 am CDT



Zone #14 - 08-24-26 10:29 am CDT



Zone #15 - 08-24-26 10:32 am CDT



Zone #16 - 08-24-26 10:35 am CDT



Zone #18 - 08-24-26 10:40 am CDT



Zone #19 - 08-24-26 10:44 am CDT



Zone #20 - 08-25-26 8:54 am CDT



Zone #21 - 08-25-26 8:57 am CDT



Zone #23 - 08-25-26 9:05 am CDT



Zone #24 - 08-25-26 9:09 am CDT



Zone #26 - 08-25-26 9:17 am CDT



Zone #27 - 08-25-26 9:21 am CDT



Zone #28 - 08-25-26 9:26 am CDT



Zone #29 - 08-25-26 9:29 am CDT



Zone #30 - 08-25-26 9:33 am CDT



Zone #31 - 08-25-26 9:38 am CDT



Zone #33 - 08-25-26 9:46 am CDT



Zone #34 - 08-25-26 9:50 am CDT



Zone #35 - 08-25-26 9:53 am CDT



Zone #38 - 08-25-26 10:02 am CDT



Zone #59 - 08-25-26 12:59 pm CDT



Zone #60 - 08-25-26 10:08 am CDT



Zone #61 - 08-25-26 10:09 am CDT



Zone #62 - 08-25-26 10:14 am CDT



Zone #65 - 08-25-26 10:26 am CDT



Zone #66 - 08-25-26 10:31 am CDT



Zone #68 - 08-25-26 10:38 am CDT



Zone #69 - 08-25-26 10:42 am CDT



Zone #71 - 08-25-26 12:26 pm CDT



Zone #72 - 08-25-26 12:28 pm CDT



Zone #73 - 08-25-26 12:32 pm CDT



Zone #75 - 08-25-26 12:38 pm CDT



Inspection #5

Date: Aug 24, 2026 12:32 pm
Inspector: Mike Bernett

***

po ered by SmartLink Net ork ®

Site	
Name	WATERSET NORTH CDD
Address	Wolf Creek Drive
City	APOLLO BEACH
ST	Florida
Zip	33572

Controller	
Name	Contr “B2” Landing 6940 Waterset Blvd
Location	6940 Waterset Blvd Apollo Beach FL 33572
Model	
Modules	16
Controller ID	238263

Water Days as of Aug 24, 2026	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	R-(SE) of pond	Pass									
2	Zone 2	Pass									
3		Pass									
4		Pass									
5		Pass									
6		Pass									
7		Pass									
8	D- Exit	Pass									
9	R- Playground	Pass									
10	R-W. Playground	Pass									
11	D- Exit	Pass									
12	R- Playground	Pass									
13	D-	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lo er Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	S- pool	Pass									
15	D- pool	Pass									
16	MPR- pool	Pass									
17	D- Landing Exit	Pass									
18	D- pond south end	Pass									
19	R- pond south end	Pass									
20	R-landing east	Pass									
21	D - trees pond south	Pass									
22		Pass									
23		Pass									
24		Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32	D-Daycare	Pass									

Zone #1 - 08-24-26 11:55 am CDT



Zone #9 - 08-24-26 12:08 pm CDT



Zone #10 - 08-24-26 12:11 pm CDT



Zone #12 - 08-24-26 12:17 pm CDT



Zone #13 - 08-24-26 12:20 pm CDT



Zone #14 - 08-24-26 12:24 pm CDT



Zone #16 - 08-24-26 12:30 pm CDT



Zone #19 - 08-24-26 12:39 pm CDT



Zone #20 - 08-24-26 12:41 pm CDT



Tab 10

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5532 Auld Lane, Holiday FL 34690

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

WATERSET NORTH PROPOSALS	CONTROLLER TYPE	PRICE
TIDELINE PARK	ICC2-COMMUNICATIONS	1695.00
FLOWERPOT PARK	ICC2-COMMUNICATIONS	1695.00
3-B WAVES END	ACC2-COMMUNICATIONS	2485.00
CONTROLLER N	ACC2(Pedestal)-FULL REPLACEMENT W/ COMMUNICATIONS	11983.85
CONTROLLER C	ACC2 (Pedestal) -FULL REPLACEMENT W/ COMMUNICATIONS	11275.00
CONTROLLER L	ACC2 (Pedestal) -FULL REPLACEMENT W/ COMMUNICATIONS	11275.00
CONTROLLER Y	ACC (Wall Mount)-FULL REPLACEMENT W/ COMMUNICATIONS	6,038.00
LANTERN PARK	ACC (Wall Mount)-FULL REPLACEMENT W/ COMMUNICATIONS	7,456.00
TOTAL		**53,902.85**

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5532 Auld Lane, Holiday FL 34690

ADD COMMUNICATIONS- "TIDELINE PARK"-6454 TIDELINE DRIVE

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION A

Scope of Work

The current controller is a Hunter ICC Conventional Wall Mount controller and will need a communications module in order to have the ability to have communications online. RedTree recommends adding a communications module to enable enhanced remote management, and improved operational control through an online platform. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 2 you will find additional information on Centralus.

Materials

- (1) Hunter ICC2 Cellular Communications Module
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: $1,695.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

Centralus is a two-part platform.

The first part is Centralus controller and who operates as the "manager" of the controller in the system (Matt Olson- RedTree Landscape Systems). This is usually a contractor that is managing the controller or property. The reason why this is the first portion of the Centralus platform is that not all controllers require a separate Cellular payment plan. Only Controllers that require cellular connection to the internet do.

The second part is Centralus Billing (ZipIt) and this is who "owns" or pays for the cellular service module attached to the controller. This person or business does not necessarily need to be the same as the controller manager in Centralus. The person or business that pays the subscription is the total owner because without cellular service, the controller will not communicate to the platform with that module. The manager of the controller in Centralus does not have access to the Owner's information in Billing unless they are one in the same person or business.

Ultimately, as the owner of the billing portion of Centralus, you have the ability to hire or fire the manager of the controller potion of Centralus. If you use one contractor for your controller(s) and decide you want to transfer to a different contractor or user, it is a simple phone call and we are able to transfer access to the new contractor OR to the billing owner's account if requested.

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5532 Auld Lane, Holiday FL 34690

ADD COMMUNICATIONS- "TIDELINE PARK"-6454 TIDELINE DRIVE

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION B

Scope of Work

The current controller is a Hunter ICC Conventional Wall Mount controller and will need a communications module in order to have the ability to have communications online. RedTree recommends adding a communications module to enable enhanced remote management, and improved operational control through an online platform. Activation & programming required for the controller to go online, Waterset North CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 2.

Materials

- (1) Hunter ICC2 Cellular Communications Module
- Miscellaneous Parts
- Labor

Total Cost: $1,455.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ "C"- 6702 WATERSET BOULEVARD

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION A

Scope of Work

The current controller is a Hunter ACC and will need to be replaced in order to have the ability to have communications online. RedTree recommends replacing the controller with a Hunter ACC2 Plastic Pedestal controller with a Hunter wireless rain sensor and a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 2 you will find additional information on Centralus.

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
- Labor

Total Cost: $11,275.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ "C"- 6702 WATERSET BOULEVARD

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC and will need to be replaced in order to have the ability to have communications online. RedTree recommends replacing the controller with a Hunter ACC2 Plastic Pedestal controller with a Hunter wireless rain sensor and a communications module. Activation & programming required for the controller to go online, Waterset North CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 2.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- Miscellaneous Parts
- Labor

Total Cost: $11,035.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ "N" 6480 WATERSET BLVD

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION A

Scope of Work

The current controller is a Hunter ACC and will need to be replaced in order to have the ability to have communications online. RedTree recommends replacing the controller with a Hunter ACC2 Plastic Pedestal controller with a Hunter wireless rain sensor and a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 2 you will find additional information on Centralus.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller
- (1) Hunter ACC Expansion Module
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: $11,983.85

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ "N" 6480 WATERSET BLVD

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC and will need to be replaced in order to have the ability to have communications online. RedTree recommends replacing the controller with a Hunter ACC2 Plastic Pedestal controller with a Hunter wireless rain sensor and a communications module. Activation & programming required for the controller to go online, Waterset North CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 2.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- Miscellaneous Parts
- Labor

Total Cost: $11,743.85

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

ADD COMMUNICATIONS / "3B"-6328 WAVES END PLACE

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION A

Scope of Work

The current controller is a Hunter ACC2 Conventional Wall Mount controller and will need a communications module in order to have the ability to have communications online. RedTree recommends adding a communications module to enable enhanced remote management, and improved operational control through an online platform. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 2 you will find additional information on Centralus.

Materials

- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: $2,485.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

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5532 Auld Lane, Holiday FL 34690

ADD COMMUNICATIONS / "3B"-6328 WAVES END PLACE

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC2 Conventional Wall Mount controller and will need a communications module in order to have the ability to have communications online. RedTree recommends adding a communications module to enable enhanced remote management, and improved operational control through an online platform. Activation & programming required for the controller to go online, Waterset North CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 2.

Materials

- (1) Hunter ACC2 Cellular Communications Module
- Miscellaneous Parts
- Labor

Total Cost: $2,245.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Centralus is a two-part platform.

The first part is Centralus controller and who operates as the "manager" of the controller in the system (Matt Olson- RedTree Landscape Systems). This is usually a contractor that is managing the controller or property. The reason why this is the first portion of the Centralus platform is that not all controllers require a separate Cellular payment plan. Only Controllers that require cellular connection to the internet do.

The second part is Centralus Billing (ZipIt) and this is who "owns" or pays for the cellular service module attached to the controller. This person or business does not necessarily need to be the same as the controller manager in Centralus. The person or business that pays the subscription is the total owner because without cellular service, the controller will not communicate to the platform with that module. The manager of the controller in Centralus does not have access to the Owner's information in Billing unless they are one in the same person or business.

Ultimately, as the owner of the billing portion of Centralus, you have the ability to hire or fire the manager of the controller potion of Centralus. If you use one contractor for your controller(s) and decide you want to transfer to a different contractor or user, it is a simple phone call and we are able to transfer access to the new contractor OR to the billing owner's account if requested.

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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ "L" – 6206 30th STREET

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION A

Scope of Work

The current controller is a Hunter ACC and will need to be replaced in order to have the ability to have communications online. RedTree recommends replacing the controller with a Hunter ACC2 Plastic Pedestal controller with a Hunter wireless rain sensor and a communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 2 you will find additional information on Centralus.

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
- Labor

Total Cost: $11,275.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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The second part is Centralus Billing (ZipIt) and this is who "owns" or pays for the cellular service module attached to the controller. This person or business does not necessarily need to be the same as the controller manager in Centralus. The person or business that pays the subscription is the total owner because without cellular service, the controller will not communicate to the platform with that module. The manager of the controller in Centralus does not have access to the Owner's information in Billing unless they are one in the same person or business.

Ultimately, as the owner of the billing portion of Centralus, you have the ability to hire or fire the manager of the controller potion of Centralus. If you use one contractor for your controller(s) and decide you want to transfer to a different contractor or user, it is a simple phone call and we are able to transfer access to the new contractor OR to the billing owner's account if requested.

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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ "L" – 6206 30th STREET

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION B

Scope of Work

The current controller is a Hunter ACC and will need to be replaced in order to have the ability to have communications online. RedTree recommends replacing the controller with a Hunter ACC2 Plastic Pedestal controller with a Hunter wireless rain sensor and a communications module. Activation & programming required for the controller to go online, Waterset North CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 2.

Materials

- (1) Hunter ACC2 Plastic Pedestal Controller
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter Wireless Rain/Freeze Sensor
- Miscellaneous Parts
- Labor

Total Cost: $11,035.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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The second part is Centralus Billing (ZipIt) and this is who "owns" or pays for the cellular service module attached to the controller. This person or business does not necessarily need to be the same as the controller manager in Centralus. The person or business that pays the subscription is the total owner because without cellular service, the controller will not communicate to the platform with that module. The manager of the controller in Centralus does not have access to the Owner's information in Billing unless they are one in the same person or business.

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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ "Y"- 7580 MILESTONE DRIVE

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION A

Scope of Work

The current controller is an I-CORE and will need to be replaced in order to have the ability to have communications online. RedTree recommends replacing the controller with a Hunter ACC2 12-Station Plastic Wall mount controller with an expansion module, Hunter wireless rain sensor, and communications module. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 2 you will find additional information on Centralus.

Materials

- (1) Hunter ACC2 12-Station Plastic Wall Mount Controller
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter ACC2 Expansion Module
- (1) Hunter Wireless Rain/Freeze Sensor
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: $6,038.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT/ "Y"- 7580 MILESTONE DRIVE

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION B

Scope of Work

The current controller is an I-CORE and will need to be replaced in order to have the ability to have communications online. RedTree recommends replacing the controller with a Hunter ACC2 12-Station Plastic Wall mount controller with a Hunter wireless rain sensor, communications module and 1 expansion modules. Activation & programming required for the controller to go online, Waterset North CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 2.

Materials

- (1) Hunter ACC2 2-Station Wall Mount Controller
- (1) Hunter ACC2 Cellular Communications Module
- (1) Hunter ACC2 Expansion Module
- (1) Hunter Wireless Rain/Freeze Sensor
- Miscellaneous Parts
- Labor

Total Cost: $5,798.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

ADD COMMUNICATIONS- "FLOWERPOT PARK"-6511 PARK STRAND

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION A

Scope of Work

The current controller is a Hunter ICC Conventional Wall Mount controller and will need a communications module in order to have the ability to have communications online. RedTree recommends adding a communications module to enable enhanced remote management, and improved operational control through an online platform. Activation & programming required for the controller to go online. RedTree Landscape Systems will obtain the online "Centralus Account" which can be transferred to the CDD at any time. On page 2 you will find additional information on Centralus.

* If additional Zones beyond 12 are found an expansion module may be required, billed on a separate invoice*

Materials

- (1) Hunter ICC2 Cellular Communications Module
- (1) Hunter Communication Yearly Fee
- Miscellaneous Parts
- Labor

Total Cost: $1,695.00

*$240 Annual Communication Fee Required

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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5532 Auld Lane, Holiday FL 34690

ADD COMMUNICATIONS- "FLOWERPOT PARK"-6511 PARK STRAND

IRRIGATION PROPOSAL
FOR
WATERSET NORTH CDD

Attention: Rachel Welborn, District Manager

August 20, 2026

OPTION B

Scope of Work

The current controller is a Hunter ICC Conventional Wall Mount controller and will need a communications module in order to have the ability to have communications online. RedTree recommends adding a communications module to enable enhanced remote management, and improved operational control through an online platform. Activation & programming required for the controller to go online, Waterset North CDD is required to activate the online "Centralus" Account & subscription for the online communications and give RedTree Landscape Systems "Manager" permissions, through the "Manager" permissions RedTree Landscape Systems will complete the programming. Additional Centralus information is located on page 2.

* If additional Zones beyond 12 are found an expansion module may be required, billed on a separate invoice*

Materials

- (1) Hunter ICC2 Cellular Communications Module
- Miscellaneous Parts
- Labor

Total Cost: $1,455.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

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Tab 11

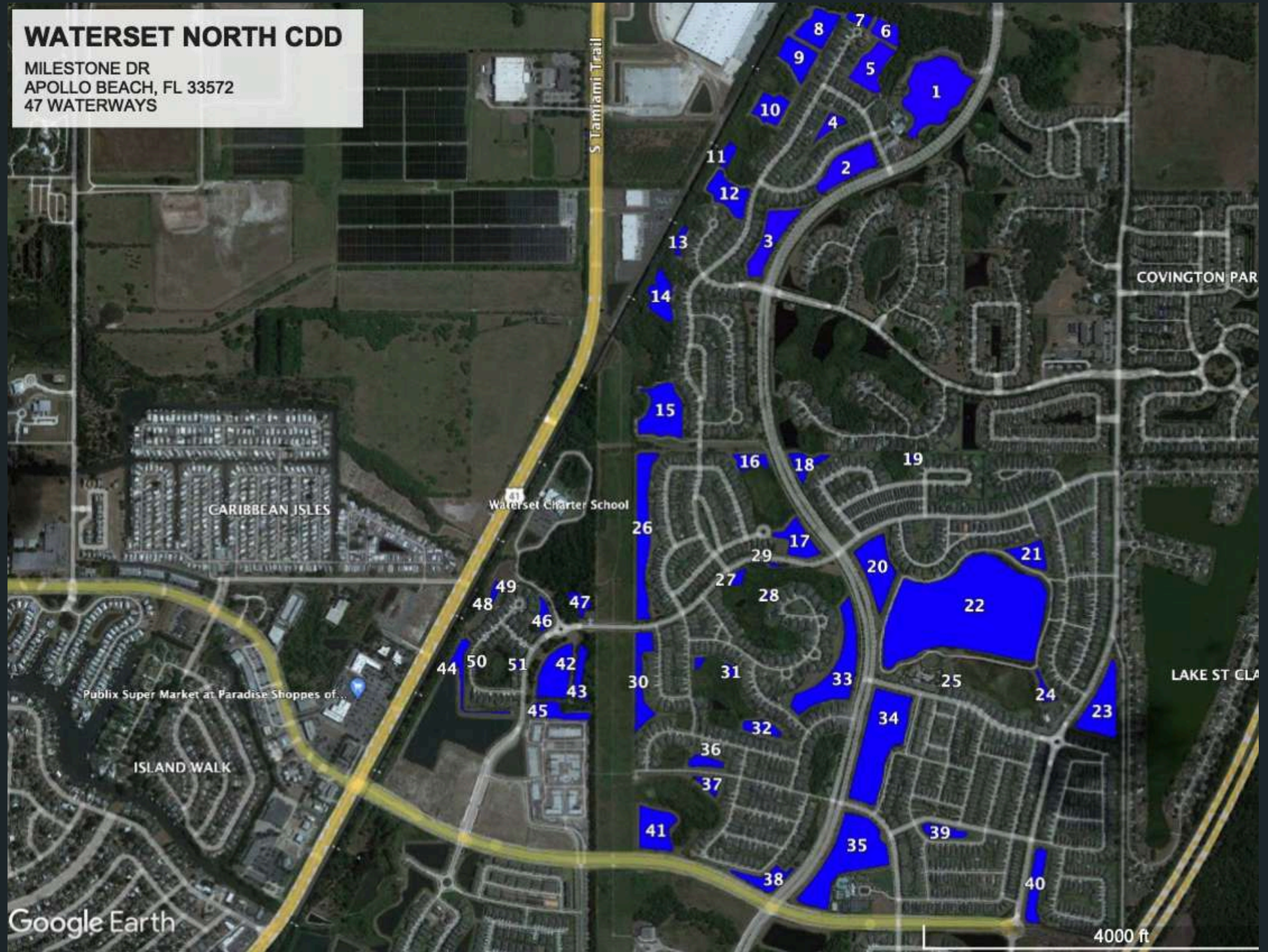
Sitex Aquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

SEPTEMBER, 2026

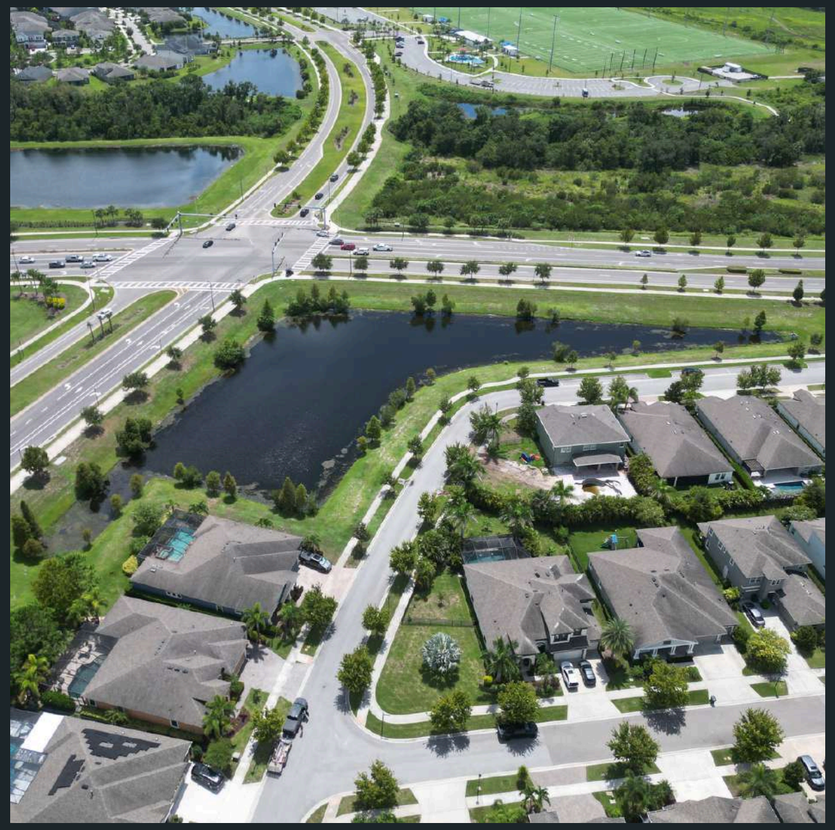



WATERSET NORTH CDD
MILESTONE DR
APOLLO BEACH, FL 33572
47 WATERWAYS
S Tamiami Trail
CARIBBEAN ISLES
Waterset Charter School
Publix Super Market at Paradise Shoppes of...
ISLAND WALK
COVINGTON PAR
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Google Earth
4000 ft

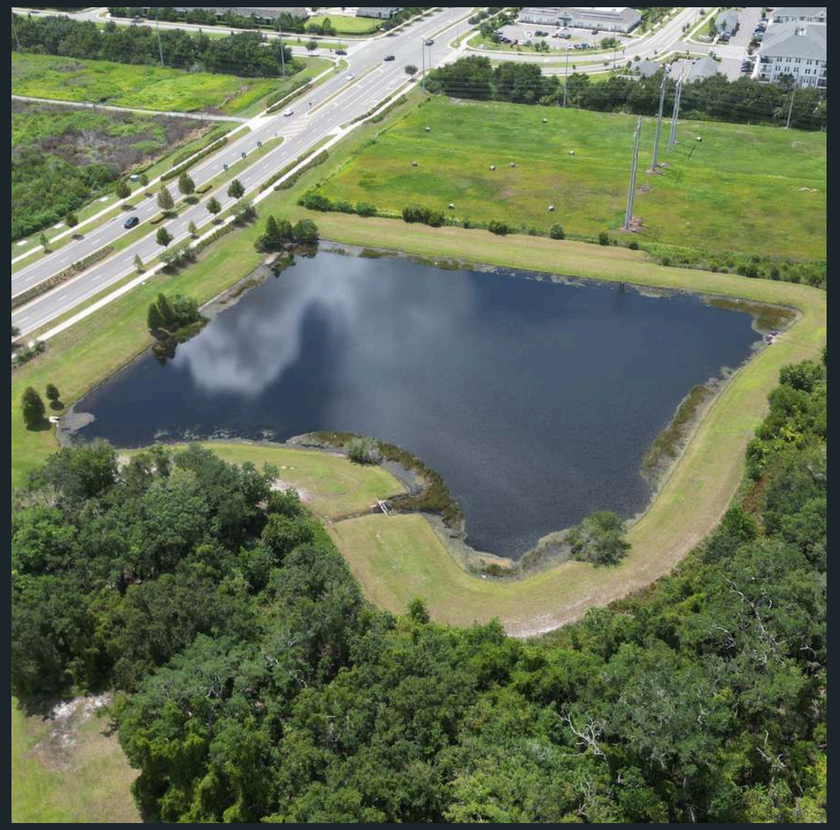
SUMMARY:

Hopefully, cooler air temperatures are just around the corner. Right now, however, we are still experiencing high temperatures, which are also keeping water temperatures elevated. With the large amount of rainfall, pond turnover is possible and could result in fish loss.

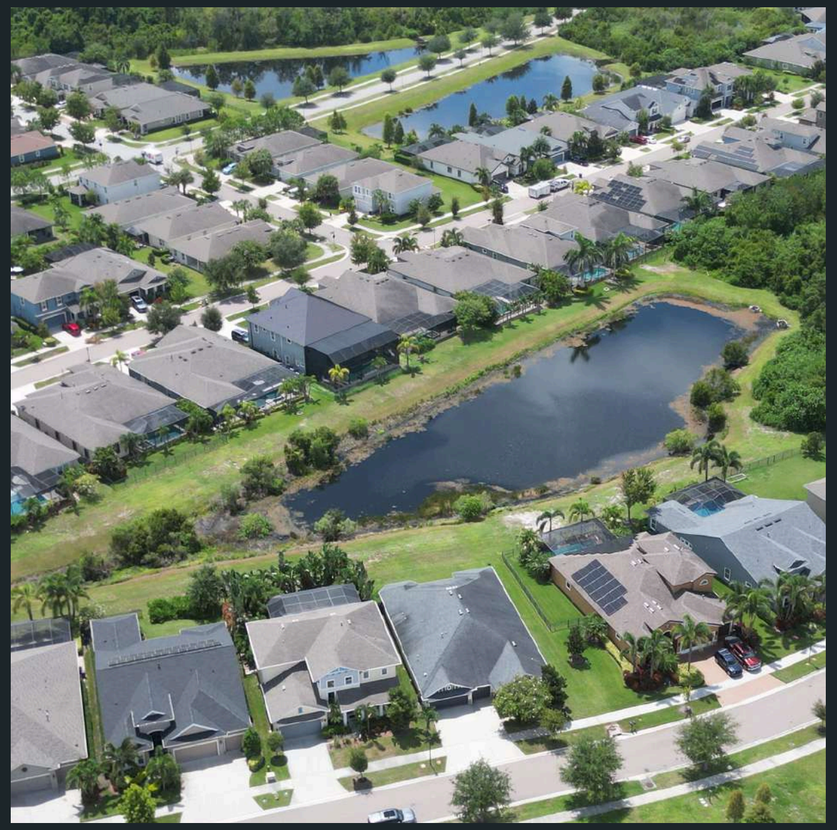
Our applications are being conducted in a way that helps prevent dissolved oxygen loss. However, with the water remaining warm, dissolved oxygen levels are low and algae growth is high. Because of this, applications are being done strategically in targeted areas to help prevent fish loss as well.



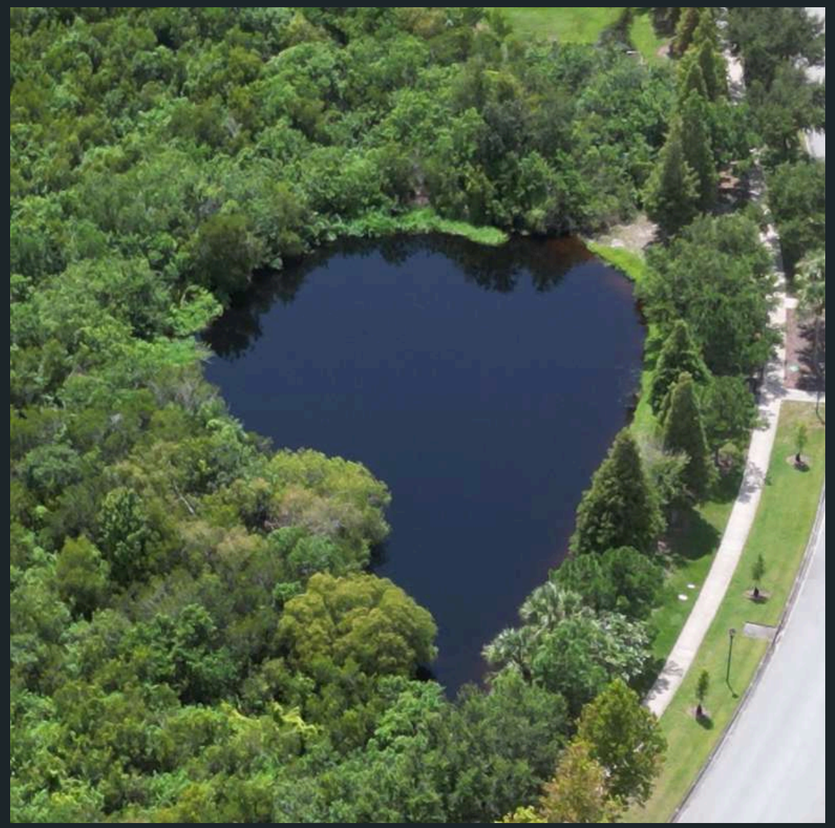
Pond #38 Treated for Algae and Shoreline Vegetation.



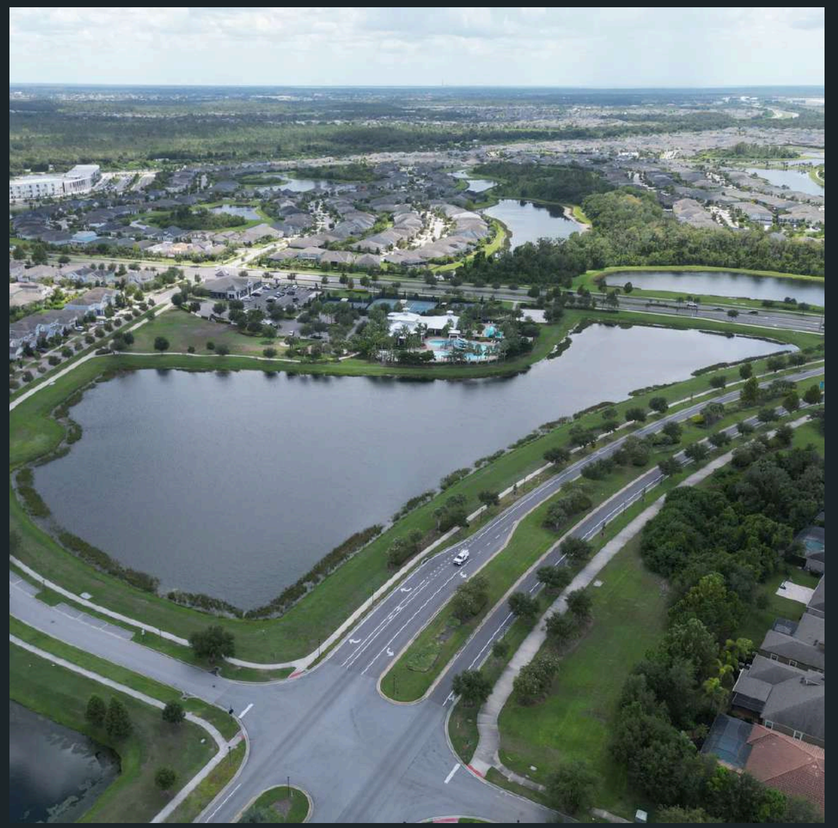
Pond #41 Treated for Algae and Shoreline Vegetation.



Pond #32 Treated for Algae and Shoreline Vegetation.



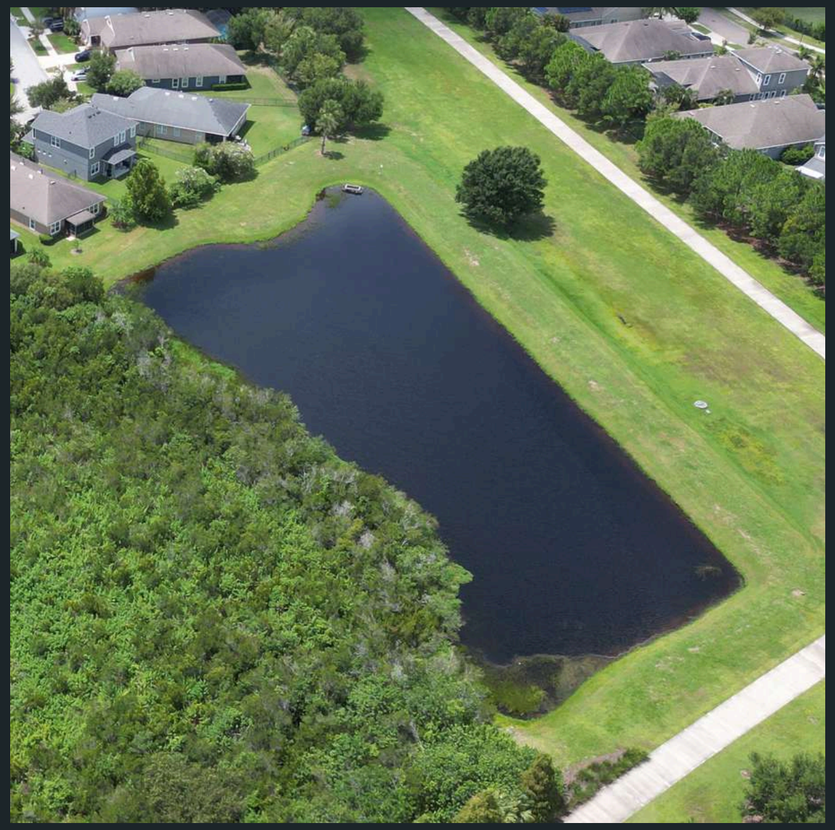
Pond #27 Treated for Shoreline Vegetation.



Pond #35 Treated for Shoreline Vegetation.



Pond #34 Treated for Algae and Shoreline Vegetation.



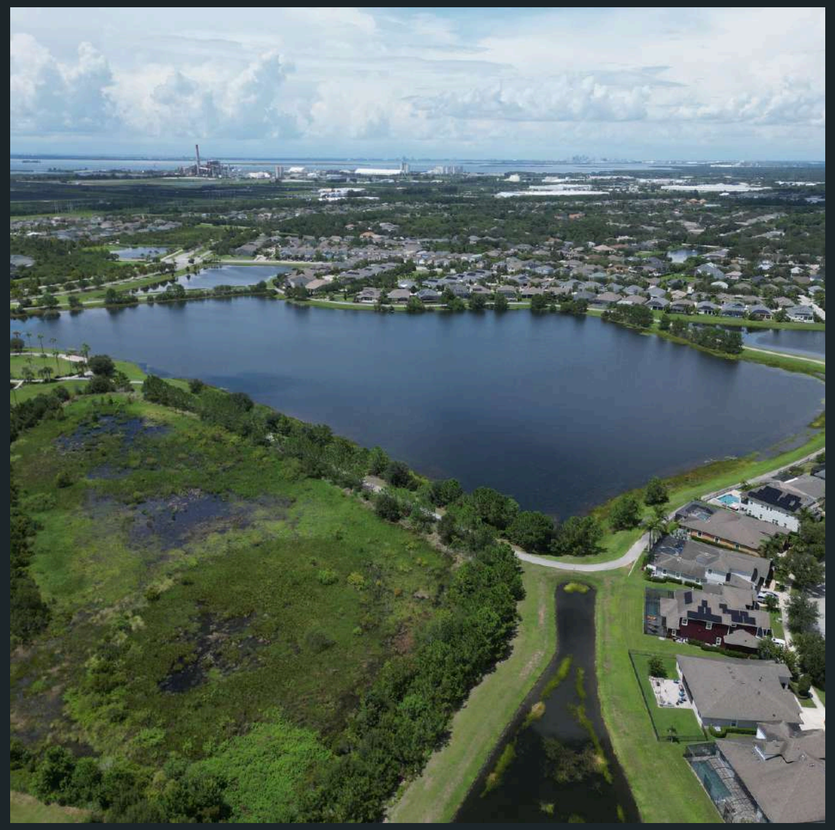
Pond #16 Treated for Shoreline Vegetation.



Pond #33 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



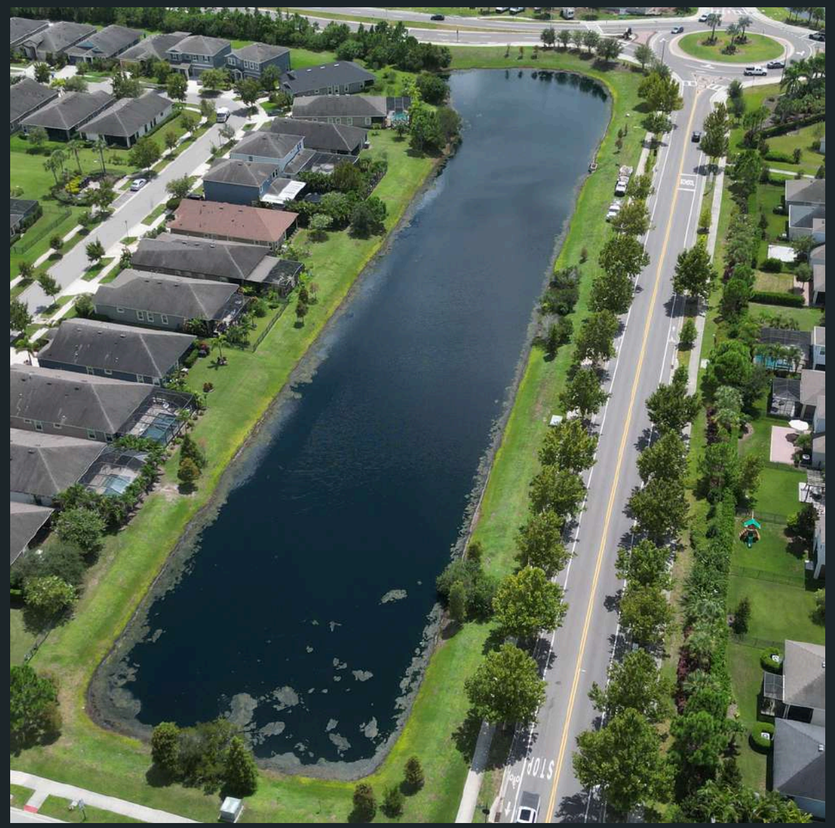
Pond #22 Treated for Shoreline Vegetation.



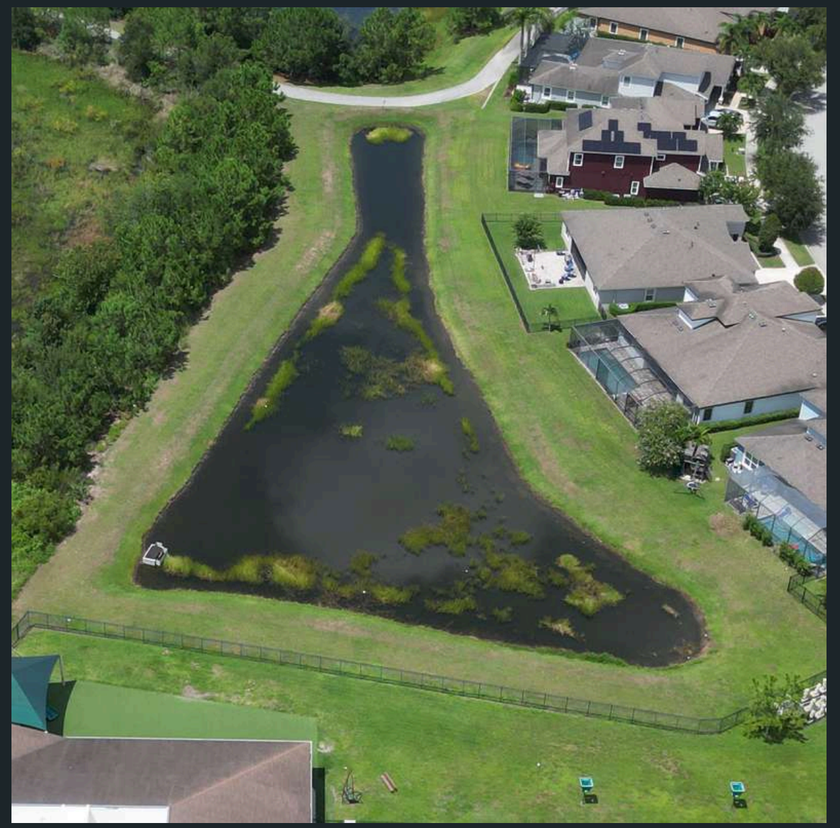
Pond #20 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #40 Treated for Algae and Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.

Tab 12

WATERSET®



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

Community Director Report
September 2026 Meeting

CASTLE GROUP
Unparalleled Property Services

Administrative

CDD Access Requests: None

Tampa Bay Windows will be onsite on Thursday, September 17th to clean the Landing Windows.

Cooper Pools was contacted regarding the Landing pool pump motor, which is currently not functioning. The pump is under warranty, and a replacement has been ordered through the manufacturer. Owens Electric was also contacted to replace a breaker and was onsite on Monday, September 14th, to complete the replacement. The pool will remain closed until proper circulation is restored. Residents were notified of the closure via email communication.

The deposit invoices for the benches were submitted to Rizzetta for processing. Once the deposit is received by Creative Recreation, the benches will be ordered, with an estimated lead time of up to eight weeks.

Maintenance

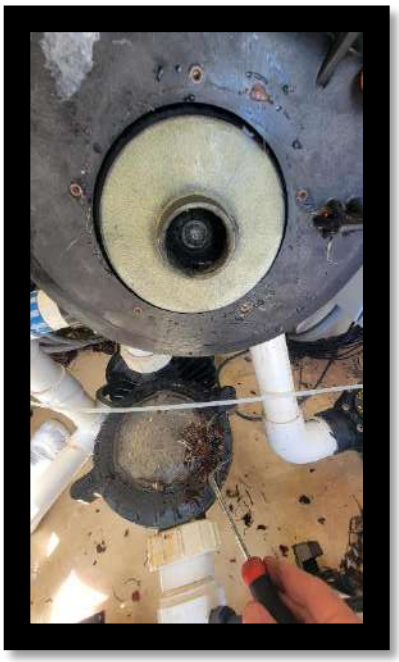
Alvarez Plumbing was onsite on Sunday, September 13th, to replace parts on the backflow near The Landing. Water service to the amenity was temporarily shut off while the repairs were completed. Notices were posted throughout The Landing, and email blasts were sent to the community in advance of the water shutoff.

The maintenance team replaced the weatherproof electrical outlet cover located behind The Landing.





On Friday, September 4th, the maintenance team discovered that the Splash Pad circulation pump was running loudly and overheating. Upon inspection, they found that the pump was clogged with debris. The team removed the pump housing, cleaned the impeller, and cleared all debris. The pump was successfully restored to proper operation.





The maintenance team cleaned the Lakeside playground equipment, removing accumulated dirt, algae, and other buildup.



The maintenance team cleaned and sprayed down the outdoor furniture at Lakeside to remove accumulated dirt and buildup.

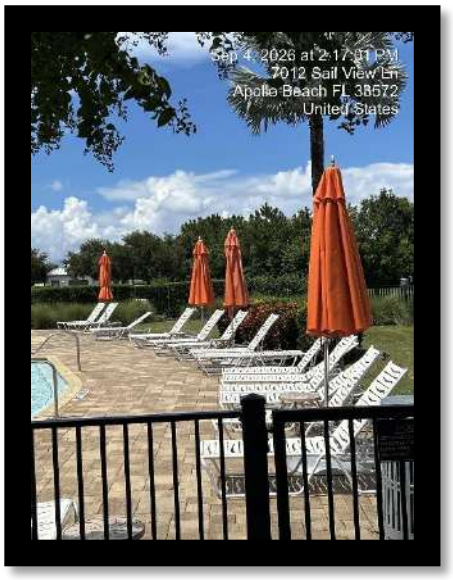




Cooper Pools submitted a proposal in the amount of $244.00 to replace the weatherproof outlet covers at the Hourglass Fountain. Management purchased the necessary covers for less than $40.00, and the maintenance team completed the replacement in house, resulting in significant cost savings.



The maintenance team cleaned and sprayed down the pool furniture at The Landing to remove accumulated dirt and buildup.



Respectfully Submitted,

Katiria Parodi, LCAM

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	8/22/2026	Assited front desk	Helped new homeowners obtain amenity badges, uploaded deeds	22-Aug-26	CLOSED	Erika
Admin	HOA	8/23/2026	Uploaded Documents	Uploaded Documents To Association Files	23-Aug-26	Closed	Kaylea
Admin	HOA	8/23/2026	Inspected amenity	Inspected amenity before opening	23-Aug-26	Closed	Kaylea
Admin	HOA	8/23/2026	Processed invoices	completed	23-Aug-26	Closed	Victoria
Admin	SCDD	8/24/2026	Gave directions	Gave directions to a guest wanting to go to the information center	24-Aug-26	Closed	Kaylea
Admin	SCDD	8/24/2026	Gave rental Instructions	Instructions to residents on how to rent the event room at FC	24-Aug-26	Closed	Kaylea
Admin	SCDD	8/24/2026	Gave a tour	Gave a tour of the amenity to new home owners	24-Aug-26	Closed	Kaylea
Admin	HOA	8/24/2026	Sent an email to all food trucks to confirm they will attend on September 11th food truck friday	completed	27-Aug-26	Closed	Victoria
Admin	HOA	8/24/2026	Reviewed new ARC requests and assigned to committe members	complete	24-Aug-26	Closed	Heidy
Admin	All CDD"s	8/24/2026	worked on Pool Monitor scheduled thru the end of season 9/07 and informed them the pool season ending date of 9/07/26.	complete	25-Aug-26	Closed	Heidy
Admin	SCDD	8/24/2026	Cancelled Piping Event that was scheduled for 5 weeks	Kathy informed us that there was a charge for the piping class she was providing. Notified H/O and cancelled event	24-Aug-26	Closed	Heidy
Admin	HOA	8/24/2026	Board Meeting Packet for August 28th meeting	completed and sent to board	24-Aug-26	CLOSED	Kathy
Admin	CCDD	8/24/2026	Follow up with district management on payment for Rhino Epoxy	As of 8/27/2026, no response.	27-Aug-26	OPEN	Kathy
Admin	HOA	8/24/2026	Email Jessica regarding letter recieved.	followed up on 8/27/2026	27-Aug-26	OPEN	Kathy
Admin	HOA	8/24/2026	Confirm vendor attendance for 8/28/2026 meeting	completed	27-Aug-26	CLOSED	Kathy
Admin	SCDD	8/24/2026	Complete Community Director Report	In process	27-Aug-26	OPEN	Kathy
Admin	CCDD	8/24/2026	Complete Community Director Report	In process	27-Aug-26	OPEN	Kathy
Admin	HOA	8/24/2026	Follow up with Jessica on several pending matters	in process. Recieved responses for most.	27-Aug-26	OPEN	Kathy
Admin	CCDD	8/24/2026	Sand installation at volleyball court and sand pit at WC	Completed by Redtree	27-Aug-26	CLOSED	Kathy
Admin	CCDD	8/24/2026	Painting of gathering room WC	Mostly complete, some areas needed to be redone, currently in process.	27-Aug-26	OPEN	Kathy
Admin	HOA	8/24/2026	New budget draft due to recieving the july financials	in process.	27-Aug-26	OPEN	Kathy
Admin	ALL	8/24/2026	Send community Save the date regarding Fall community Yard Sale	completed.	27-Aug-26	CLOSED	Kathy
Admin	HOA	8/24/2026	Email community Meeting agenda	completed	24-Aug-26	CLOSED	Kathy
Admin	HOA	8/24/2026	Send reminder to community regarding candidate intents	Completed	24-Aug-26	CLOSED	Kathy
Admin	HOA	8/25/2026	New homeowner came into get a new badge and welcome packet	completed	25-Aug-26	Closed	Victoria
Admin	HOA,CCDD	8/25/2026	Processed invoice for the ph4 villas gate	processed	25-Aug-26	Closed	Victoria
Admin	HOA	8/25/2026	Checked emails	Responded accordingly	25-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	8/25/2026	Worked in smartwebs & covered at Founders Club	Worked in smartwebs & covered at Founders Club	25-Aug-26	CLOSED	Erika
Admin	HOA	8/25/2026	Meet with CRM and reviewed and updated worksheet	complete	25-Aug-26	Closed	Heidy
Admin	HOA	8/26/2026	New homeowner came in recieved amenity badge and welcom packet. I sent homeowner new homeowner ARC link to submit application for a fence	Completed	26-Aug-26	Closed	Victoria
Admin	HOA	8/26/2026	Checked all email	Responded to emails accordingly	26-Aug-26	CLOSED	Dineen
Admin	HOA	8/26/2026	Did inspections in NORTH	Closed out/issued violations	26-Aug-26	CLOSED	Dineen
Admin	HOA	8/26/2026	Worked in smartwebs	Emailed new violations/closed out existing violations	26-Aug-26	CLOSED	Dineen
Admin	HOA	8/26/2026	Worked in smartwebs	printed new list for next day inspections	26-Aug-26	CLOSED	Dineen
Admin	HOA	8/26/2026	Covered front desk	Assisted residents with questions regarding GR at founders club	26-Aug-26	CLOSED	Dineen
Admin	SCDD	8/26/2026	Responded to H/O regarding pond #20 as they have been putting in work orders about the condition of the pond.	Called vendor and was able to relay info as to why the pond remains in the same condition it has been for weeks.	26-Aug-26	Closed	Heidy
Admin	HOA	8/27/2026	Reinspections	Completed stage 2 reinspections & neighbor complaints	27-Aug-26	CLOSED	Erika
Admin	HOA	8/26/2027	Inspections	Completed stage 1 inspections	26-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	SCDD	8/30/2026	Gave amenity tour	Gave amenity tour to new homeowners	30-Aug-26	Closed	Kaylea
Admin	SCDD	8/30/2026	Helped pool monitor put umbrellas down	Helped pool monitor put umbrellas down and secure them during a storm	30-Aug-26	Closed	Kaylea
Admin	SCDD	8/30/2026	Helped residents rent the event room	Helped residents rent the event room and gave them further information	30-Aug-26	Closed	Kaylea
Admin	HOA	8/31/2026	Mailing of the 2027 budget draft	in process. Awaiting RD approval.	4-Sep-26	OPEN	Kathy
Admin	ALL	8/31/2026	Email blast regarding labor day office closure	Completed	4-Sep-26	CLOSED	Kathy
Admin		8/31/2026	Notices on doors regarding labor day office closures	Completed	4-Sep-26	CLOSED	Kathy
Admin	WSS	8/31/2026	Community director report	submitted to the district 8/31/2026	4-Sep-26	CLOSED	Kathy
Admin	WSC	8/31/2026	Community director report	submitted to the district 8/31/2026	4-Sep-26	CLOSED	Kathy
Admin	WSS	8/31/2026	Reach out to Nvirotect for proposal for the treatment of spiders for founders club	awaiting proposal	4-Sep-26	OPEN	Kathy
Admin	HOA	8/31/2026	Email vendors regarding updates from 8/28/2026 board meeting	Completed	4-Sep-26	CLOSED	Kathy
Admin	HOA	8/31/2026	Meeting agenda for 9/28/26 meeting	Completed	4-Sep-26	CLOSED	Kathy
Admin	HOA	8/31/2026	Meeting minutes for 8/28/26 meeting	Completed	4-Sep-26	CLOSED	Kathy
Admin	HOA	8/31/2026	Have President sign 8/4/26 meeting minutes that were approved during 8/28/2026 meeting.	Completed	4-Sep-26	CLOSED	Kathy
Admin	WSN	8/31/2026	Schedule cleaning of the splash oad and landing chairs	Completed	4-Sep-26	CLOSED	Kathy
Admin	SCDD	8/31/2026	Uploaded photos of spider nests	Uploaded photos of spider nests throughout the founders club, maintenance got them off	31-Aug-26	Closed	Kaylea
Admin	SCDD	8/31/2026	Gave a resident amenity info	Gave a resident amenity info on how to book a rental and operating hours	31-Aug-26	Closed	Kaylea
Admin	HOA	8/29/2026	Assisted with covering the front desk	Provided amenity badges, uploaded deeds, reserved GR	29-Aug-26	Closed	Erika
Admin	HOA	8/29/2026	Assited pool attendants	Assited pool attendants	26-Aug-26	Closed	Erika
Admin	HOA	9/1/2026	Covered at founders club	Worked in smartwebs, checked & responded to emails	1-Sep-26	Closed	Erika
Admin	HOA	9/2/2026	Answered requests in Town Sq	Answered requests in Town Sq	1-Sep-26	Closed	Erika
Admin	HOA	9/2/2026	Completed reinspections	Stage 2&3 reinspections	2-Sep-26	Closed	Erika
Admin	HOA	9/1/2026	Meet with CRM and reviewed pending work orders, and requested new quotes for 7329 Parkshore and 6230 Gold Coast.	waiting on requested quotes	2-Sep-26	open	Heidy
Admin	HOA	8/31/2026	Reviewed new and approved ARC requests.	distributed accordingly	31-Aug-26	Closed	Heidy
Admin	NCDD	9/1/2026	Reported flooded area to Hillsborough County on Convington Garden Dr between Lantern and Parkshore	complete	1-Sep-26	Closed	Heidy
Admin	NCDD	9/3/2026	Contacted Alvarez Plumbing to schedule replacement of 3 backflows.Water would be shut off between 4-6 hours.	Waiting for approval to do on weekend with extra fees.	3-Sep-26	Open	Heidy

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	AllCDD's	9/1/2026	Assisted H/O with badges not working, reset badges.	complete	1-Sep-26	Closed	Heidy
Admin	HOA	9/1/2026	Checked emails	Responded to all emails	1-Sep-26	Closed	Dineen
Admin	HOA	9/1/2026	Covered at founders club 930-3:00	Assisted with changing a date for a party, handed checks back to a resident for her refund	1-Sep-26	Closed	Dineen
Admin	HOA	9/2/2026	Did inspections in NORTH	Closed /Issued new violations	2-Sep-26	Closed	Dineen
Admin	HOA	9/2/2026	Covered front desk for luch break	Answered phones, assisted with badges, looked up rental dates in calendar	2-Sep-26	Closed	Dineen
Admin	HOA	9/3/2026	Did inspections in NORTH	Closed/issued new violations	3-Sep-26	Closed	Dineen
Admin	HOA	9/3/2026	Revised Powerpoint for upcoming meeting	Worked in smartwebs and Powerpoint to revise Agenda and slide show. Sent revision to Kathy for approval	3-Sep-26	Closed	Dineen

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	SCDD	9/5/2026	Gave a tour to new residents of the amenity	Gave information about the other amenities in the area	5-Sep-26	Closed	Kaylea
Admin	SCDD	9/5/2026	Gave propsective new home owners information about the neighborhood.	Told them where the information center is.	5-Sep-26	Closed	Kaylea
Admin	HOA	9/5/2026	Checked emails.	Responded to all emails accordingly	5-Sep-26	Closed	Dineen
Admin	HOA	9/5/2026	Covered front desk for lunch	Answered phones, helped residents out with GR reservation questions, made badges for new residents and gave them mail key/welcome packet	5-Sep-26	Closed	Dineen
Admin	SCDD	9/6/2026	Gave information on the event room.	Gave information on how to book the room plus the rules and capacity.	6-Sep-26	Closed	Kaylea
Admin	HOA	9/6/2026	Checked emails.	Checked emails and replied to all emails accordingly	6-Sep-26	Closed	Kaylea
Admin	HOA	9/6/2026	Checked Townsquare	Checked,closed and replied to Townsquare requests accordingly	6-Sep-26	Closed	Kaylea
Admin	HOA	9/8/2026	Checked Voicemails	Called back all inquires	8-Sep-26	Closed	Victoria
Admin	HOA	9/8/2026	Processed invoices	Completed	8-Sep-26	Closed	Victoria
Admin	HOA,CCDD	9/8/2026	Sent vendor work order of ongoing sprinkler	Vendor shut off irrigation	8-Sep-26	CLOSED	Victoria
Admin	HOA	9/8/2026	Homeowner requested Ledger to be sent in an email.	Completed	8-Sep-26	Closed	Victoria
Admin	HOA	9/8/2026	Checked emails, responded accordingly	Checked emails, responded accordingly	8-Sep-26	Closed	Erika
Admin	HOA	9/8/2026	Covered founders club lunch	Covered founders club lunch	8-Sep-26	Closed	Erika
Admin	All CDD's	9/8/2026	Confirm with Accurate - holiday hours are set for the Landing and Founders Club office	complete	9-Sep-26	Closed	Heidy
Admin	HOA	9/8/2026	Reviewed current work orders and received closed work orders from CRM, requested quote for tree removal/replacement on Goldcoast	complete	8-Sep-26	Closed	Heidy
Admin	HOA	9/8/2026	Reviewed approved and newly submitted ARC requests and distributed accordingly.	complete	8-Sep-26	Closed	Heidy
Admin	HOA	9/8/2026	Followed up with DRC committee regading the Sept Meeting	we do not meet quorum in order to have a meeting in Sept	10-Sep-26	Closed	Heidy
Admin	NCDD	9/8/2026	Reach out to Montessori schools advising them about the water shut off for Sunday, September 13th due to the backflow repairs.	Completed	11-Sep-26	CLOSED	Kathy
Admin	NCDD	9/8/2026	Email blast to community regarding water shut off at the landing	completed	11-Sep-26	CLOSED	Kathy
Admin	NCDD	9/8/2026	Follow up with Cooper pools on status of the Landing pool pump replacement		11-Sep-26	CLOSED	Kathy
Admin	HOA	9/8/2026	Email service areas regarding pressure washing dates		11-Sep-26	OPEN	Kathy
Admin	HOA	9/8/2026	Transition Committee Agenda	posted on 9/11/2026	11-Sep-26	CLOSED	Kathy
Admin	HOA	9/8/2026	Send reminder email to Transition Committee regarding 9/15 meeting	Completed.	11-Sep-26	CLOSED	Kathy
Admin	CCDD	9/8/2026	Attend Central meeting	Completed.	11-Sep-26	CLOSED	Kathy

Waterset
2026 ACTION LIST

Activity Type	Location (HOA, NCDD, CCDD)	Original Date	Description	Status	Complete by Date	Open/Closed	Owner
Admin	HOA	9/9/2026	Checked emails.	Answered all emails accordingly	9-Sep-26	Closed	Dineen
Admin	HOA	9/9/2026	Checked TQ	Responded accordingly	9-Sep-26	Closed	Dineen
Admin	HOA	9/9/2026	Completed inspections	Stage 1	9-Sep-26	Closed	Erika
Admin	HOA	9/10/2026	Resident came in with updated Residental Lease and I updated it into our system and saved in association files.	Completed	10-Sep-26	Closed	Victoria
Admin	HOA	9/10/2026	Worked out of smartwebs	Printed list for next round of inspections	10-Sep-26	Closed	Dineen
Admin	HOA	9/10/2026	Completed reinspections	Stage 2	10-Sep-26	Closed	Erika
Admin	HOA	9/10/2026	Covered front desk for lunch	Answered phones, helped residents out with GR reservation questions, made badges for new residents and gave them mail key/welcome packet	10-Sep-26	Closed	Erika
Admin	HOA	9/10/2026	Attend Castle Group's Q3 managers meeting		11-Sep-26	CLOSED	Kathy

Tab 13

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** October 27, 2026, at 6:00 p.m.

WATERSET NORTH CDD

District Manager's Report

September 22

2026

FINANCIAL SUMMARY	7/31/2026
General Fund Cash & Investment Balance:	$694,604
Reserve Fund Cash & Investment Balance:	$834,479
Total Cash and Investment Balances:	**$1,529,083**
General Fund Expense Variance:	**Over Budget $95,213**

Issue/Task	Status	Current Responsibility	Date Added	Date Completed
Return Sunrise Settlement	Payment delivered on 9/4	Rachel	8/25/2026	4-Sep
Additional quotes for Maidensea ditch	Quotes to be presented at September meeting	Jerry	8/25/2026	
Permit 24 Repair	2 skimmers need repair/1 MES needs clear out	Jerry	8/25/2026	
Landscape RFP	Process to start in October	John	8/25/2026	
Send landscape report responses when received from Redtree prior to meeting	None received as of this writing.	Rachel	8/25/2026	
Pond 34 plantings	Sitex is behind. Awaiting an install date.	Rachel	8/25/2026	
Accepted bench and trash can proposals. Pay deposit from Reserve now. Transfer amount back to Reserve from General fund in November	Deposit invoice received and approved.	Rachel	8/25/2026	
Accepted Tampa Bay Window Cleaning Proposal	Sent to Tj for Esignature	Rachel	8/25/2026	
Captial Project Ranking Sheet	Kathy to email sheet to Rachel for distribution. Supervisors will return to Rachel before next meeting Sent to BOS on	Kathy	8/25/2026	
Montessori School Access Denial	Kathy to email contact information to Rachel. Rachel to send notice to school. Awaiting Contact info.	Kathy	8/25/2026	
Broken walkway from Redtree trail work	Kathy to obtain before and after photos from pressure wash vendor and obtain proposal for repairs so that it can be presented to Redtree for reimbursement	Kathy	8/25/2026	
Cooper Pools Termination	Termination notice sent	Rachel	8/25/2026	8/27/2026
Wahoo Pools Contract	Pending Chair signature	Chair	8/25/2026	

Tab 14



Quarterly Compliance Audit Report

Waterset North

Date: September 2026 - 3rd Quarter
Prepared for: Rachel Welborn
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

> CS/HB 967: Electronic Payments Made to Units of Local Governments
>
> GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.
> Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.
>
> Link:
> https://www.flsenate.gov/Session/Bill/2026/967https://www.flsenate.gov/Session/Bill/2026/967

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

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

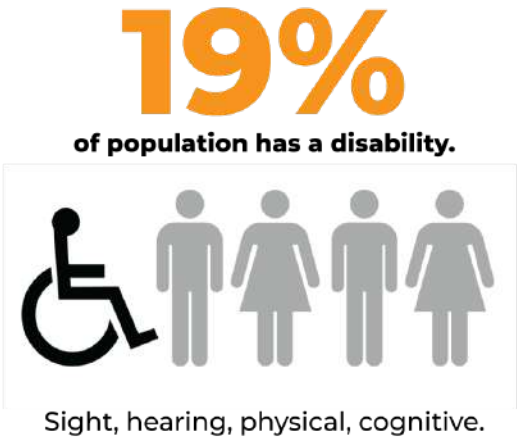
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, 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

Notes:

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 15

FLORIDA INSURANCE ALLIANCE

Egis Insurance & Risk Advisors

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Waterset North Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126652

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$4,223,445
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	$57,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$26,306**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$1,250,000 in any one occurrrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**1**	**$1,000,000**	**Included**
Personal Injury Protection	**5**	**Separately Stated In Each Personal Injury Protection Endorsement**	**Included**
Auto Medical Payments	**2**	**$2,500 Each Insured**	**Included**
Uninsured Motorists including Underinsured Motorists	**2**	**$100,000**	**Included**
Physical Damage Comprehensive Coverage	**7,8**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**7,8**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Included**
Physical Damage Towing And Labor	**7**	**$250 For Each Disablement Of A Private Passenger Auto**	**Included**

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126652

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$26,306
Crime	Not Included
Automobile Liability	$750
Hired Non-Owned Auto	Included
Auto Physical Damage	$217
General Liability	$4,982
Public Officials and Employment Practices Liability	$3,833
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$36,088**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

General Liability coverage includes Liquor Liability.
Liquor Liability Limit $1,000,000; Aggregate $2,000,000; Deductible $0

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Waterset North Community Development District

_____
(Name of Local Governmental Entity)

By: _____ _____
Signature Print Name

Witness By: _____ _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$4,223,445	As per schedule attached
☑	Inland Marine	$57,000	As per schedule attached
☑	Auto Physical Damage	$8,426	As per schedule attached

Signature: _____ Date: _____

Name: _____

Title: _____

PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100126652	Term: **October 1, 2026 to October 1, 2027**
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: **Waterset North Community Development District**	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

_____ I reject Uninsured Motorists Coverage entirely.
_____X____ I reject Combined Single Limit for Liability Coverage and I select a lower limit of $100,000.

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I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

_____
Applicant's/Named Insured's Signature

_____
Applicant's/Named Insured's Printed Name

_____
Date

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FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Waterset North Community Development District

Policy No.: 100126652
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Lift Station 7024 Sail View Ln Apollo Beach FL 33572			2007 Non-Combustible	10/01/2026 10/01/2027	$34,671				$34,671
2	Pool - In Ground & Fence 7024 Sail View Ln Apollo Beach FL 33572			2007 On-Ground Liquid Storage Tank	10/01/2026 10/01/2027	$397,242				$397,242
3	Playground Equipment 7024 Sail View Ln Apollo Beach FL 33572			2007 Non-Combustible	10/01/2026 10/01/2027	$17,336				$17,336
4	Irrigation Systems 7024 Sail View Ln Apollo Beach FL 33572			2007 Non-Combustible	10/01/2026 10/01/2027	$104,012				$104,012
5	Amenity Center - C a f e 7012 Sail View Ln Apollo Beach FL 33572			2007 Masonry Non - Combustible	10/01/2026 10/01/2027	$1,225,659 $179,657				$1,405,316
6	Amenity Center - Gym & Bathrooms 7012 Sail View Ln Apollo Beach FL 33572			2007 Masonry Non - Combustible	10/01/2026 10/01/2027	$377,910 $34,356				$412,266
7	Screened Pavilion w Ping-Pong table 7012 Sail View Ln Apollo Beach FL 33572			2007 Frame	10/01/2026 10/01/2027	$54,318 $15,759				$70,077

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Waterset North Community Development District

Policy No.: 100126652
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built	Const Type	Eff. Date	Term Date	Building Value	Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
8	Landing Parking Lot 6 Benches 7012 Sail View Ln Apollo Beach FL 33572			2007	Non-Combustible	10/01/2026	10/01/2027	$34,671					$34,671
9	Maintenance Shed 7012 Sail View Ln Apollo Beach FL 33572			2015	Joisted masonry	10/01/2026	10/01/2027	$53,162					$53,162
10	Dock 7012 Sail View Ln Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$40,450					$40,450
11	4 Monuments with lighting Verious areas of District Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$92,455					$92,455
12	2nd Playground Coqui Park - Park Street Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$40,450					$40,450
13	Pergolas Verious areas of District Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$36,043					$36,043
14	Main Entry Lighting: 2 RAB @$260 & 10 RAB @$350 Waterset Blvd Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027		$4,646				$4,646

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Waterset North Community Development District

Policy No.: 100126652
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built	Const Type	Eff. Date	Term Date	Building Value	Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
15	Entry Monument w/ 2 Beacon lights @ $720 each Waterset Blvd Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$1,665					$1,665
16	Decorative grass lights 6 RAB @ $200 each Waterset Blvd Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$1,387					$1,387
17	Pond 1: 1 aluminum bench; 2 silver benches; playground equipment $15,000 Waterset Blvd Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$20,421					$20,421
18	Scenic and Park Strand Park: 1 aluminum bench Scenic Dr and Park Strand Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027		$1,028				$1,028
19	1 Aluminum Bench Scenic Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027		$1,028				$1,028
20	Oval Park: 2 Alminum Benches Park Strand Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027		$2,057				$2,057
21	Pond12: 1 Aluminum Bench Park Strand Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027		$1,028				$1,028

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Waterset North Community Development District

Policy No.: 100126652
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built	Const Type	Eff. Date	Term Date	Building Value	Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
22	Coqui Park: 6 Aluminum Benches & Playground Equipment $1,5000 Park Strand Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$23,506					$23,506
23	Moongate Park: 2 RAB lights @ $200each; 2 Aluminum Benches; Park Strand Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$1,490					$1,490
24	Pond15: 1 Aluminum Bench Park Strand Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$1,028					$1,028
25	from Sail View to Milestone: 4 Aluminum Benches; 5 workout stations total $35,000 Waterset Blvd Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$44,563					$44,563
26	Flower Pot Park: 6 Beacon lights $720 each; 6 no back benches; 1 giant flowerpot Park Strand Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$12,962					$12,962
27	Crestpoint Park: 4 Adirondack Chairs Crestpoint Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$1,849					$1,849
28	1 Aluminum Bench Milestone Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$1,028					$1,028

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Waterset North Community Development District

Policy No.: 100126652
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Total Insured Value / Roof Yr Blt
29	on the corners NW SW NE 18 Beacon lights $720 each Milestone Dr Waterset Blvd Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$14,977			$14,977
30	Mayport Park: Aluminum Bench Milestone Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$1,028			$1,028
31	Hourglass Park: 2 Arbors; 2 trellis; 6 Beacon lights $720 each; 1 fountain Milestone Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$85,891			$85,891
32	Milestone Park: 1 Aluminum Bench Milestone Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$1,028			$1,028
33	Milestone and Covington Garden Park: 1 Arbor; 3 Beacon $720 each Milestone Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$4,623			$4,623
34	Milestone and Covington Decorative Wall Covington Garden Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$46,228			$46,228
35	Covington Garden Long Fence Conington Garden Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$54,086			$54,086

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Waterset North Community Development District

Policy No.: 100126652
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
36	Bow Spirit Park: 2 red benches; 2 arbors Covington Garden Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$11,303				$11,303
37	Mayport Park: 1 Aluminum Bench Covington Garden Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$1,028				$1,028
38	Lakeside Amenity Building 7250 Parkshore Dr Apollo Beach FL 33572			2015 Masonry Non - Combustible	10/01/2026 10/01/2027	$221,682 $21,013				$242,695
39	Lakeside Amenity Splash Pad 7250 Parkshore Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$218,636				$218,636
40	Lakeside Deck 7250 Parkshore Dr Apollo Beach FL 33572			2015 Frame	10/01/2026 10/01/2027	$87,423				$87,423
41	Lakeside Amenity Lights 7250 Parkshore Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$99,387				$99,387
42	Lakeside Amenity Trash Enclosure 7250 Parkshore Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$24,728				$24,728

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Waterset North Community Development District

Policy No.: 100126652
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built	Const Type	Eff. Date	Term Date	Building Value	Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
43	Lakeside Amenity Walls 7250 Parkshore Dr Apollo Beach FL 33572			2015	Fire resistive	10/01/2026	10/01/2027	$31,381					$31,381
44	Lakeside Amenity Sun Shelters 7250 Parkshore Dr Apollo Beach FL 33572			2015	Frame	10/01/2026	10/01/2027	$29,616					$29,616
45	Lakeside Amenity Dog Fountains 7250 Parkshore Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$6,934					$6,934
46	Lakeside Amenity Playground 7250 Parkshore Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$75,170					$75,170
47	Lakeside Amenity Benches 7250 Parkshore Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$31,573					$31,573
48	Lakeside Amenity Fences 7250 Parkshore Dr Apollo Beach FL 33572			2015	Frame	10/01/2026	10/01/2027	$41,007					$41,007
49	Lakeside Amenity Outdoor Exercise Equipment 7250 Parkshore Dr Apollo Beach FL 33572			2015	Non-Combustible	10/01/2026	10/01/2027	$34,671					$34,671

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Waterset North Community Development District

Policy No.: 100126652
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
50	Lakeside Amenity Furniture 7250 Parkshore Dr Apollo Beach FL 33572			2015 Property in the Open	10/01/2026 10/01/2027	$64,601				$64,601

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
51	Lakeside Irrigation 7250 Parkshore Dr Apollo Beach FL 33572			2015 Non-Combustible	10/01/2026 10/01/2027	$157,594				$157,594

Total:	Building Value	Contents Value	Insured Value
	$3,801,365	$422,080	$4,223,445

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Inland Marine Schedule

Waterset North Community Development District

Policy No.: 100126652
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department / Description	Serial Number	Classification Code	Eff. date / Term Date	Value	Deductible
1	Moongate Sculpture		Other inland marine	10/01/2026 / 10/01/2027	$7,000	$1,000
2	Various Water, Sewer, and Storm Drain Pipes (Maximum $15,000		Other inland marine	10/01/2026 / 10/01/2027	$50,000	$1,000
				Total	**$57,000**	

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Vehicle Schedule

Waterset North Community Development District

Policy No.: 100126652
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
2	Evolution	Turfman 200 Plus		10/01/2026	$1,000	10/01/2026	10/01/2026	**$8,426**	
1	2025	7MZHTB1A0SC001450	Extra Light Service	10/01/2027	$1,000	10/01/2026	10/01/2027	Actual Cash	$8,426

Total **$8,426**
APD Rptd **$8,426**

Sign: _____ Print Name: _____ Date: _____

Tab 16

MINUTES OF MEETING

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

WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, August 25, 2026, at 6:01 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)***
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**
Rafael Rosario	**Representative, Redtree Landscape**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Welborn called the meeting to order at 6:01 p.m. and confirmed a quorum,

SECOND ORDER OF BUSINESS **Audience Comments**

A resident discussed whether the dog park would ever expand.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

i. Consideration of Sunrise Settlement Agreement

DRAFT

On a Motion by Ms. Cianci-Deckard seconded by Mr. Pyche, with all in favor, the Board approved Sunrise Settlement Agreement for Waterset North Community Development District. 5-0

B. District Engineer

Mr. Whited presented his report and will obtain an additional repair quote for the Maidensea ditch. He also discussed the need to rebuild and clear out skimmers and MES which will be presented in September. The pergola and gutter projects are on hold.

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 Ms. Cianci-Deckard asked about chemical and mechanical weeding.

Mr. Rosario provided verbal updates and presented hard copies of photos to the Board.

D. Aquatics Lake Management

i. Presentation of Waterway Inspection Report

Vendor was not present and discussion ensued regarding price for pond 34 plants.

E. Clubhouse Manager

i. Presentation of Property Management Report

Ms. Parodi presented her report.

ii. Consideration of Re-Striping Parking Lot Proposals

On a Motion by Ms. DeLucia seconded by Mr. Pyche, with all in favor, the Board approved *Creative Recreation* proposal No. 8780 and 8781, for Waterset North Community Development District. 5-0

Column painting proposal was tabled.

On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board terminated its contract with Cooper Pools and authorized the issuance of a 30-day notice. The Board also accepted the proposal from Wahoo, contingent upon the addition of fountain trimming, for Waterset North Community Development District. 5-0

DRAFT

iii. Consideration of Tampa Bay Window Cleaning EST No. 000236

A discussion ensued

> On a Motion by Ms. DeLucia seconded by Mr. Pyche, with all in favor, the Board approved *Tampa Bay Window Cleaning* Estimate No. 00236 for window cleaning inside and outside in the amount of $980.00 for Waterset North Community Development District.

F. District Manager

i. Presentation of District Manager Report

ii. Presentation of the 2nd Quarter Website Compliance Report

Ms. Welborn stated the regular meeting will be on September 22, 2026, at the same time and location. Ms. Welborn presented the website audit report.

FORTH ORDER OF BUSINESS **Business items**

There being none, the next business item followed.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on July 28, 2026

> On a Motion by Ms. Delucia seconded by Ms. Cianci-Deckard, with all in favor, the Board approved the minutes, as presented, for meeting held on July 28, 2026, with corrections to line 96 to state March 6, 2027, for Waterset North Community Development District. 5-0

B. Ratification of Operation & Maintenance Expenditures for June and July 2026

> On a Motion by Mr. Pyche seconded by Ms. DeLucia, with all in favor, the Board ratified the Operation & Maintenance Expenditures for June 2026 ($280,184.87) and July 2026 ($190,356.21) for Waterset North Community Development District. 5-0

C. Consideration of the Financial Statement for June 2026

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

DRAFT

D. Acceptance of Fiscal Year 2025 Financial Audit

> On a Motion by Ms. Cianci-Deckard seconded by Mr. Pyche, with all in favor, the Board accepted the Fiscal Year 2025 Financial Audit for Waterset North Community Development District. 5-0

E. Ratification of Redtree Revised Proposal for Tree Removal

> On a Motion by Mr. Pyche seconded by Ms. Cianci-Deckard, with all in favor, the Board ratified *Redtree* proposal amount of $1,700 for tree removal for Waterset North Community Development District. 5-0

F. Ratification of Redtree Proposal for Tree Staking

> On a Motion by Mr. Pyche seconded by Ms. Cianci-Deckard, with all in favor, the Board ratified *Redtree* proposal amount of $1,750 for tree removal and staking for Waterset North Community Development District. 5-0

G. Ratification of Redtree Proposal for Controller (B-1) Replacement for Irrigation

> On a Motion by Ms. Cianci-Deckard seconded by Mr. Pyche, with all in favor, the Board ratified *Redtree* proposal amount of $12,477.00 for irrigation controller replacement (B-1) for Waterset North Community Development District. 5-0

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Cianci-Deckard reported the mess on trail left by Redtree and was informed Redtree cleaned it. The pressure washing worker stated they broke concrete on trail.

Mr. Kellner expressed concern regarding sod situation and main hot topic in the community.

SEVENTH ORDER OF BUSINESS **Adjournment**

> On a Motion by Mr. Kellner, seconded by Mr. Pyche, with all in favor, the Board adjourned the meeting at 8:01 p.m., for the Waterset North Community Development District. 5-0

_____ _____

Assistant Secretary Chair / Vice Chair

DRAFT

Tab 17

Rizzetta & Company

Waterset North
Community Development District

Financial Statements
(Unaudited)

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

watersetnorthcdd.org

rizzetta.com

Waterset North Community Development District

Balance Sheet

As of 07/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	568,497	201,113	78	769,688	0	0
Investments	126,107	633,366	759,982	1,519,455	0	0
Prepaid Expenses	5,244	0	0	5,244	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	760,060
Amount To Be Provided Debt Service	0	0	0	0	0	11,474,940
Total Assets	706,595	834,479	760,060	2,301,134	55,910,853	12,235,000
Liabilities						
Accounts Payable	64,789	0	0	64,789	0	0
Accrued Expenses	1,000	0	0	1,000	0	0
Other Current Liabilities	10	0	0	10	0	0
Due To Other	23	0	0	23	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	12,235,000
Total Liabilities	65,822	0	0	65,822	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	308,078	183,199	91,597	582,875	0	0
Total Fund Equity & Other Credits	640,773	834,479	760,060	2,235,313	55,910,853	0
Total Liabilities & Fund Equity	706,595	834,479	760,060	2,301,134	55,910,853	12,235,000

435 General Fund

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,373	4,373
Special Assessments				
Tax Roll	2,191,286	2,191,286	2,216,570	25,284
Other Misc. Revenues				
Insurance Proceeds	0	0	23,245	23,245
Miscellaneous Revenue	0	0	3,082	3,082
Vending Machine Revenue	0	0	563	563
Vendor Rebates	0	0	4	4
Total Revenues	2,191,286	2,191,286	2,247,837	56,551
Expenditures				
Legislative				
Supervisor Fees	13,000	10,833	9,800	1,033
Total Legislative	13,000	10,833	9,800	1,033
Financial & Administrative				
Accounting Services	22,500	18,750	18,750	0
Administrative Services	5,569	4,641	4,641	1
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	5,000	5,000	0
District Engineer	40,000	33,333	24,170	9,163
District Management	28,264	23,554	23,553	0
Dues, Licenses & Fees	550	550	1,126	(577)
Financial & Revenue Collections	5,569	4,641	4,641	0
Legal Advertising	1,500	1,250	1,348	(97)
Miscellaneous Fees	500	416	575	(159)
Miscellaneous Mailings	0	0	2,326	(2,326)
Public Officials Liability Insurance	5,025	5,025	3,566	1,459
Trustees Fees	7,700	7,700	5,321	2,380
Website Hosting, Maintenance, Backup & E	4,000	3,334	4,946	(1,614)
Total Financial & Administrative	140,746	121,763	106,532	15,230
Legal Counsel				
District Counsel	25,000	20,833	26,126	(5,292)
Total Legal Counsel	25,000	20,833	26,126	(5,292)
Electric Utility Services				
Utility - Recreation Facilities	25,000	20,833	15,589	5,245
Utility - Street Lights	15,000	12,500	7,988	4,512
Utility Services	35,000	29,167	24,043	5,123
Total Electric Utility Services	75,000	62,500	47,620	14,880
Gas Utility Service				
Utility - Recreation Facilities	23,000	19,167	31,148	(11,981)

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Gas Utility Service	23,000	19,167	31,148	(11,981)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	27,000	22,500	20,826	1,674
Total Garbage/Solid Waste Control Services	27,000	22,500	20,826	1,674
Water-Sewer Combination Services				
Utility - Reclaimed	40,000	33,333	18,697	14,636
Utility Services	10,500	8,750	10,181	(1,431)
Total Water-Sewer Combination Services	50,500	42,083	28,878	13,205
Stormwater Control				
Aquatic Maintenance	50,500	42,083	53,380	(11,296)
Lake/Pond Bank Maintenance & Repair	3,000	2,500	0	2,500
Wetland Monitoring & Maintenance	5,000	4,167	0	4,166
Total Stormwater Control	58,500	48,750	53,380	(4,630)
Other Physical Environment				
Entry & Walls Maintenance & Repair	15,000	12,500	0	12,500
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	50,000	148,942	(98,943)
Landscape - Mulch	150,000	125,000	190,000	(65,000)
Landscape Inspection Services	13,200	11,000	11,000	0
Landscape Maintenance	776,000	646,667	513,963	132,705
Landscape Replacement Plants, Shrubs, Tr	150,000	125,000	310,554	(185,554)
Property Insurance	50,250	50,250	30,724	19,526
Total Other Physical Environment	1,247,700	1,053,667	1,220,542	(166,875)
Road & Street Facilities				
Sidewalk Maintenance & Repair	1,000	833	4,500	(3,667)
Street Sign Repair & Replacement	4,500	3,750	6,449	(2,699)
Total Road & Street Facilities	5,500	4,583	10,949	(6,366)
Parks & Recreation				
Access Control Maintenance & Repair	15,000	12,500	6,913	5,587
Clubhouse Facility Janitorial Supplies	15,000	12,500	4,055	8,445
Clubhouse Facility Maintenance	5,400	4,500	460	4,040
Clubhouse Janitorial Services	0	0	22,378	(22,378)
Clubhouse Miscellaneous Expense	10,000	8,333	4,815	3,518
Computer Support, Maintenance & Repair	500	417	137	280
Equipment Lease	13,600	11,333	0	11,334
Facility A/C & Heating Maintenance & Rep	5,000	4,167	13,921	(9,755)
Facility Funding	2,500	2,083	0	2,083
Fitness Equipment Maintenance & Repair	3,000	2,500	1,117	1,383
Furniture Repair & Replacement	7,500	6,250	0	6,250
Maintenance & Repairs	45,000	37,500	26,768	10,732
Management Contract	258,760	215,634	188,987	26,646

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Office Supplies	1,000	833	8	826
Pest Control	9,100	7,583	7,676	(93)
Playground Equipment & Maintenance	13,000	10,834	5,565	5,268
Pool Permits	500	500	675	(175)
Pool Repairs	15,000	12,500	30,207	(17,707)
Pool Service Contract	24,480	20,400	20,400	0
Security System Monitoring Services & Ma	6,000	5,000	10,647	(5,646)
Telephone, Internet, Cable	7,500	6,250	8,008	(1,758)
Trail/Bike Path Maintenance	3,000	2,500	0	2,500
Vehicle Maintenance	3,000	2,500	1,215	1,285
Total Parks & Recreation	463,840	386,617	353,952	32,665
Contingency				
Miscellaneous Contingency	61,500	51,250	30,006	21,244
Total Contingency	61,500	51,250	30,006	21,244
Total Expenditures	2,191,286	1,844,546	1,939,759	(95,213)
Total Excess of Revenues Over(Under) Expenditures	0	346,740	308,078	(38,662)
Fund Balance, Beginning of Period	0	0	332,695	332,695
Total Fund Balance, End of Period	0	346,740	640,773	294,033

435 Reserve Fund

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	21,075	21,075
Special Assessments				
Tax Roll	200,000	200,000	200,000	0
Total Revenues	200,000	200,000	221,075	21,075
Expenditures				
Contingency				
Capital Reserve	200,000	200,000	37,876	162,124
Total Contingency	200,000	200,000	37,876	162,124
Total Expenditures	200,000	200,000	37,876	162,124
Total Excess of Revenues Over(Under) Expenditures	0	0	183,199	183,199
Fund Balance, Beginning of Period	0	0	651,280	651,280
Total Fund Balance, End of Period	0	0	834,479	834,479

435 Debt Service Fund S2017

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,386	18,386
Special Assessments				
Tax Roll	488,748	488,748	493,916	5,168
Total Revenues	488,748	488,748	512,302	23,554
Expenditures				
Debt Service				
Interest	213,748	213,748	216,638	(2,890)
Principal	275,000	275,000	275,000	0
Total Debt Service	488,748	488,748	491,638	(2,890)
Total Expenditures	488,748	488,748	491,638	(2,890)
Total Excess of Revenues Over(Under) Expenditures	0	0	20,664	20,664
Fund Balance, Beginning of Period	0	0	534,853	534,853
Total Fund Balance, End of Period	0	0	555,517	555,517

435 Debt Service Fund S2025

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,973	7,973
Special Assessments				
Tax Roll	583,977	583,977	590,151	6,175
Total Revenues	583,977	583,977	598,124	14,148
Expenditures				
Debt Service				
Interest	343,977	343,977	287,191	56,785
Principal	240,000	240,000	240,000	0
Total Debt Service	583,977	583,977	527,191	56,785
Total Expenditures	583,977	583,977	527,191	56,785
Total Excess of Revenues Over(Under) Expenditures	0	0	70,933	70,933
Fund Balance, Beginning of Period	0	0	133,609	133,609
Total Fund Balance, End of Period	0	0	204,542	204,542

435 Enterprise Fund

Waterset North Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	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	417	0	417
Miscellaneous Fees	100	83	0	83
Total Financial & Administrative	600	500	0	500
Parks & Recreation				
Maintenance & Repairs	1,900	1,583	0	1,583
Total Parks & Recreation	1,900	1,583	0	1,583
Total Expenditures	2,500	2,083	0	2,083
Total Excess of Revenues Over(Under) Expenditures	0	417	0	(417)
Fund Balance, Beginning of Period	0	0	0	0
Total Fund Balance, End of Period	0	417	0	(417)

Waterset North CDD

Investment Summary

July 31, 2026

Account	Investment		Balance as of July 31, 2026
Valley National Bank	Governmental Checking	$	364
FLCLASS	Average Monthly Yield 3.7289%		125,743
	Total General Fund Investments	**$**	**126,107**
Valley National Bank	Governmental Checking	$	1
FLCLASS	Average Monthly Yield 3.7289%		633,365
	Total Reserve Fund Investments	**$**	**633,366**
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		309,096
US Bank Series 2025 Revenue	First American Funds Inc SHSInstitutional Government Fund 3763		202,923
US Bank Series 2025 Interest	First American Funds Inc SHSInstitutional Government Fund 3763		1,577
	Total Debt Service Fund Investments	**$**	**759,982**

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/P Ledger
From 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
435, 2493						
	435 General Fund	07/01/2026	Brandon Industries, Inc.	2023036-IN	Sign Repair & Replacement 07/26	1,488.00
	435 General Fund	07/01/2026	Brletic Dvorak, Inc.	2566	Engineering Services 07/26	2,350.00
	435 General Fund	07/01/2026	Castle Management, LLC	PREIM07-10-26-145	Payroll Period 06/20/26-07/03/26	9,121.70
	435 General Fund	07/01/2026	Castle Management, LLC	INS-0726-336	Insurance Reimbursement 07/26	851.06
	435 General Fund	07/01/2026	Castle Management, LLC	PREIM07-24-26-284	Payroll Period 07/04/26-07/17/26	8,806.25
	435 General Fund	07/01/2026	Cooper Pools Inc.	2012	Pool Repairs 08/26	2,238.00
	435 General Fund	07/01/2026	Cooper Pools Inc.	1999	Pool Repair 07/26	29.55
	435 General Fund	07/01/2026	Cooper Pools Inc.	1008	Pool Repairs 07/26	180.00
	435 General Fund	07/01/2026	Fishback Dominick LLP	127646	Legal Services 07/26	8,251.25
	435 General Fund	07/01/2026	Hillsborough County BOCC	9581654736-070926	Reclaimed Water 07/26	1,161.76
	435 General Fund	07/01/2026	Hillsborough County BOCC	9581654736-070926	Reclaimed Water 07/26	2,407.29
	435 General Fund	07/01/2026	Hillsborough County BOCC	9581654736-080626	Utility Services 07/26	3,248.85
	435 General Fund	07/01/2026	Hillsborough County BOCC	9581654736-080626	Utility Services 07/26	920.46
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35339	Irrigation Maintenance & Repair 07/26	90.26
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35324	Irrigation Maintenance & Repair 07/26	39.80
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35337	Irrigation Maintenance & Repair 07/26	112.50
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35329	Irrigation Maintenance & Repair 07/26	136.70
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35333	Irrigation Maintenance & Repair 07/26	139.80
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35319	Irrigation Maintenance & Repair 07/26	157.00
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35334	Irrigation Maintenance & Repair 07/26	189.75
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35316	Irrigation Maintenance & Repair 07/26	190.25
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35340	Irrigation Maintenance & Repair 07/26	281.61
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35345	Irrigation Maintenance & Repair 07/26	296.54
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35338	Irrigation Maintenance & Repair 07/26	364.75
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35348	Irrigation Maintenance & Repair 07/26	375.00
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35323	Irrigation Maintenance & Repair 07/26	375.00
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35341	Irrigation Maintenance & Repair 07/26	410.52
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35332	Irrigation Maintenance & Repair 07/26	422.23
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35315	Irrigation Maintenance & Repair 07/26	461.89
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35331	Irrigation Maintenance & Repair 07/26	462.88
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35326	Irrigation Maintenance & Repair 07/26	480.75
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35330	Irrigation Maintenance & Repair 07/26	510.25
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35344	Irrigation Maintenance & Repair 07/26	662.24
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35328	Irrigation Maintenance & Repair 07/26	693.75
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35318	Irrigation Maintenance & Repair 07/26	707.50
	435 General Fund	07/01/2026	RedTree Landscape	35335	Irrigation Maintenance	750.88

Waterset North Community Development District
Summary A/P Ledger
From 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
			Systems, LLC		& Repair 07/26	
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35342	Irrigation Maintenance & Repair 07/26	803.99
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35336	Irrigation Maintenance & Repair 07/26	814.50
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35325	Irrigation Maintenance & Repair 07/26	39.00
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35346	Irrigation Maintenance & Repair 07/26	887.64
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35322	Irrigation Maintenance & Repair 07/26	1,126.00
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35327	Irrigation Maintenance & Repair 07/26	1,217.25
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35320	Irrigation Maintenance & Repair 07/26	1,224.00
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35317	Irrigation Maintenance & Repair 07/26	1,420.29
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35321	Irrigation Maintenance & Repair 07/26	2,089.00
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35343	Irrigation Maintenance & Repair 07/26	106.64
	435 General Fund	07/01/2026	RedTree Landscape Systems, LLC	35347	Irrigation Maintenance & Repair 07/26	63.38
	435 General Fund	07/01/2026	TECO	221008743546-080426	Electric Services 07/26	310.85
	435 General Fund	07/01/2026	TECO	221008768089-080426	Electric Services 07/26	783.73
	435 General Fund	07/01/2026	TECO	321000019844-080526	Electric Services 06/26	535.31
	435 General Fund	07/01/2026	TECO	321000019844-080526	Electric Services 06/26	1,637.81
	435 General Fund	07/01/2026	TECO	321000019844-080526	Electric Services 06/26	151.66
	435 General Fund	07/01/2026	TECO	321000019844-080526	Electric Services 06/26	1,437.15
	435 General Fund	07/01/2026	TECO	221009368202-080426	Electric Services 07/26	264.32
	435 General Fund	07/01/2026	Terrapin Lawn Care, LLC	8484	Landscape Maintenance 07/26	510.00
Sum for 435, 2493						**64,788.54**
Sum for 435						**64,788.54**
Sum Total						**64,788.54**

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/26.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 18

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

OAK TREE REMOVAL AND SOD INSTALLATION PROPOSAL

For

WATERSET NORTH

Attention: John Torborg
September 11, 2026

Scope of Work:

- **Removal and stump grinding of one (1) Oak tree.**
- **Install (50 sq ft) of Zoysia sod and (1 yard) of soil over the removal area.**
- **Includes all labor, materials, debris hauling, and dumping fees.**

Total: $1,550.00

Rachel Welborn Digitally signed by Rachel Welborn
Date: 2026.09.14 11:00:43 -04'00'

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

6908 Covington Stone Avenue
FLUSH CUT AND REMOVAL PROPOSAL

For

WATERSET NORTH CDD

Attention: John Toborg
July 31, 2026

Scope of Work:

- **Flush cut and debris removal of a tree that is broken in half on the trail behind 6908 Covington Stone Avenue.**
- **Includes all labor, debris hauling, and dumping fees.**



Total: $3,250.00

Rachel Welborn Digitally signed by Rachel Welborn
Date: 2026.08.20 09:46:04 -04'00'

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Jogging Trail Behind the Clubhouse

WASHINGTONIA PALM TREE REMOVAL AND STUMP GRINDING PROPOSAL

For

WATERSET NORTH CDD

Attention: John Toborg
July 31, 2026

Scope of Work:

- **Remove and stump grind a dead Washingtonia Palm tree on the far side of the jogging trail behind the Clubhouse.**
- **Includes all labor, debris hauling, and dumping fees.**



Total: $1,150.00

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.08.20 09:44:45 -04'00'

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829

Tab 19

ALVAREZ PLUMBING & A/C

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

Alvarez Plumbing and Air Conditioning
1623 S 51st Street, Tampa, Florida 33619
(813) 655-7520
Plumbing #CFC019219 / Air Conditioning #CAC1822951

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

ESTIMATE	ESTIMATE DATE
274285565	Aug 27, 2026

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

Job: 89741

ESTIMATE DETAILS

Rebuild backflows : Upon inspection of backflows found that all three have a drip on the RV relief fit APAC proposes to do a proper rebuild on all three backflows. This will include shutting off the water and removing internal components and replacing with new this will ensure the proper function of the backflows and fix the leak after that is done we will test backflows once that is completed. We will register them with the county.

SUB-TOTAL	$1,910.00
TOTAL	$1,910.00

Thank you for choosing Alvarez Plumbing

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. By signing or otherwise accepting, I confirm that I am the owner or authorized representative of the property, have read and agree to the attached Terms & Conditions, and authorize Alvarez Plumbing & Air Conditioning to perform the work described. I understand this is a good-faith estimate based on known conditions and that the final price may change if unforeseen conditions, material increases, or additional labor are required. I agree to pay all amounts due for work performed.

- This estimate is valid for thirty (30) days from the date issued.
- A 50% deposit is required prior to scheduling.

Rachel Welborn Digitally signed by Rachel Welborn
Date: 2026.08.27 10:32:21 -04'00'

Sign here Date

Alvarez Plumbing and Air Conditioning
1623 S. 51st Street, Tampa, Florida 33619
(813) 655-7520
Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION: By authorizing service and/or signing, Customer authorizes Alvarez Plumbing & Air Conditioning ("Contractor") to perform the plumbing, HVAC, and related services described. Materials are new unless stated otherwise. Work is performed in a professional and workmanlike manner in accordance with generally accepted industry standards and applicable Florida codes in effect at the time of service. Changes, additional diagnostics, labor, or materials beyond the original scope may result in additional charges and may be approved verbally or electronically. Customer acknowledges that HVAC and plumbing systems may contain concealed, aged, or pre-existing conditions not discoverable prior to service. Contractor is not responsible for latent defects, pre-existing failures, code deficiencies, or conditions outside the authorized scope. Contractor is not liable for unavoidable damage to existing piping, ductwork, wiring, drywall, flooring, landscaping, utilities, or other property due to age, corrosion, scale, or concealed conditions, nor for delays caused by events beyond its control (including weather, material shortages, acts of God, strikes, or third-party errors). For permit and inspection purposes, once work is completed and the balance due is paid, the Contractor will coordinate an inspection date. The Customer is responsible for facilitating an inspection with 2-weeks of work completion and must ensure an individual at least eighteen (18) years of age is present on-site for the full scheduled day to provide access. Failure to provide access will result in rescheduling and applicable fees. Contractor is not responsible for implications that arise from customer's delay and/or refusal to allow inspection.

HVAC & PLUMBING DISCLOSURES Diagnostics identify probable causes only and do not guarantee discovery of all issues. Repairs address only approved components and do not guarantee remaining system life or performance. HVAC results may be affected by duct design, insulation, power, airflow, building conditions, or manufacturer limits. Plumbing systems may experience additional failures due to age, corrosion, pressure, or water quality. Photos, videos, readings, and documentation may be captured for quality control and communication.

ACCESS & CUSTOMER RESPONSIBILITIES Customer shall provide safe and reasonable access to all work areas, utilities, shutoffs, and mechanical spaces and identify private utilities and access points. Delays or additional labor due to restricted or unsafe conditions may result in added charges.

PAYMENT TERMS (FLORIDA) Payment is due upon completion unless otherwise agreed in writing and is not contingent on insurance or third-party reimbursement. Past-due balances (30 days) may accrue interest at the maximum rate allowed by Florida law. Customer agrees to pay reasonable collection costs, including attorney's fees and court costs, as permitted by law. Contractor may pursue all legal remedies, including lien rights where applicable.

LIMITATION OF LIABILITY To the fullest extent permitted by Florida law, Contractor's liability is limited to the amount paid for the specific service giving rise to the claim. Contractor is not liable for incidental, consequential, or indirect damages, including loss of use, comfort, or business.

CUSTOMER ACKNOWLEDGEMENT: Customer acknowledges the services described have been completed in a satisfactory and workmanlike manner. Customer has had the opportunity to review the work, ask questions, and raise concerns. Signature constitutes full and final acceptance of all work performed, materials provided, and charges incurred. These Terms & Conditions are incorporated by reference into the invoice and form a binding agreement.

GUARANTEES: Contractor provides limited warranties subject to proper use, operation, and maintenance. Repairs carry a thirty (30) day workmanship guarantee on labor for the specific repair performed. New equipment installations include a one (1) year parts and labor guarantee; manufacturer warranties apply thereafter. This warranty excludes consumable and normal-wear items, including filters, belts, capacitors, fuses, batteries, refrigerant loss not caused by installation defect, seals, gaskets, anodes, and similar components. Coverage does not apply to failures caused by misuse, abuse, neglect, lack of maintenance, improper operation, unauthorized modification, power surges, water quality, environmental conditions, acts of God, pre-existing conditions, or components not installed or repaired by Contractor. Warranty service is limited to correction of the covered defect only. No other express or implied warranties are provided except as stated herein or by the manufacturer. Alvarez's thirty (30) day residential stoppage guarantee excludes causes due to wipes, foreign obstructions, roots, or mechanical defects and does not apply to commercial properties.