



Rizzetta & Company

Waterset South Community Development District

Board of Supervisors' Meeting July 17, 2025

**District Office:
2700 S Falkenburg Rd.
Suite 2745
Riverview, FL 33578**

www.watersetsouthcdd.org

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578

District Board of Supervisors	Amanda King	Chairman
	Pete Williams	Vice Chairman
	Deneen Klenke	Assistant Secretary
	Lynda McMorrow	Assistant Secretary
	John Blakley	Assistant Secretary
District Manager	Ruben Durand	Rizzetta & Company, Inc.
District Counsel	Alyssa Willson	Kutak Rock LLP
District Engineer	Tim Plate	Heidt Design LLC

All cellular phones and pagers must be turned off 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, or 1-800-955-8771 (TTY) 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 SOUTH COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 2700 S. FALKENBURG RD, STE 2745. • RIVERVIEW, FL 33578

Board of Supervisors
Waterset South Community
Development District

July 16th , 2025

REVISED AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Waterset South Community Development District will be held on **Thursday, July 17, 2025, at 9:00 a.m.** at the offices of **Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.**

BOARD OF SUPERVISORS' MEETING:

- 1. CALL TO ORDER/ ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A.** Presentation of Waterset South Community Development District Engineer's Report Supplement to Master Capital Improvement Plan Tab 1
 - B.** Presentation of Waterset South Community Development District Supplement to Master Special Assessment Methodology Report... Tab 2
 - C.** Consideration of Resolution 2025-12 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. Tab 3
 - D.** Consideration of Landscape Maintenance Pump Station Agreements Tab 4
 - E.** Ratification of Execution of the Conservation Easement Tab 5
- 4. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** District Manager
- 5. SUPERVISOR REQUESTS**
- 6. ADJOURNMENT**

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

Sincerely,
Ruben Durand
District Manager

Tab 1

**Waterset South
Community Development District
District Engineer's Report Supplement to the
Master Capital Improvement Plan
July 17, 2025**

Prepared for:

**Waterset South
Community Development District
Hillsborough County, Florida**

Prepared by:

**Eric N. Francis, P.E.
Heidt Design, LLC
Tampa, Florida**

Board of Supervisors
Waterset South Community Development District
C/O Rizzetta & Company
5020 West Linebaugh Ave, Suite 240
Tampa, FL 33624

July 17, 2025

**Re: Waterset South Community Development District
Supplemental Engineer's Report
Master Capital Improvement Plan**

Dear Board of Supervisors,

In February 2025, the Hillborough County Board of County Commission adopted Ordinance Number 25-9 which expanded the Waterset South Community Development District ("District") boundary to include 'Waterset Wolf Creek Phase E', an additional approximately 41.4 acres which includes 280 home sites and associated infrastructure. We are pleased to present herein the Supplemental Report of the District Engineer ("Report") comprising the updated Master Capital Improvement Plan ("CIP") that includes the expanded area. The Master Report was prepared to assist the District in obtaining financing for the improvements by providing documentation as to the description and estimated costs of the proposed improvements.

Supplemental Engineer's Reports are anticipated to be prepared allocating portions of the CIP to be funded by the issuance of the applicable series bonds. The anticipated Special Assessment Revenue Bonds ("Bonds") will be issued to finance the construction of certain public improvements necessary to support the District.

We thank you for the opportunity to serve the District in this matter and wish to express our appreciation for the assistance from District staff and others associated with this project. Please do not hesitate to call should you have any questions or require any additional information.

Sincerely,



Eric N. Francis, P.E.
Heidt Design, LLC

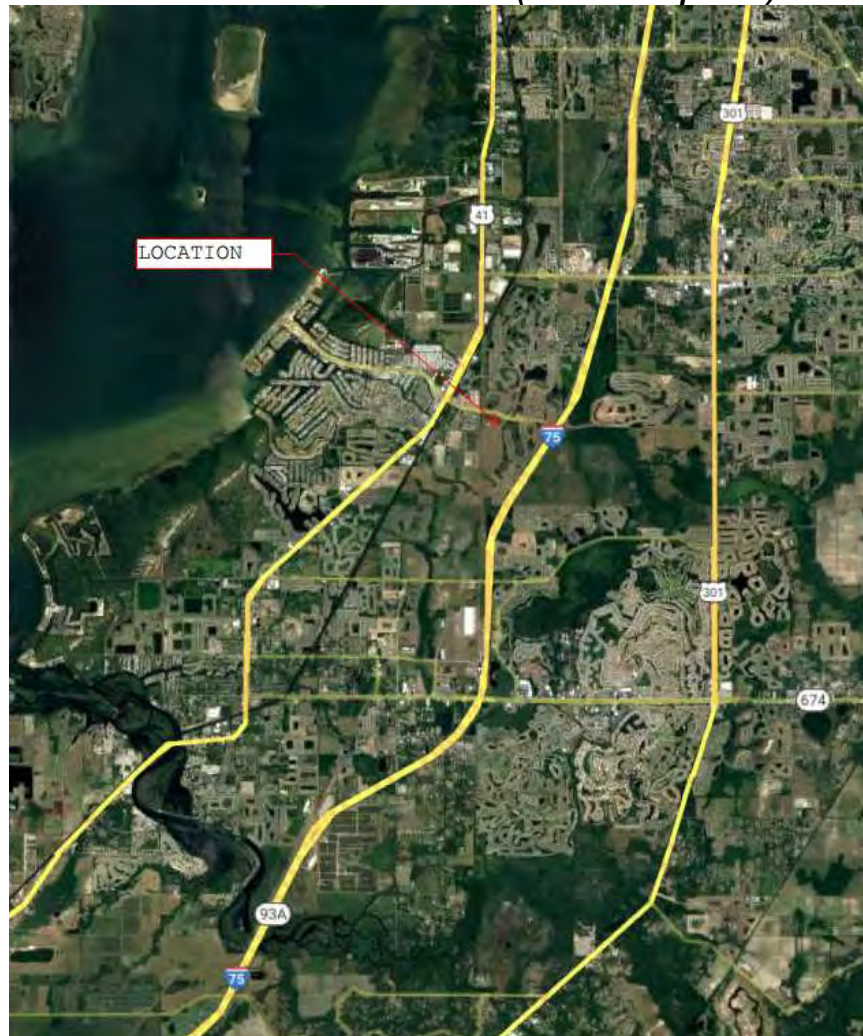
OVERVIEW

The Development

Waterset (the "Development") is generally described as a 2,375-acre mixed use, master-planned community located in the SouthShore area of Hillsborough County near the eastern shore of Tampa Bay (See Figure 1). The Development is currently approved for 6,428 residential units, 498,480 SF of commercial development and 198,900 SF of office development and is being developed by NNP-Southbend II, LLC (the "Developer").

Waterset is more specifically located west of Interstate 75 and east of U.S. Highway 41, just south of Big Bend Road and north of 19th Avenue. The SouthShore area includes the communities of Apollo Beach, Gibsonton, Riverview, Ruskin, Sun City Center, and Wimauma. More specifically, the Development is located in Apollo Beach, which is generally bounded by Big Bend Road on the north, 19th Avenue NE on the south, U.S. Highway 301 on the east and Tampa Bay on the west.

FIGURE 1 - LOCATION MAP (The Development)

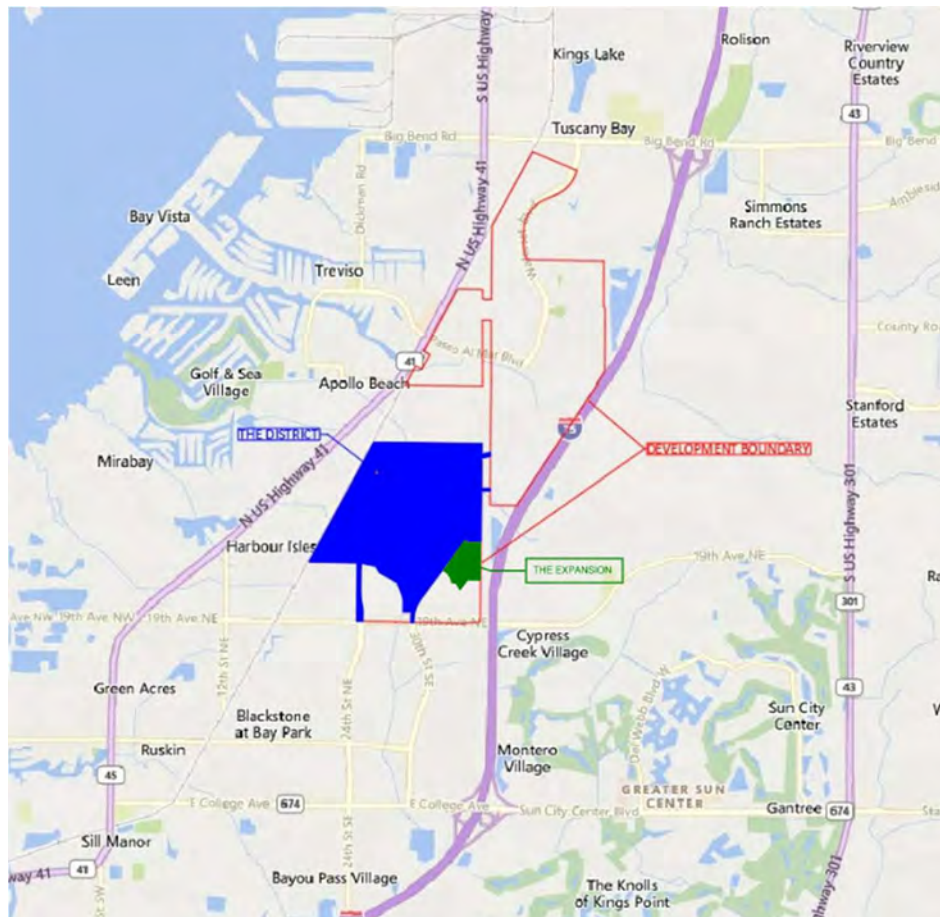


The District

Waterset South Community Development District (the "District"), a local unit of special purpose government, was effectively established on July 26, 2022 by Ordinance No. 22-19 (the "Ordinance") enacted by the Board of County Commissioners (the "BOCC") of Hillsborough County, upon petition by the Developer. The District encompassed approximately 758.880 acres within the Development (See Figure 2 and **Exhibit A**). The District was established for the purpose of financing, acquiring, constructing, maintaining and operating all or a portion of the public infrastructure necessary for the community development within the District as required for its functional development.

On February 12, 2025, by Ordinance No. 25-9, the District expanded to include Waterset Wolf Creek Phase E, approximately 41.4 acres. The District now encompasses approximately 800.206 acres. (See Figure 2 and **Exhibit A**)

FIGURE 2 - LOCATION MAP (The District)



PURPOSE and SCOPE

The Uniform Community Development District Act of 1980, as embodied in Chapter 190, *Florida Statutes*, authorizes the District to finance, design, construct, install and/or maintain public infrastructure improvements within and without the District's boundaries including, but not limited to roadways, water and sewer infrastructure, stormwater management improvements, and recreation facilities. The purpose of the Report is to provide a description of the infrastructure improvements necessary for development activities that are to be financed and/or acquired by the District related to the Master Capital Improvement Plan. The District will finance, acquire and/or construct, operate and maintain certain infrastructure improvements that are needed to serve the Development. A portion of these public infrastructure improvements may be funded by the Developer or by a future bond series. The Developer has agreed to finance and construct the balance of the infrastructure improvements needed for the Development that is not financed by the District. The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the land within the District.

This Report of the District Engineer reflects the District's present intentions. The implementation and completion of the improvements outlined in this report requires final approval by the District's Board of Supervisors, including the approval for any financing, acquisition, and/or construction of site related improvements. Cost estimates contained in this report have been prepared based on the best available information. These estimates may not reflect final engineering design or complete permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

Governmental Actions

The BOCC originally approved the Development as the Wolf Creek Branch DRI on January 23, 1990 (R90-0031). After five previous amendments, on February 8, 2011, the BOCC adopted Resolution R11-016 Amending and Restating the Development Order and Renaming the Wolf Creek Branch Development of Regional Impact (DRI #266) as The Waterset Development of Regional Impact (DRI #266). The BOCC simultaneously approved PRS 11-0027 ABP providing a General Site Plan and applicable conditions of zoning. On December 9, 2014 the BOCC adopted Resolution R14-166 amending and restating the Development Order of the Waterset DRI ("Development Order" or "DO"). The BOCC simultaneously approved RZ 14-0815 ABP and PRS 14-1076 (and PRS 14-1077 shortly thereafter) General Site Plan and the applicable conditions of zoning. On December 2, 2015, the Developer subsequently executed an agreement, consistent with the applicable requirements of the Development Order obligating the Developer to resign, permit and contribute funding up to a combined total of twelve-million dollars (\$12,000,000.00), plus interest as specified in the DO, toward the construction of the Apollo Beach Boulevard Extension's I-75 overpass as a 4-lane facility, connecting the Apollo Beach Boulevard (known as Paseo al Mar Boulevard within the Development) Extension west of I-75 to the western extension of County Road 672 (Balm Road) east of I-75. On March 10, 2020, the BOCC adopted Resolution R20-027 Amending and Restating the Development Order for Waterset (DRI #266). The BOCC simultaneously approved PRS 20-0004 resulting in the currently approved zoning General Site Plan and the

applicable conditions of zoning. Together, these governmental actions comprise master entitlements and development obligations that are accordingly incorporated by reference.

Specific development permit requirements for the areas that include the CIP are summarized in **Exhibit C** included with this Report.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development as presented herein, and that permits normally obtained by civil engineers, which permits have not yet been issued, and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development.

The Master Capital Improvement Plan

The CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District except for the amenity facility that does not benefit Phases B, C1 and C2. Said improvements include earthwork, roadway improvements, stormwater management facilities including those associated with such roadway improvements, off-site roadway improvements, potable water and wastewater facilities, reclaimed water facilities, landscaping and sidewalk improvements, recreational facilities, and associated professional fees. The total estimated cost of the CIP is **\$131,625,212.18**. Refer to **Exhibit B** for a summary of the costs by infrastructure category.

Phases B, C1, and C2 are planned to be gated, age-qualified single-family residences which will include some infrastructure that will only benefit Phases B, C1, and C2. As such, portions of the infrastructure associated with these phases will be funded solely by the Developer and maintained by the Developer or a subsequent Homeowner's Association ("HOA"). The following summary of the fee breakdown highlights which infrastructure improvements will be exempt from the District's funding and maintenance.

The estimated timetable to implement the CIP is 2021-2027. The project development areas are defined by eleven (11) geographic phases with residential unit distribution as follows:

TABLE 1
Currently Anticipated Geographic Phases of Development for the CIP

Waterset South CDD Lot Count	
Phase A	134
Phase B	182
Phase C1	92
Phase C2	278
Phase D1	58
Phase D2	148
Phase E	280
Phase G1	258
Phase G2	303
Phase H1	71
Phase H2	115
Total	1919

TABLE 2
Currently Anticipated Product/Unit Mix for the CIP

Phase	Lot Width	Count	Total
A (Conventional)	40'	50	134
	50'	59	
	60'	25	
B (Age Qualified)	36' PV	46	182
	50'	77	
	60'	59	
C1 (Age Qualified)	36' PV	10	92
	50'	73	
	60'	9	
C2 (Age Qualified)	36' PV	44	278
	50'	103	
	60'	131	
D1 (Conventional)	40'	58	58
D2 (Conventional)	40'	28	148
	50'	46	
	60'	50	
	70'	24	
E (Conventional)	20' Townhomes	132	280
	24' Townhomes	72	
	31.25' Cluster Detached *	76	
G1 (Conventional)	40'	128	258
	50'	77	
	60'	51	
	70'	2	
G2 (Conventional)	50'	167	303
	60'	86	
	70'	50	
H1 (Conventional)	40'	55	71
	50'	9	
	60'	7	
H2 (Conventional)	40'	16	115
	50'	68	
	60'	7	
	70'	24	
Total			1919

* Four Detached Cluster Lots have a width of 125' or 31.25' each

LAND ACQUISITION, INFRASTRUCTURE, AND WORK PRODUCT

The District does not intend to pay cash for the acquisition of any land, infrastructure, or work product associated with the District.

EARTHWORK

Hillsborough County regulates the design criteria for the final grading and fill requirements within the District. To ensure that the District meets the requirements for vertical separation and drainage, earthwork will be required. The source of fill material for the site is generally planned

to be generated from the excavation of the required stormwater management facilities. Any excavation beyond the depths required for stormwater treatment and floodplain compensation that is not required as fill for the proposed upland portions of the District will be funded by the Developer.

The earthwork associated with the fill of the local roadways within Phases B, C1, and C2 is eligible for funding by the District to ensure adequate stormwater collection. The earthwork associated with the fill for the lot pads within Phases B, C1, and C2 is ineligible for funding by the District and will be the responsibility of the Developer. If excavation of stormwater management facilities to the required depth for treatment results in excess material, the District will be responsible for disposal. The Developer may handle disposal for the District.

ROADWAYS

The District will be served by an extension of the primary north/south collector road for the Development, Waterset Boulevard, and the secondary north/south collector road, Covington Garden Drive. Waterset Boulevard remains a two-lane divided roadway with a 124' right-of-way. Covington Garden Drive varies between a two-lane undivided roadway with a 64' right-of-way and a two-lane with turn lane undivided roadway with a 75' right-of-way. Additionally, 30th Street will extend through the District as a two-lane divided roadway with a 124' right-of-way. The roadway costs include the costs of moving existing infrastructure, including, but not limited to: TECO (as defined below) transmission poles, TECO People's Gas monitoring station, and Hillsborough County utility lines.

Waterset Boulevard and 30th Street are on the Hillsborough County Long Range Planning Map and may accordingly be eligible for Transportation Impact Fee Credits. Impact fee credits issued for District funded improvements will be addressed in a separate agreement between the District and the Developer.

Local roadways will be designed in accordance with Hillsborough County standards.

Collector roadways described and the local roadways within Phases A, D1, D2, E, G1, G2, H1, and H2 will be dedicated for maintenance by Hillsborough County.

The local roadways within Phases B, C1, & C2 will not be eligible for District funding and will be funded solely by the Developer. The local roadways within Phases B, C1, and C2 will be owned and maintained by an HOA. The total estimated cost of these roadways is not included within the Opinion of Probable Cost in **Exhibit B**.

UNDERGROUND AND STREET LIGHTING ELECTRICAL SYSTEM

The District lies within the area served by Tampa Electric Company ("TECO"). TECO will provide underground electric service to the land in the District from lines located within the public right-of-way. The District's internal electrical distribution system will consist of underground cable with appurtenant transformers and service pedestals for streetlight locations. The District may not fund the costs associated with the installation of the private underground electric systems. All components of the underground electric system, including maintenance, will be the responsibility of the utility provider (TECO).

WASTEWATER COLLECTION

The District is within the Hillsborough County service area, with wastewater treatment service to be provided by the Hillsborough County Wastewater Department. The District's onsite sanitary sewer system will consist of conventional gravity collection lines with appurtenant manholes, pump stations, and force mains. The constructed systems will be dedicated to Hillsborough County for operation and maintenance.

WATER DISTRIBUTION SYSTEM

The District is within the Hillsborough County service area with potable water and fire service to be provided by the Hillsborough County Water Department. The water distribution systems within the District will consist of 12", 8", 6" and 4" watermains with appurtenant valves and fire hydrants. The constructed systems will be dedicated to Hillsborough County for operation and maintenance.

RECLAIMED WATER DISTRIBUTION SYSTEM

The District is within the Hillsborough County service area with reclaimed water service to be provided by the Hillsborough County Water Department. The reclaimed water distribution systems within the District will consist of 12", 8", 6" and 4" reclaimed watermains with appurtenant valves. The constructed systems will be dedicated to Hillsborough County for operation and maintenance.

STORMWATER MANAGEMENT

Hillsborough County and the Southwest Florida Water Management District ("SWFWMD") regulate the design criteria for the stormwater management system within the District. The pre-development site runoff and water management conditions have been developed by Hillsborough County and SWFWMD. The existing, onsite, naturally occurring wetlands are as delineated by SWFWMD and the Hillsborough County Environmental Protection Commission.

The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands. The wetlands and pond systems that are part of the stormwater management system comprise approximately 30% of the District's land area.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream because of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. Preserve the function of the floodplain storage during the 100-year storm event.

The stormwater collection and outfall systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. It will be the responsibility of the District to maintain the stormwater management system and ensure its operation.

The stormwater collection and outfall systems associated with Phases B, C1, and C2 will also be funded and maintained by the District.

19th AVENUE IMPROVEMENTS

The District will also be served by off-site intersection improvements and partial widening to the existing 19th Avenue east/west collector roadway along the southern border. The improvements are defined and required within the current PRS 20-0004 (final conditions of approval). The roadway improvements may be funded by the District and may include paving and drainage, utility relocations, culvert extensions, TECO transmission pole relocation, and a multi-use path.

LANDSCAPING, HARDSCAPE, AND IRRIGATION

Significant landscape features, and associated irrigation systems are planned for the District. These features include landscaping of the main roadways in the District, parks and common areas, and landscaping of the perimeter buffer areas as well as the CSX railroad buffer and screen. The landscaping and irrigation may be funded and/or maintained by the District.

Any landscaping and irrigation behind the gates within Phases B, C1, and C2 may not be funded or maintained by the District. The estimated cost of the landscaping and irrigation behind the gate within Phases B, C1, and C2 is not included in the Opinion of Probable Cost in **Exhibit B**.

Significant hardscape features and are planned for the District. These features include entry monuments along the main roadways in the District. The entry features may be funded and/or maintained by the District.

The gated entry features for Phases B, C1, and C2 may not be funded or maintained by the District. The estimated cost of these entry feature(s) is not included in the Opinion of Probable Cost in **Exhibit B**.

RECREATIONAL FACILITIES

It is anticipated that the District will expand the Development's recreational facilities including neighborhood parks and open space intended for both active and passive use featuring pavilions, mulched and concrete pathways, boardwalk wetland ditch crossings, trail system, and benches. The recreational improvements may be funded and/or maintained by the District.

The District will have substantial wildlife conservation areas located throughout. The Development proposes to preserve many of the existing wetlands present within the Development to provide habitat for wildlife and will include passive recreation trails around and near these areas. The District will also include two (2) planted mitigation sites to provide additional conservation areas. The construction and maintenance of the mitigation sites and

trail system may be funded by the District, and it is anticipated that monitoring and maintenance will be the responsibility of the District.

PRIMARY AMENITY CENTER

It is anticipated that the District will expand the Development's recreational facilities including an approximately 5-acre primary amenity center. The amenity center may be funded and/or maintained by the District.

A separate, private amenity site is planned to be within Phases B, C1, and C2 that will be inaccessible to the remainder of the residents in the District. This amenity site is not eligible for funding or maintenance by The District. The estimated cost of the amenity in Phases B, C1, and C2 is not included in the Opinion of Probable Cost in **Exhibit B**.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of the infrastructure. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

PROFESSIONAL FEES

Professional fees include civil engineering, including the District Engineer's construction related services, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, underdrain analysis and construction testing, and architectural cost for landscaping. Also included in this category are fees associated with environmental consultation and permitting and legal fees.

OWNERSHIP AND MAINTENANCE

The anticipated ownership and maintenance responsibilities of the District's proposed infrastructure improvements are set forth below:

TABLE 3
Funding, Ownership, & Maintenance

Funding, Ownership, & Maintenance		
Item	Funded & Constructed By	Ownership & Maintenance Entity
Collector Roadways, including 19th Ave Improvements	CDD*	County
Local Roadways Phase A, D1, D2, E, G1, G2, H1, & H2	CDD	County
Local Roadways Phase B, C1, & C2	Developer	HOA
Water, Reclaimed Water, Wastewater	CDD	County
Stormwater Management, Drainage & Earthwork (excluding lot pads)	CDD	CDD
Public Areas Landscaping & Irrigation	CDD	CDD
Landscaping & Irrigation Phase B, C1, & C2	Developer	HOA
TECO Pole Relocation	CDD	TECO
Entry Features Phase A, D1, D2, E, G1, G2, H1, & H2	CDD	CDD
Entry Features Phase B, C1, & C2	Developer	HOA
Public Amenities	CDD	CDD
Phase B, C1, & C2 Amenity	Developer	HOA

* The Developer reserves the right to fund and construct as its option

PROJECT COSTS

The CIP's identifiable total costs associated with the infrastructure improvements, including impact fee creditable roadways as detailed in **Exhibit B**, are estimated to be **\$131,625,212.18**. The infrastructure improvements include roads, streetlights, sewer, water, reclaimed water, stormwater management systems, hardscape and landscaping and associated irrigation systems, and recreational facilities that will ultimately be utilized by the residents of the District.

Exhibit B, outlines the anticipated costs associated with the construction or acquisitions of the CIP and also indicates the anticipated costs associated with roadways which may qualify for Impact Fee Credits.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District's Master Capital Improvement Plan. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. **Exhibit C** outlines required permits. At the present time, it is anticipated that all permits necessary to construct the CIP will be obtained in the ordinary course of development.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the master plans and conceptual plans. It is the professional opinion of Heidt Design, LLC, that the estimated infrastructure costs provided herein for the CIP improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes.

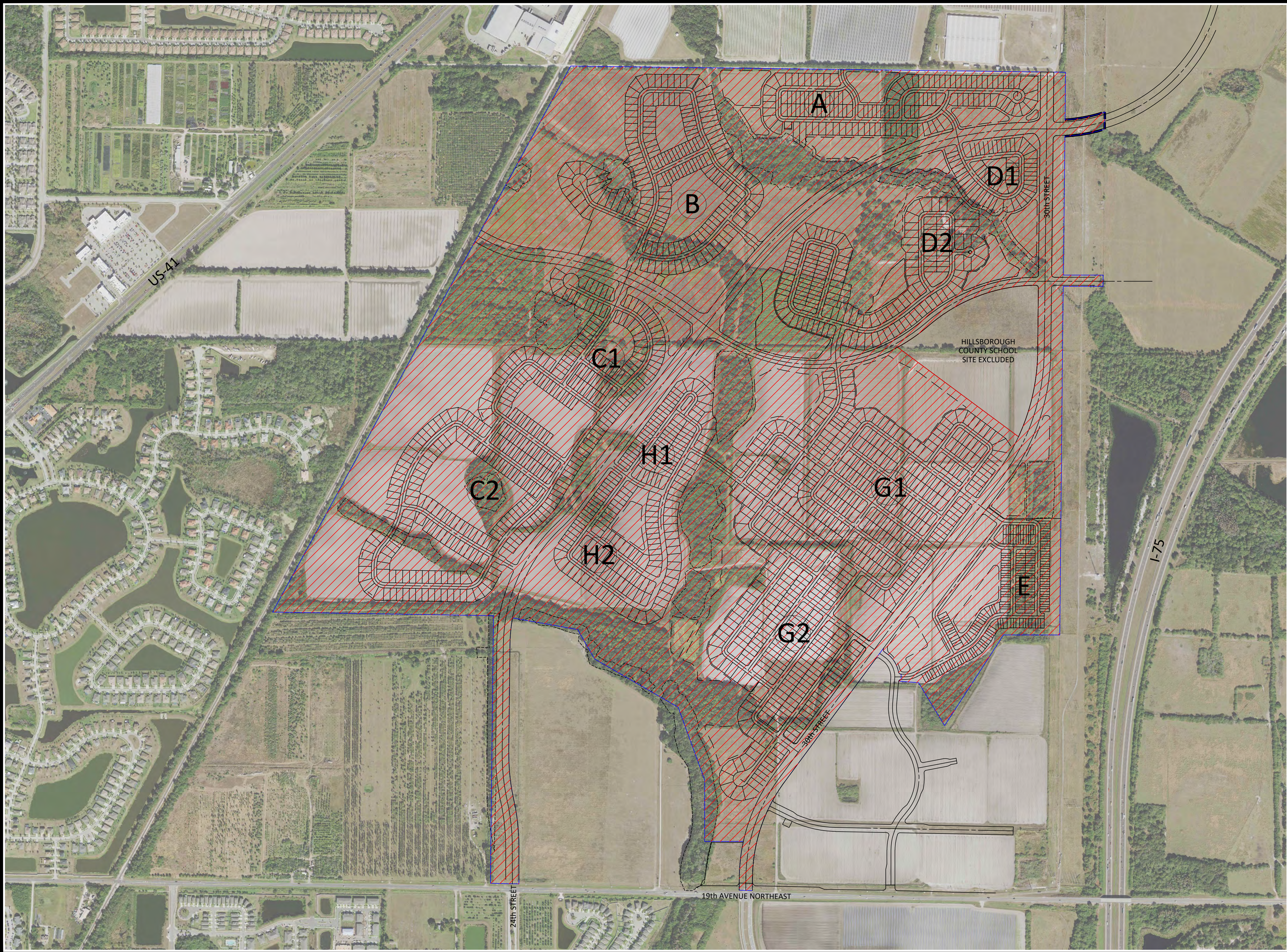
The infrastructure total construction cost developed in this Report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Hillsborough County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

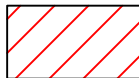
EXHIBITS

Exhibit A	District Boundary Exhibit
Exhibit B	Opinion of Probable Capital Project Cost
Exhibit C	General Permit Summary
Exhibit D	Waterset South CDD Boundary Metes and Bounds Description

EXHIBIT A
DISTRICT BOUNDARY EXHIBIT



L E G E N D

 Waterset South CDD Property - 800.21 Acres

Waterset South CDD Lot Count	
Phase A	134
Phase B	182
Phase C1	92
Phase C2	278
Phase D1	58
Phase D2	148
Phase E	280
Phase G1	258
Phase G2	303
Phase H1	71
Phase H2	115
Total	1919

Waterset South CDD

Boundary Exhibit



Hillsborough County, FL

07/17/25	PHASE E EXPANSION	M. BERG
DATE	DESCRIPTION	BY
DATE: 09/13/2022	JOB #: NLC-WS-1758	
Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis is required and may affect final unit totals and layout.		

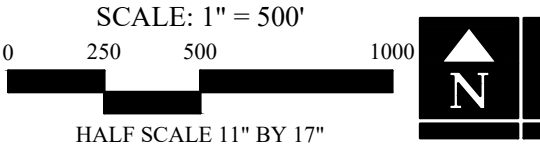


EXHIBIT B

OPINION OF PROBABLE CAPITAL PROJECT COST

Waterset South CDD

Opinion of Probable Construction Cost

Summary

	Total
CLEARING & EARTHWORK:	\$ 26,751,352.00
ROADWAY / CURB & GUTTER:	\$ 16,853,285.00
SANITARY SEWER COLLECTION SYSTEM:	\$ 10,925,710.00
WATER DISTRIBUTION SYSTEM:	\$ 7,353,658.00
RECLAIMED WATER DISTRIBUTION SYSTEM:	\$ 6,225,152.00
STORMWATER MANAGEMENT:	\$ 22,395,985.00
19TH AVENUE IMPROVEMENTS:	\$ 4,900,000.00
LANDSCAPING / HARDSCAPE / IRRIGATION:	\$ 4,655,250.00
RECREATIONAL FACILITIES:	\$ 800,000.00
PRIMARY AMENITY:	\$ 5,000,000.00
PROFESSIONAL SERVICES:	\$ 16,968,525.00
CONTINGENCY (6.67%):	\$ 8,796,295.18
TOTAL:	\$ 131,625,212.18

Notes:

1. The estimated development timetable is 2022 - 2027
2. Estimates are based on 2023 costs.
3. Includes Wetland Mitigation. Excludes grading associated with lot pads.
4. Includes entry features, signage, landscape, hardscape, irrigation, and CDD perimeter fencing.

EXHIBIT C
GENERAL PERMIT SUMMARY

Phase	Issuing Agency	Type of Permit	Permit Number	Approval Date	Expiration Date
TECO Roadway Extensions	Hillsborough County	Preliminary Plat	Project ID # 5502	1/8/2021	6/22/2021
	Hillsborough County	Construction Plans	Project ID # 5502	7/2/2021	5/13/2023
	Hillsborough County	ROW Use	ROW296855	7/2/2021	5/13/2023
	Hillsborough County	Natural Resources	NR(C) #5502	6/25/2021	6/25/2023
	Florida Dept. of Environmental Prot.	NPDES Notice of Intent	FLR20ER11-001	8/1/2021	7/31/2026
	Florida Dept. of Health - HC	Drinking Water Permit	0125332-2100-DSGP-DEP	5/6/2021	5/6/2026
	Environmental Prot. Commission - HC	Wastewater Permit	0401933-001-DWC	4/22/2021	4/22/2026
	Hillsborough County	Service Request	SR#20-0248	1/12/2021	1/12/2023
Phase A and D1	SWFWMD	Environmental Resource Permit	43018888.08	5/25/2021	5/25/2026
	Florida Dept. of Environmental Prot.	NPDES Notice of Intent	FLR20ER10-001	8/1/2021	7/31/2026
	SWFWMD	Environmental Resource Permit	43018888.08	5/25/2021	5/25/2026
	Florida Dept. of Health - HC	Potable Water Permit	0125332-2112-DS/C FDEP	6/30/2021	6/30/2026
	Environmental Prot. Commission - HC	Wastewater Permit	0401933-002-DWC	7/15/2021	7/14/2026
	Hillsborough County	Site Construction Plan - COVID Extension	Project ID # 5502	10/5/2021	12/26/2023
	Hillsborough County	Natural Resources	NR(S) #5502-I	9/30/2021	12/26/2021
	Hillsborough County	Phase A Service Request	SR#20-0234	12/9/2020	12/9/2022
	Hillsborough County	Phase D Service Request	SR#20-0184	10/7/2020	10/7/2022
	SWFWMD	Dewatering Plan Acceptance	43018888.08	10/8/2021	n/a
	SWFWMD	Permit Extension	43018888.09	10/20/2021	12/26/2026
	Florida Fish and Wildlife Conservation Com	Migratory Bird Nest Removal	LSNR-21-00178	8/27/2021	8/27/2024
	Hillsborough County	Alternate Base Request	Project ID # 5502	12/1/2021	n/a
	Hillsborough County	Phase A Minor Wall Parallel Review Request	54172.0000	12/23/2021	12/22/2023
	Hillsborough County	Construction Plans	Project ID # 5502	7/29/2021	5/13/2023
	Hillsborough County	Construction Plans - 1st Revisions	Project ID # 5502	11/4/2021	11/4/2023
	Hillsborough County	Natural Resources/Landscaping Permit	NR(S) #5502	7/29/2021	12/26/2023
	Hillsborough County	ROW Use	ROW299105	2/11/2021	5/13/2023
Phase D2	Hillsborough County	Alternate Base Request	Project ID # 5502	12/1/2021	n/a
	Hillsborough County	Construction Plans	Project ID # 5502	11/11/2021	8/25/2023
	Hillsborough County	Construction Plans - 1st Revisions	Project ID # 5502	2/17/2021	8/25/2023
	Hillsborough County	Preliminary Plat	Project ID # 5502	1/22/2021	7/22/2021
	Hillsborough County	Stormwater Design Exception	Project ID # 5502	11/10/2021	n/a
	Hillsborough County	Service Application Request	SR# 20-0254	1/23/2021	1/23/2023
	SWFWMD	Environmental Resource Permit	43018888.0870	10/22/2021	10/22/2026
	Florida Dept. of Environmental Prot.	Wastewater Permit	0401933-003-DWC	12/9/2021	12/8/2026
	Florida Dept. of Health - HC	Potable Water Permit	0125332-2140-DS/C FDEP	12/14/2021	12/14/2026
	Hillsborough County	Lift Station Pump Approval	SR#20-0254	7/9/2021	n/a
	Hillsborough County	Lift Station Pump Approval - 1st Revision	SR#20-0254	1/10/2022	n/a
	Hillsborough County	Lift Station Pump Approval	SR#21-0114&0115	2/9/2022	n/a
	Hillsborough County	Preliminary Plat	Project ID # 5502	7/21/2021	1/21/2022
	Hillsborough County	Preliminary Plat - 1st Revision	Project ID # 5502	11/5/2021	1/21/2022
Phase G	Hillsborough County	Preliminary Plat - 2nd Revision	Project ID # 5502	11/27/2023	5/27/2024
	Hillsborough County	Construction Plans	Project ID # 5502	2/16/2022	2/16/2024
	Hillsborough County	Construction Plans - 1st Revision	Project ID # 5502	11/29/2022	2/16/2024
	Hillsborough County	Phase G1 Service Request	SR#21-0114	10/29/2021	10/29/2023
	Hillsborough County	Phase G2 Service Request	SR#21-0115	10/29/2021	10/29/2023
	Hillsborough County	Stormwater Design Exception	Project ID # 5502	2/23/2022	n/a
	Hillsborough County	Minor Site Development Plan - Model Center	Project ID # 5502	8/9/2022	8/9/2024
	Hillsborough County	Minor Site Development Plan - Model Center Rev.	Project ID # 5502	8/2/2023	8/9/2024
	Hillsborough County	Service Application Request	21-0115	10/29/2021	10/29/2023
	Hillsborough County	Service Application Request	21-0114	10/29/2021	10/29/2023
	Florida Fish and Wildlife Conservation Com	Gopher Tortoise	GTT-22-00395	2/28/2022	2/28/2023
	Florida Fish and Wildlife Conservation Com	Migratory Bird Nest Removal	LSNR-21-00178	8/27/2021	8/27/2024
	Florida Dept. of Environmental Prot.	Wastewater Permit	0401933-004-DWC	5/12/2022	5/11/2027
	Florida Dept. of Health - HC	Potable Water Permit	0125332-2158-DS/C FDEP	4/7/2022	4/7/2027
	SWFWMD	Environmental Resource Permit	43018888.0930	2/17/2022	2/17/2027
Phase B	Hillsborough County	B-1 Service Application Request	SR# 22-0037	3/3/2022	3/3/2024
	Hillsborough County	B-2 Service Application Request	SR# 22-0038	3/3/2022	3/3/2024
	Hillsborough County	Preliminary Plat	Project ID # 5502	8/4/2022	2/4/2023
	Hillsborough County	Preliminary Plat - 1st Revision	Project ID # 5502	9/1/2022	2/4/2022
	Hillsborough County	Preliminary Plat - 2nd Revision	Project ID # 5502	4/10/2023	10/10/2023
	Hillsborough County	Construction Plans	Project ID # 5502	1/2/2024	1/26/2025
	Hillsborough County	Construction Plans - 1st Revision	Project ID # 5502	8/18/2023	1/26/2025
	Hillsborough County	Construction Plans - 2nd Revision	Project ID # 5502	1/2/2024	1/26/2025
	SWFWMD	Environmental Resource Permit	18888.0990	2/9/2023	2/9/2028
	Hillsborough County	Stormwater Design Exception	Project ID # 5502	1/19/2023	n/a
	Hillsborough County	Minor Site Development Plan - Minor Wall	Project ID # 5502	10/3/2023	10/5/2025
	Hillsborough County	Master Subdivision Landscape	Project ID # 5502	10/13/2023	10/13/2028
	Florida Dept. of Environmental Prot.	Wastewater Permit	0368185-005-DWC	1/12/2023	1/11/2028
	Florida Dept. of Health - HC	Potable Water Permit	0125332-2204-DSGP-DEP	1/18/2023	1/18/2028
19th Ave	Hillsborough County	Utility Service Request	SR# 22-0113	6/16/2022	
	Hillsborough County	Site Development Plan	Project ID: 5502	3/29/2023	3/29/2025
	SWFWMD	Environmental Resource Permit	43018888.097	5/18/2022	4/26/2028
	Florida Dept. of Environmental Prot.	Wastewater Permit	0421406-002-DWC	6/15/2023	6/14/2028
	Florida Dept. of Health - HC	Potable Water Permit	0125332-2235-DSGP DEP	6/15/2023	6/15/2028
Phase E	Hillsborough County	Preliminary Plat	Project ID # 5502	6/17/2024	12/17/2024
	Hillsborough County	Stormwater Design Exception	Project ID # 5502	1/2/2025	n/a
	Hillsborough County	Construction Plans	Project ID # 5502	1/3/2025	1/3/2027
	SWFWMD	Environmental Resource Permit	43018888.112	1/21/2025	1/21/2030
	Hillsborough County	Service Application Request	24-0043	9/4/2024	9/4/2026
	Florida Dept. of Environmental Prot.	Wastewater Permit	0416052-003-DWC	2/20/2025	2/19/2030
	Florida Dept. of Health - HC	Potable Water Permit	0125332-2324-DSGP DEP	2/26/2025	2/26/2030
Phase C	Hillsborough County	Preliminary Plat	Project ID # 5502	9/16/2024	3/16/2025
	Hillsborough County	Preliminary Plat - 1st Revision	Project ID # 5502	12/10/2024	3/16/2025
	Hillsborough County	Construction Plans			
	SWFWMD	Environmental Resource Permit			
	Florida Dept. of Environmental Prot.	Wastewater Permit			
	Florida Dept. of Health - HC	Potable Water Permit			
Phase H	Hillsborough County	C-1 Service Application Request	23-0267	11/21/2024	11/21/2026
	Hillsborough County	C-2 Service Application Request	23-0268	11/21/2024	11/21/2026
	Hillsborough County	Preliminary Plat	Project ID # 5502	5/6/2024	11/6/2024
	Hillsborough County	Preliminary Plat - 1st Revision	Project ID # 5502		
	Hillsborough County	Construction Plans	Project ID # 5502	2/21/2025	2/21/2027
	Hillsborough County	Construction Plans - 1st Revision	Project ID # 5502		
	SWFWMD	Environmental Resource Permit			
	Hillsborough County	Stormwater Design Exception	Project ID # 5502	1/27/2025	n/a
	Florida Dept. of Environmental Prot.	Wastewater Permit	0416025-004-DWC	5/22/2025	5/21/2030
	Florida Dept. of Health - HC	Potable Water Permit	0125332-2335-DSGP DEP	5/20/2025	5/20/2030
	Hillsborough County	Lift Station Pump Approval	SR # 23-0268	2/4/2025	n/a
	Hillsborough County	H-1 Service Application Request	23-2042	12/15/2023	12/15/2025
Waterset Blvd & Phase C-H-I Mass Grading	Hillsborough County	H-2 Service Application Request	23-2042	12/15/2023	12/15/2025
	Hillsborough County	Mass Grading	Project ID # 5502	4/23/2025	4/23/2027
	SWFWMD	Environmental Resource Permit	43018888.105	3/19/2025	3/19/2030
	Hillsborough County	Stormwater Design Exception	Project ID # 5502	6/12/2024	n/a
	Florida Dept. of Environmental Prot.	Wastewater Permit	0401933-005-DWC	6/10/2025	6/10/2027
	Florida Dept. of Health - HC	Potable Water Permit	125332-2339-DSGP DEP	6/10/2025	6/10/2027
	Florida Fish and Wildlife Conservation Com	Migratory Bird Nest Removal	LSNR-25-00047	4/4/2025	4/4/2026

EXHIBIT D

WATERSET SOUTH CDD BOUNDARY METES AND BOUNDS DESCRIPTION

ORDINANCE NO. 25-9

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 22-19 ESTABLISHING THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR AMENDMENT TO SECTION 3 OF SAID ORDINANCE TO CHANGE THE GEOGRAPHICAL BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046, FLORIDA STATUTES; ADDRESSING CONFLICTS; PROVIDING FOR ALL OTHER TERMS AND CONDITIONS TO REMAIN UNCHANGED; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 26, 2022, the Board of County Commissioners in and for Hillsborough County, Florida (“County”), adopted Ordinance No. 22-19, which established the Waterset South Community Development District (“District”); and

WHEREAS, on September 17, 2024, the District petitioned the County to adopt the *Petition to Amend the Boundary of the Waterset South Community Development District* (“Petition”), amending Hillsborough County Ordinance No. 22-19, and adding approximately 41.326 acres to the District described in **Exhibit A**, attached hereto, as the additional area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit A, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County’s planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with requirements and procedures pursuant to Section 190.046(1)(b), Florida Statutes; and

WHEREAS, the County has considered the record of the public hearing and the statutory factors set forth in Section 190.005(1)(e), Florida Statutes, in making its determination to grant or deny the Petition; and

WHEREAS, pursuant to the information contained within the Petition, a review conducted by County staff, and otherwise being fully advised as to the facts and circumstances contained within the request of the District, the County has decided to grant the District's Petition to amend Ordinance No. 22-19 to accomplish said purpose.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS 11TH DAY OF FEBRUARY, 2025, AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The Board of County Commissioners hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the amendment of the District's boundaries is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. the area of land within the District, as amended, is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

5. the amendment of the District's boundaries is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

6. the proposed community development services and facilities to be provided by the District, as amended, will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. the area that will be served by the District, as amended, is amenable to separate, special-district government.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Florida Statutes;

2. The County has jurisdiction pursuant to section 190.005(2), Florida Statutes; and

3. The granting of the Petition complies with the dictates of Chapter 190, Florida Statutes.

SECTION 3. GEOGRAPHICAL BOUNDARIES. Exhibit A of Ordinance No. 22-19, is hereby replaced in its entirety with the legal description attached and set forth in **Exhibit B** of this Ordinance.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

Adopted this 11th day of February, 2025.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, VICTOR CRIST, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of February 11, 2025 as the same appears of record in Minute Book 585 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 12th day of February, 2025.



VICTOR CRIST, CLERK

BY: [Signature]

Deputy Clerk

APPROVED BY COUNTY ATTORNEY
AS TO FORM AND LEGAL
SUFFICIENCY

BY: Nancy Y. Takemori

Nancy Y. Takemori
Assistant County Attorney

EXHIBIT A

**WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
EXPANSION PARCEL 1**

(PHASE E)

DESCRIPTION: A parcel of land lying in Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, the following two (2) courses: 1) along the Easterly boundary of Waterset South Community Development District, as recorded in Instrument Number 2022381433, of the Public Records of Hillsborough County, Florida, S.00°33'49"W., 1580.26 feet to the **POINT OF BEGINNING**; 2) continue S.00°33'49"W., 1098.29 feet; thence WEST, 530.85 feet; thence S.32°59'46"W., 1019.41 feet; thence N.31°10'02"W., 471.99 feet; thence N.85°11'27"W., 188.66 feet to a point on a curve; thence Northeasterly, 29.02 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 66°30'40" (chord bearing N.56°25'41"E., 27.42 feet); thence N.00°18'58"W., 50.00 feet; thence S.89°41'02"W., 0.97 feet to a point of curvature; thence Northwesterly, 35.01 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 80°14'30" (chord bearing N.50°11'43"W., 32.22 feet) to a point of reverse curvature; thence Northwesterly, 204.64 feet along the arc of a curve to the left having a radius of 270.00 feet and a central angle of 43°25'32" (chord bearing N.31°47'14"W., 199.77 feet) to a point of tangency; thence N.53°30'00"W., 35.68 feet to a point of curvature; thence Northerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.08°30'00"W., 35.36 feet) to a point of tangency on said Easterly boundary of Waterset South Community Development District; thence along said Easterly boundary of Waterset South Community Development District, the following three (3) courses: 1) N.36°30'00"E., 1652.00 feet; 2) S.53°30'00"E., 178.57 feet; 3) EAST, 545.17 feet to the **POINT OF BEGINNING**.

Containing 41.326 acres, more or less.

AMI-WSN-WS-152

P:\Waterset\CDD\South CDD\CDD 2024 AMENDMENT\Expansion Parcel
1\Wset S CDD EXP PAR 1-DS.doc

VBR

July 19, 2024

EXHIBIT B

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT (LEGAL DESCRIPTION OF DISTRICT BOUNDARIES AFTER BOUNDARY MODIFICATION)

DESCRIPTION: A parcel of land lying in Sections 26, 27, 28, 33 and 34, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34 for a **POINT OF BEGINNING**, run thence along the East boundary of the Northeast 1/4 of said Section 34, S.00°33'49"W., 1580.26 feet; thence WEST, 545.17 feet; thence N.53°30'00"W., 178.57 feet; thence S.36°30'00"W., 3224.26 feet to a point of curvature; thence Southerly, 965.32 feet along the arc of a curve to the left having a radius of 1538.00 feet and a central angle of 35°57'42" (chord bearing S.18°31'09"W., 949.56 feet) to a point of tangency; thence S.00°32'18"W., 122.72 feet to a point on the Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST; thence along said Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, N.88°43'57"W., 124.01 feet; thence N.00°32'18"E., 121.14 feet to a point of curvature; thence Northerly, 342.14 feet along the arc of said curve to the right having a radius of 1662.00 feet and a central angle of 11°47'42" (chord bearing N.06°26'09"E., 341.54 feet); thence WEST, 365.00 feet; thence NORTH, 580.00 feet; thence N.20°00'00"W., 730.00 feet; thence N.60°00'00"W., 910.00 feet; thence N.30°00'00"W., 320.00 feet; thence N.79°51'35"W., 623.86 feet to a point on a curve; thence Southerly, 255.23 feet along the arc of a curve to the left having a radius of 1538.00 feet and a central angle of 09°30'29" (chord bearing S.05°23'11"W., 254.93 feet) to a point of tangency; thence S.00°37'56"W., 1016.67 feet to a point of curvature; thence Southerly, 445.46 feet along the arc of a curve to the left having a radius of 1938.00 feet and a central angle of 13°10'11" (chord bearing S.05°57'09"E., 444.48 feet) to a point of reverse curvature; thence Southerly, 448.95 feet along the arc of a curve to the right having a radius of 2062.00 feet and a central angle of 12°28'29" (chord bearing S.06°18'00"E., 448.06 feet) to a point of tangency; thence S.00°03'46"E., 351.58 feet to a point on the aforesaid Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST; thence along said Northerly boundary of the right-of-way for 19TH AVENUE NORTHEAST, N.88°36'23"W., 268.09 feet to a point on the West boundary of the Southwest 1/4 of aforesaid Section 34; thence along said West boundary of the Southwest 1/4 of Section 34, N.00°37'12"E., 2523.57 feet to the Southeast corner of the Northeast 1/4 of the aforesaid Section 33; thence along the South boundary of said Northeast

1/4 of Section 33, N.89°02'54"W., 2081.94 feet to a point Easterly boundary of the 130.00 foot wide Railroad right-of-way for C.S.X. Transportation, Inc. (formerly Atlantic Coast Line Railroad and Seaboard Coast Line Railroad) per Right-of Way and Track Map V19 FLA (4); thence along said Easterly boundary of the 130.00 foot wide Railroad right-of-way for C.S.X. Transportation, Inc., N.28°37'13"E., 5866.89 feet to a point on the North boundary of the South 1/2 of the aforesaid Section 27; thence along said North boundary of the South 1/2 of Section 27, S.89°16'50"E., 4666.51 feet to the Northeast corner of the Southeast 1/4 of said Section 27; thence along the East boundary of said Southeast 1/4 of Section 27, S.00°36'55"W., 448.17 feet to a point on a curve, also being the Northwest corner of PARCEL "D-2B", according to Special Warranty Deed, as recorded in Instrument #: 2021416838, of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said PARCEL "D-2B", Easterly, 21.21 feet along the arc of a curve to the left having a radius of 1517.00 feet and a central angle of 00°48'04" (chord bearing N.85°50'54"E., 21.21 feet) to the Easterlymost corner of said PARCEL "D-2B", also being the Westerlymost corner of PARCEL "D-1", according to Special Warranty Deed, as recorded in Instrument #: 2021416839, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said PARCEL "D-1", continue Easterly, 362.65 feet along the arc of said curve to the left having the same radius of 1517.00 feet and a central angle of 13°41'50" (chord bearing N.78°35'57"E., 361.79 feet) to the Southeast corner of said PARCEL "D-1", also being a point on the East boundary of the West 375.00 feet of the aforesaid Section 26, and also being a point on the Westerly boundary of Hillsborough County Waterset Park Site, as recorded in Official Records Book 24509, Page 1614, of the Public Records of Hillsborough County, Florida; thence along said East boundary of the West 375.00 feet of Section 26, the following two (2) courses: 1) along the aforesaid Westerly boundary of Hillsborough County Waterset Park Site, S.00°36'55"W., 22.17 feet to the Southwest corner of said Hillsborough County Waterset Park Site, also being a point on the Westerly boundary of WATERSET PHASE 5A-2B AND 5B-1, according to the plat thereof, as recorded in Plat Book 138, Pages 114 through 136 inclusive, of the Public Records of Hillsborough County, Florida; 2) along said Westerly boundary of WATERSET PHASE 5A-2B AND 5B-1, continue S.00°36'55"W., 140.75 feet to a point on a curve, also being the Southeast corner of PARCEL "D-2A", according to the aforesaid Special Warranty Deed, as recorded in Instrument #: 2021416838, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said PARCEL "D-2A", Westerly, 382.23 feet along the arc of said curve to the right having a radius of 1672.00 feet and a central angle of 13°05'54" (chord bearing S.80°06'19"W., 381.40 feet) to the Southwest corner of said PARCEL "D-2A", also being a point on the aforesaid East boundary of the Southeast 1/4

of Section 27; thence along said East boundary of the Southeast 1/4 of Section 27, S.00°36'55"W., 1309.10 feet to the Northwest corner of PARCEL "E-2", according to the aforesaid Special Warranty Deed, as recorded in Instrument #: 2021416838, of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said PARCEL "E-2", EAST, 375.02 feet to the Northeast corner of said PARCEL "E-2", also being a point on the aforesaid East boundary of the West 375.00 feet of Section 26, and also being a point on the West boundary of WATERSET PHASE 5B-2, according to the plat thereof, as recorded in Plat Book 139, Pages 189 through 202 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said PARCEL "E-2", said East boundary of the West 375.00 feet of Section 26 and said West boundary of WATERSET PHASE 5B-2, S.00°36'55"W., 106.01 feet to the Southeast corner of said PARCEL "E-2"; thence along the Southerly boundary of said PARCEL "E-2", WEST, 375.02 feet to the Southwest corner of said PARCEL "E-2", also being a point on the aforesaid East boundary of the Southeast 1/4 of Section 27; thence along said East boundary of the Southeast 1/4 of Section 27, S.00°36'55"W., 610.29 feet to the **POINT OF BEGINNING**.

Containing 784.046 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

(School Site)

DESCRIPTION: A parcel of land lying in Sections 27 and 34, Township 31 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 27, run thence along the South boundary of said Section 27, N 89°12'28" W, a distance of 234.62 feet to the **POINT OF BEGINNING**; thence departing said South boundary, S 00°37'43" W, a distance of 16.33 feet; thence Southerly, 824.06 feet along the arc of a tangent curve to the right having a radius of 1938.00 feet and a central angle of 24°21'46" (chord bearing S 12°48'36" W, 817.86 feet); thence N 53°30'00" W, a distance of 1419.80 feet; thence Northeasterly, 356.88 feet along the arc of a non-tangent curve to the left having a radius of 1637.50 feet and a central angle of 12°29'13" (chord bearing N 55°14'37" E, 356.17 feet); thence Easterly, 1104.49 feet along the arc of a reverse curve to the right having a radius of 1562.50 feet and a central angle of 40°30'03" (chord bearing N 69°15'02" E, 1081.64 feet); thence Southeasterly, 39.76 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 91°07'40" (chord bearing S 44°56'07" E, 35.70 feet); thence S 00°37'43" W, a distance of 591.71 feet to the **POINT OF BEGINNING**.

Containing 25.166 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

EXPANSION PARCEL 1

(PHASE E)

DESCRIPTION: A parcel of land lying in Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, the following two (2) courses: 1) along the Easterly boundary of Waterset South Community Development District, as recorded in Instrument Number 2022381433, of the Public Records of Hillsborough County, Florida, S.00°33'49"W., 1580.26 feet to the **POINT OF BEGINNING**; 2) continue S.00°33'49"W., 1098.29 feet; thence WEST, 530.85 feet; thence S.32°59'46"W., 1019.41 feet; thence N.31°10'02"W., 471.99 feet; thence N.85°11'27"W., 188.66 feet to a point on a curve; thence Northeasterly, 29.02 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 66°30'40" (chord bearing N.56°25'41"E., 27.42 feet); thence N.00°18'58"W., 50.00 feet; thence S.89°41'02"W., 0.97 feet to a point of curvature; thence Northwesterly, 35.01 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 80°14'30" (chord bearing N.50°11'43"W., 32.22 feet) to a point of reverse curvature; thence Northwesterly, 204.64 feet along the arc of a curve to the left having a radius of 270.00 feet and a central angle of 43°25'32" (chord bearing N.31°47'14"W., 199.77 feet) to a point of tangency; thence N.53°30'00"W., 35.68 feet to a point of curvature; thence Northerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.08°30'00"W., 35.36 feet) to a point of tangency on said Easterly boundary of Waterset South Community Development District; thence along said Easterly boundary of Waterset South Community Development District, the following three (3) courses: 1) N.36°30'00"E., 1652.00 feet; 2) S.53°30'00"E., 178.57 feet; 3) EAST, 545.17 feet to the **POINT OF BEGINNING**.

Containing 41.326 acres, more or less.

ALTOGETHER containing 800.206 acres, more or less.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

February 12, 2025

Victor Crist
Clerk of the Circuit Court
Hillsborough County
419 Pierce Street, Room 140
Tampa, FL 33601

Dear Victor Crist:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hillsborough County Ordinance No. 25-9, which was filed in this office on February 12, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Tab 2



Rizzetta & Company

Waterset South Community Development District

First Amendment to Master Special Assessment Allocation Report

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
www.rizzetta.com

July 17, 2025

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
FIRST AMENDMENT TO MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
II. DEFINED TERMS.....	1
III. DISTRICT INFORMATION.....	1
IV. CAPITAL IMPROVEMENT PROGRAM.....	2
V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS.....	2
VI. ADDITIONAL STIPULATIONS.....	4
EXB “A” ALLOCATION METHODOLOGY.....	6

INDEX OF TABLES

<u>Table</u>	<u>Description</u>	<u>Page</u>
1	PRELIMINARY DEVELOPMENT PLAN.....	A-1
2	TOTAL CIP COST DETAIL.....	A-2
3	PRIMARY AMENITY COST/BENEFIT ALLOCATION.....	A-3
4	MASTER CIP COST/BENEFIT ALLOCATION.....	A-3
5	AGGREGATE CIP COST/BENEFIT ALLOCATION.....	A-4
6	FINANCING INFORMATION – MAXIMUM BONDS.....	A-5
7	FINANCING INFORMATION – MAXIMUM ASSESSMENTS.....	A-5
8	ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS.....	A-6
	MAXIMUM ASSESSMENT LIEN ROLL.....	A-7



Rizzetta & Company

I. INTRODUCTION

This First Amendment to Master Special Assessment Allocation Report (the “First Amendment”) is being presented to revise the Waterset South Community Development District (“District”) existing Master Special Assessment Allocation Report, dated August 9, 2022 (the “2022 Report”), in order to include certain property recently added to the District’s boundaries, as well as the introduction of three new product types, to the scope of the 2022 Report.

II. DEFINED TERMS

“Capital Improvement Program” – (or “CIP”) Construction and/or acquisition of public infrastructure planned for the District, as specified in the Engineer’s Report.

“Developer” – NNP Southbend II, LLC, a Florida limited liability company.

“District” – Waterset South Community Development District.

“Engineer’s Report” – Supplement to Master Engineer’s Report, dated July 17, 2025 prepared by Hedit Design.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Maximum Assessments” – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

III. DISTRICT INFORMATION

Waterset South Community Development District was established on July 26, 2022 pursuant to Hillsborough County Ordinance # 22-19, effective on July 27, 2022. In February 2025, the District’s boundaries were expanded pursuant to Hillsborough County ordinance 25-9 by approximately 41.4 acres to include “Phase E” of the District.

The District now encompasses approximately 800.206 acres of land located entirely within Hillsborough County, Florida and is currently planned for 1,919 single family residential units. This methodology will describe the allocation of the District’s revised maximum special assessment lien.



Rizzetta & Company

Table 1 illustrates the District's preliminary development plan which includes the additional units planned for development in Phase E.

IV. CAPITAL IMPROVEMENT PROGRAM

The District's CIP includes, but is not limited to, earthwork, roadways, sanitary sewer, water distribution, reclaimed water distribution, stormwater management, 19th Avenue improvements, landscaping/hardscape/irrigation, amenities, professional services and contingencies. The total CIP is estimated to cost \$131,625,212 as shown in detail on Table 2. The estimated construction costs of the CIP identified above were provided in the Engineer's Report. It is expected that the District will issue special assessment revenue bonds in the immediate future to fund a portion of the CIP, with the balance funded by the Developer, future bonds, or other sources.

Tables 3, 4 and 5 demonstrate the allocation of the estimated CIP costs among the District's revised development plan. Per the Engineer's Report, the primary amenity will provide benefit to the conventional units only, thus the units within Phases B and C will not be assessed for the costs associated with that amenity. The costs are allocated using EAU factors, which have the effect of stratifying the costs based on land use. This method of EAU allocation for a residential development meets statutory requirements and is commonly accepted in the industry.

V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

Unlike property taxes, which are ad valorem in nature, a community development district may levy special assessments under Florida Statutes Chapters 170, 190 and 197 only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed. These special benefits are peculiar to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

Improvements undertaken by the District, as more clearly described in the Engineer's Report, create both special benefits and general benefits. The general benefits also inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific property within the boundaries of the District, or more precisely defined as the land uses which specifically receive benefit from the CIP as described in the report.



Rizzetta & Company

It is anticipated that the projects included in the CIP, excluding the primary amenity, will provide special benefit to all the lands within the District. The master infrastructure projects are a District-wide system of improvements and were designed specifically to facilitate the development of District properties into a viable community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the District.

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Florida Statute 170.201 states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

As noted above, Tables 3, 4 and 5 demonstrate the special benefit conferred by the CIP, which has been allocated using land-use based EAU factors and stratifying the costs accordingly. Such special benefit exceeds the burden placed on the lands subject to the Master Assessments. These EAU factors, which utilize the 50' single-family detached unit as the standard product, are provided in Table 1. This method of EAU allocation is commonly accepted in the industry and results in an allocation of costs which is fair and reasonable. In addition the tables includes three new product types planned for Phase E of the District: Townhome 20', Townhome 24', and Cluster Detached 31.5'.

B. Anticipated Bond Issuance

As described above, it is expected that the District will issue bonds in one or more series to fund a portion of the CIP. Notwithstanding the description of the Maximum Assessments below, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. Please note that the preceding statement only applies to capital assessments, and shall have no effect on the ability of the District to levy assessments and collect payments related to the operations and maintenance of the District.

A maximum bond sizing has been provided on Table 6. This maximum bond amount has been calculated using conservative financing assumptions and represents a scenario in which the entire CIP is funded with bond proceeds. However, the District is not obligated to issue bonds at this time, and similarly may choose to issue bonds in



an amount lower than the maximum amount, which is expected. Furthermore, the District may issue bonds in various par amounts, maturities and structures up to the maximum principal amount. Table 8 represents the Maximum Assessments necessary to support repayment of the maximum bonds.

C. Maximum Assessment Methodology

The District will be imposing a revised master Maximum Assessment lien based on the maximum benefit conferred on each parcel by the CIP. Accordingly, Table 8 reflects the Maximum Assessments per Platted Unit. Because the District may issue bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds will not exceed the amounts on Table 8. It is expected that the standard long-term special assessments borne by property owners will be lower than the amounts in Table 8, and will reflect assessment levels which conform with the current market.

Some of the lands subject to the Maximum Assessments consist of Unplatted Parcels. Certain assessments will be initially levied on these Unplatted Parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Maximum Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 8, thereby reducing the Maximum Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Majority Landowner, Maximum Assessments will be assigned on that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Majority Landowner to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total assessments are fixed to the Unplatted Parcel at the time of sale. If the Unplatted Parcel is subsequently subdivided into smaller parcels, the total assessments allocated to the Unplatted Parcel as allocated at the time of sale will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

In the event that developable lands that derive benefit from the CIP are added to the District's boundaries, whether by boundary amendment or increase in density, Maximum Assessments will be allocated to such lands, pursuant to the methodology described herein.

VI. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, including the District Engineer, District Underwriter as well as the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said



Rizzetta & Company

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
FIRST AMENDMENT TO MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

information transactions beyond restatement of the factual information necessary for compilation of this report.

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



Rizzetta & Company

EXHIBIT A:

MAXIMUM ALLOCATION METHODOLOGY



Rizzetta & Company

**WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FIRST AMENDMENT TO MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN

PRODUCT	AVG. FF LOT SIZE	PER UNIT EAU	PHASE A	PHASE D-1	PHASE D-2	PHASE E	PHASE G-1	PHASE G-2	PHASE H-1	PHASE H-2	TOTAL
CONVENTIONAL											
Townhome 20'	20'	0.40	0	0	0	132	0	0	0	0	132
Townhome 24'	24'	0.48	0	0	0	72	0	0	0	0	72
Cluster Detached 31.25'	31.25'	0.63	0	0	0	76	0	0	0	0	76
Single Family 40'	40'	0.80	50	58	28	0	128	0	55	16	335
Single Family 50'	50'	1.00	59	0	46	0	77	167	9	68	426
Single Family 60'	60'	1.20	25	0	50	0	51	86	7	7	226
Single Family 70'	70'	1.40	0	0	24	0	2	50	0	24	100
TOTAL:			134	58	148	280	258	303	71	115	1,367
	AVG. FF LOT SIZE	PER UNIT EAU	PHASE B	PHASE C-1	PHASE C-2	TOTAL					
AGE QUALIFIED											
Duplex/Paired Villa	36'	0.72	46	10	44	100					
Single Family 50'	50'	1.00	77	73	103	253					
Single Family 60'	60'	1.20	59	9	131	199					
TOTAL:			182	92	278	552					

**WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FIRST AMENDMENT TO MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 2: TOTAL CIP COST DETAIL

<u>DESCRIPTION OF IMPROVEMENTS</u>	<u>TOTAL</u>
Clearing & Earthwork	\$25,997,635.00
Roadway / Curb & Gutter	\$16,381,223.00 (1)
Sanitary Sewer Collection System	\$10,575,557.00
Water Distribution System	\$7,069,079.00
Reclaimed Water Distribution System	\$6,024,633.00
Stormwater Management	\$21,762,828.00
19th Avenue Improvements	\$4,900,000.00
Landscaping / Hardscape / Irrigation	\$4,643,600.00
Recreational Facilities	\$800,000.00
Primary Amenity	\$5,000,000.00 (2)
Professional Services	\$16,504,728.80
Contingency (10%)	\$11,965,928.38
Total CIP Costs	<u>\$131,625,212.18</u>

(1) The local roadways within Phases B and C are not included in the CIP cost detail.

(2) The primary amenity will be available for use by the public, including residents of Phases B&C, via a user fee set by the board.

NOTE: Infrastructure cost estimates provided by District Engineer.

**WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FIRST AMENDMENT TO MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 3: PRIMARY AMENITY COST/BENEFIT ALLOCATION

DESCRIPTION	EAU FACTOR	UNITS	TOTAL EAU	PRIMARY AMENITY COSTS	PER UNIT COSTS
CONVENTIONAL					
Townhome 20'	0.40	132	52.80	\$212,892.92	\$1,612.83
Townhome 24'	0.48	72	34.56	\$139,348.10	\$1,935.39
Cluster Detached 31.25'	0.63	76	47.50	\$191,522.99	\$2,520.04
Single Family 40'	0.80	335	268.00	\$1,080,592.87	\$3,225.65
Single Family 50'	1.00	426	426.00	\$1,717,658.82	\$4,032.06
Single Family 60'	1.20	226	271.20	\$1,093,495.48	\$4,838.48
Single Family 70'	1.40	100	140.00	\$564,488.82	\$5,644.89
		1,367	1,240.06	\$5,000,000.00	

(1) Total costs shown for illustrative purposes and are not fixed per product type.

TABLE 4: MASTER CIP COST/BENEFIT ALLOCATION

DESCRIPTION	EAU FACTOR	UNITS	TOTAL EAU	MASTER CIP COSTS	PER UNIT COSTS
CONVENTIONAL					
Townhome 20'	0.40	132	52.80	\$3,706,391.41	\$28,078.72
Townhome 24'	0.48	72	34.56	\$2,426,001.65	\$33,694.47
Cluster Detached 31.25'	0.63	76	47.50	\$3,334,348.33	\$43,873.00
Single Family 40'	0.80	335	268.00	\$18,812,744.26	\$56,157.45
Single Family 50'	1.00	426	426.00	\$29,903,839.76	\$70,196.81
Single Family 60'	1.20	226	271.20	\$19,037,374.04	\$84,236.17
Single Family 70'	1.40	100	140.00	\$9,827,552.97	\$98,275.53
AGE QUALIFIED					
Duplex/Paired Villa	0.72	100	72.00	\$5,054,170.10	\$50,541.70
Single Family 50'	1.00	253	253.00	\$17,759,792.16	\$70,196.81
Single Family 60'	1.20	199	238.80	\$16,762,997.50	\$84,236.17
		1,919	1,803.86	\$126,625,212.18	

(1) Total costs shown for illustrative purposes and are not fixed per product type.

**WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FIRST AMENDMENT TO MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 5: AGGREGATE CIP COST/BENEFIT ALLOCATION

DESCRIPTION	EAU FACTOR	UNITS	AGGREGATE ALLOCATION %	AGGREGATE CIP COSTS	PER UNIT COSTS
<u>CONVENTIONAL</u>					
Townhome 20'	0.40	132	2.98%	\$3,919,284.33	\$29,691.55
Townhome 24'	0.48	72	1.95%	\$2,565,349.74	\$35,629.86
Cluster Detached 31.25'	0.63	76	2.68%	\$3,525,871.32	\$46,393.04
Single Family 40'	0.80	335	15.11%	\$19,893,337.14	\$59,383.10
Single Family 50'	1.00	426	24.02%	\$31,621,498.58	\$74,228.87
Single Family 60'	1.20	226	15.29%	\$20,130,869.52	\$89,074.64
Single Family 70'	1.40	100	7.90%	\$10,392,041.79	\$103,920.42
<u>AGE QUALIFIED</u>					
Duplex/Paired Villa	0.72	100	3.84%	\$5,054,170.10	\$50,541.70
Single Family 50'	1.00	253	13.49%	\$17,759,792.16	\$70,196.81
Single Family 60'	1.20	199	12.74%	\$16,762,997.50	\$84,236.17
		<u>1,919</u>	<u>100%</u>	<u>\$131,625,212.18</u>	

⁽¹⁾ Total costs shown for illustrative purposes and are not fixed per product type.

**WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FIRST AMENDMENT TO MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 6: FINANCING INFORMATION - MAXIMUM BONDS

Estimated Coupon Rate		6.50%
Maximum Annual Debt Service ("MADS")		\$13,082,107
SOURCES:		
	MAXIMUM PRINCIPAL AMOUNT	<u>\$170,835,000</u> ⁽¹⁾
	Total Net Proceeds	\$170,835,000
USES:		
	Construction Account	(\$131,625,212)
	Debt Service Reserve Fund	(\$13,082,107)
	Capitalized Interest	(\$22,208,550)
	Costs of Issuance	(\$502,430)
	Underwriter's Discount	<u>(\$3,416,700)</u>
	Total Uses	<u>(\$170,835,000)</u>

(1) The District is not obligated to issue this amount of bonds.

Source: District Underwriter

TABLE 7: FINANCING INFORMATION - MAXIMUM ASSESSMENTS

Estimated Interest Rate		6.500%
Aggregate Initial Principal Amount		\$170,835,000
Aggregate Annual Installment		\$13,082,107 ⁽¹⁾
Estimated County Collection Costs	2.00%	\$278,343 ⁽²⁾
Maximum Early Payment Discounts	4.00%	<u>\$556,685</u> ⁽²⁾
Estimated Total Annual Installment		\$13,917,135

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**WATERSET SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FIRST AMENDMENT TO MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 8: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	EAU	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT INSTLMT.
<u>CONVENTIONAL</u>						
Townhome 20'	132	0.40	\$5,086,799	\$38,536	\$414,398	\$3,139
Townhome 24'	72	0.48	\$3,329,541	\$46,244	\$271,242	\$3,767
Cluster Detached 31.25'	76	0.63	\$4,576,192	\$60,213	\$372,801	\$4,905
Single Family 40'	335	0.80	\$25,819,356	\$77,073	\$2,103,383	\$6,279
Single Family 50'	426	1.00	\$41,041,216	\$96,341	\$3,343,438	\$7,848
Single Family 60'	226	1.20	\$26,127,647	\$115,609	\$2,128,498	\$9,418
Single Family 70'	100	1.40	\$13,487,723	\$134,877	\$1,098,782	\$10,988
<u>AGE QUALIFIED</u>						
Duplex/Paired Villa	100	0.72	\$6,559,755	\$65,598	\$534,393	\$5,344
Single Family 50'	253	1.00	\$23,050,250	\$91,108	\$1,877,797	\$7,422
Single Family 60'	199	1.20	\$21,756,521	\$109,329	\$1,772,403	\$8,907
TOTAL	<u>1,919</u>		<u>\$170,835,000</u>		<u>\$13,917,135</u>	

(1) Represents maximum assessments based on allocation of the aggregate CIP costs. Actual imposed amounts expected to be lower.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Hillsborough County collection costs/payment discounts, which may fluctuate.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
	** CONFIDENTIAL **	** CONFIDENTIAL **	** CONFIDENTIAL **	40 - Conventional	\$77,072.71	\$6,278.76
	** CONFIDENTIAL **	** CONFIDENTIAL **	** CONFIDENTIAL **	50 - Conventional	\$96,340.88	\$7,848.45
	** CONFIDENTIAL **	** CONFIDENTIAL **	** CONFIDENTIAL **	60 - Conventional	\$115,609.06	\$9,418.13
0541860214	AARON KEITH AND KERRY LOUISE FIELDS	5923 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0541860354	ADAM AND JAERU KUI BEZNICKI	5556 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 38 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860384	ADAM DOUGLAS BENTON	5495 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0541860174	AJLA FATKIC AND SCOTT PATRICK BONERIGO	6069 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 3	60 - Conventional	\$115,609.06	\$9,418.13
0541860100	ALAINA MICHELLE BAXTER	6168 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 45 BLOCK 1	40 - Conventional	\$77,072.71	\$6,278.76
0541860322	ALAN SCOT MOORE AND TERESA HILARIO	5490 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860410	ALEX PATON SCHMIDT AND SAMAHAR BAIDIS	6075 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 5 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860508	ALEXANDER BURGAZZOLI AND MORGAN B REED	6158 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 54 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440548	ALFONSO COLUMBUS THORNTON JR ET AL	6281 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0542440206	AMY CAMILLE MYERS AND NIKKO ANDREAS MYERS /TTEES	5343 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 48 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0542440344	AMY LIU	6228 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860630	ANDREW JOSEPH MOUNTS ET AL	6206 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 15 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860688	ANIL PACHHAI AND MANSHA THAPA	6030 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 24 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860142	ANNA L DENSMORE	6227 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860228	ANNA MARIE AND DARIEN CORNELL GREGORY	6066 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0542440242	ANSHUMAN AND POOZA SARANGI	5342 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0541860590	ANTHONY DOMINICK AND MICHELE DONOFRIO	6127 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 95 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440290	ANTHONY E MCKEAN	6092 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 37 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0541860554	ANTHONY J AND LORNA S MAZZA / LIFE ESTATE	6351 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 77 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860544	ANTHONY J ARCORIA	6215 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 72 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860362	ANTHONY JOSEPH MAKHOUL	5576 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 42 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860306	ANTHONY JR AND LENSEE LOUISE NELSON	5458 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860438	ANTHONY M AND JACQUELINE A VAN SLYKE	6017 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 19 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0542440878	ANTHONY M AND KIMBERLEY A NEGRO	5242 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0541860366	ANTHONY MICHAEL MAURI	5586 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 44 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860536	ANTHONY ROBERT AND EMILY KAY WEBB	6233 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 68 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860234	ANTHONY WILLIAM AND SKYLER GRAY JACKLE	6052 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860266	ANTONIO HENRIQUE BRIEVA ET AL	5932 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860618	ARIEL STARR RIES /TRUSTEE	6252 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 9 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0542440342	ARON LEE AND ASHLEY NICOLE JACKLE	6224 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0542440484	ARTEM DIUZHNIKOV AND ANDREY SAMSONOV	6258 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 21	40 - Conventional	\$77,072.71	\$6,278.76
0541860040	ASHA M AND JAY B PATEL	6396 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440572	AUGUST AND LISETTER MASTROPOLE ET AL	5957 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 21 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860242	AUSTIN ANTHONY AND RACHEL ELIZABETH SPADACCINI	6032 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860650	AUSTIN REID AND SAVANNAH JANE WILSON	5924 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 5 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860338	BASIL ANTHONY SWABY	5524 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 30 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860414	BERTILIO S RENDON AND ANDREA CONTRERAS	6065 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 7 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860160	BRADLEY A AND MELISSA S DICKERSON	6135 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860274	BRANDI M S HARVEY	5912 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 29 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860356	BRANDIE MARIE SMITH	5560 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 39 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860110	BRANDON KEITH BRYANT AND LAUREN ANN WEAVER	6122 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 50 BLOCK 1	40 - Conventional	\$77,072.71	\$6,278.76
0541860532	BRANDON MICHAEL AND MOLLY JANE WRIGHT	6241 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 66 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0542441232	BRATISHA LAVONNE GOVERNOR	5124 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0541860372	BRENNA LYNN AKKERMAN AND JEFFREY LEE AKKERMAN	5545 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0541860210	BRENNAN DANIEL AND ASHA THERESA COX	5937 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0542440174	BRENT STEVEN AND HEATHER LYNNE MAHAFFEY	6188 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 32 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0542440882	BRETT ALLEN ELLIOTT AND AMANDA JANE HARDING	5234 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440278	BRIAN CASANOVA AND BELKIS MILAGROS CASANOVA OSSERS	6064 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 31 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0541860130	BRIAN LLOYD AND SAMANTHA DEAN BRILMYER	6279 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440494	BRIAN RAMIREZ AND ERICA RACHEL RAIMONDI	6276 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 21	40 - Conventional	\$77,072.71	\$6,278.76
0541860390	BRIANNA REEVES AND DENIMAX DAVID RAMOS	5471 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0542440584	BRITTANY THERESA ROBINSON	5988 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860224	BRUCE JAMES AND BETTY ANN SCULLARY / LIFE ESTATE	6076 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0542440380	BRUCE LEVI GOUVEIA AND ADRIANA CRAVE S BAPTISTA	6224 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0541860230	BRYAN EZEQUIEL HEREDIA	6062 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860088	BRYANT CHRISTOPHER SR AND BONNIE LYNETTE SIMMONS	6242 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 39 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860192	C KEN JR AND ANNALEE CARTER	5995 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0542440180	CALVIN C AND FOLASHADE DEBORAH IJOMA	6208 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 35 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0542440470	CARDEL FL HOMES LLC	6233 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0541860606	CARDEL FL HOMES LLC	6276 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 3 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860624	CARDEL FL HOMES LLC	6218 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 12 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860636	CARDEL FL HOMES LLC	6194 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 18 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0542440138	CARDEL FL HOMES LLC	5315 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440218	CARDEL FL HOMES LLC	5325 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 54 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440220	CARDEL FL HOMES LLC	5321 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 55 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440222	CARDEL FL HOMES LLC	5317 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 56 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440372	CARDEL FL HOMES LLC	6208 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0542440374	CARDEL FL HOMES LLC	6212 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0542440376	CARDEL FL HOMES LLC	6216 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0542440384	CARDEL FL HOMES LLC	6232 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0542440386	CARDEL FL HOMES LLC	6238 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0542440392	CARDEL FL HOMES LLC	6183 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0542440394	CARDEL FL HOMES LLC	6177 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0542440396	CARDEL FL HOMES LLC	6173 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0542440406	CARDEL FL HOMES LLC	6232 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0542440408	CARDEL FL HOMES LLC	6244 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0542440416	CARDEL FL HOMES LLC	5342 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0542440418	CARDEL FL HOMES LLC	5346 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0542440420	CARDEL FL HOMES LLC	5350 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0542440434	CARDEL FL HOMES LLC	6259 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 19	50 - Conventional	\$96,340.88	\$7,848.45
0542440436	CARDEL FL HOMES LLC	6271 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 19	50 - Conventional	\$96,340.88	\$7,848.45
0542440444	CARDEL FL HOMES LLC	6262 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440446	CARDEL FL HOMES LLC	6268 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440454	CARDEL FL HOMES LLC	6284 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440456	CARDEL FL HOMES LLC	6288 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440458	CARDEL FL HOMES LLC	6294 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440466	CARDEL FL HOMES LLC	6245 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440468	CARDEL FL HOMES LLC	6239 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 15 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440476	CARDEL FL HOMES LLC	6215 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440478	CARDEL FL HOMES LLC	6209 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440610	CARDEL FL HOMES LLC	5295 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440614	CARDEL FL HOMES LLC	5291 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440622	CARDEL FL HOMES LLC	5279 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440624	CARDEL FL HOMES LLC	5277 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440626	CARDEL FL HOMES LLC	5273 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440236	CARDEL FL HOMES LLC	5366 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440238	CARDEL FL HOMES LLC	5356 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440724	CARDEL FL HOMES LLC	5228 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 23	50 - Conventional	\$96,340.88	\$7,848.45
0542440726	CARDEL FL HOMES LLC	5226 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 23	50 - Conventional	\$96,340.88	\$7,848.45
0542440728	CARDEL FL HOMES LLC	5224 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 23	50 - Conventional	\$96,340.88	\$7,848.45
0542440736	CARDEL FL HOMES LLC	5212 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 23	50 - Conventional	\$96,340.88	\$7,848.45
0542440738	CARDEL FL HOMES LLC	5210 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 23	50 - Conventional	\$96,340.88	\$7,848.45
0542440750	CARDEL FL HOMES LLC	5259 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440752	CARDEL FL HOMES LLC	5257 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440754	CARDEL FL HOMES LLC	5255 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440760	CARDEL FL HOMES LLC	5245 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440762	CARDEL FL HOMES LLC	5243 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440764	CARDEL FL HOMES LLC	5239 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440770	CARDEL FL HOMES LLC	5233 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440774	CARDEL FL HOMES LLC	5229 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440776	CARDEL FL HOMES LLC	5227 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440778	CARDEL FL HOMES LLC	5225 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440782	CARDEL FL HOMES LLC	5137 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440790	CARDEL FL HOMES LLC	5105 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440792	CARDEL FL HOMES LLC	5095 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440794	CARDEL FL HOMES LLC	5091 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440796	CARDEL FL HOMES LLC	5087 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440806	CARDEL FL HOMES LLC	5190 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440808	CARDEL FL HOMES LLC	5192 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440810	CARDEL FL HOMES LLC	5194 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440812	CARDEL FL HOMES LLC	5196 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440960	CARDEL FL HOMES LLC	5006 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440962	CARDEL FL HOMES LLC	5010 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440964	CARDEL FL HOMES LLC	5016 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440972	CARDEL FL HOMES LLC	5032 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440974	CARDEL FL HOMES LLC	5038 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440976	CARDEL FL HOMES LLC	5044 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440984	CARDEL FL HOMES LLC	5062 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440986	CARDEL FL HOMES LLC	5066 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440988	CARDEL FL HOMES LLC	5070 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 31 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542441000	CARDEL FL HOMES LLC	5071 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441006	CARDEL FL HOMES LLC	5057 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441008	CARDEL FL HOMES LLC	5053 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441010	CARDEL FL HOMES LLC	5049 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441018	CARDEL FL HOMES LLC	5029 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441020	CARDEL FL HOMES LLC	5025 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441022	CARDEL FL HOMES LLC	5021 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441030	CARDEL FL HOMES LLC	5142 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441032	CARDEL FL HOMES LLC	5146 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441034	CARDEL FL HOMES LLC	5148 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441042	CARDEL FL HOMES LLC	5156 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441044	CARDEL FL HOMES LLC	5158 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441046	CARDEL FL HOMES LLC	5162 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441054	CARDEL FL HOMES LLC	5170 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441056	CARDEL FL HOMES LLC	5172 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441058	CARDEL FL HOMES LLC	5174 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441104	CARDEL FL HOMES LLC	5114 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45
0542440496	CARLA ANN DIXON	6280 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 21	40 - Conventional	\$77,072.71	\$6,278.76
0541860386	CARLOS ALBERTO LOPEZ CORCHADO ET AL	5481 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0541860406	CARMEN R SERJE	6085 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 3 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860042	CAROLYN E WATKINS/TRUSTEE	6394 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860158	CARTAZ LEON ROBERTS	6147 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860392	CASEY SEAN AND SARAH ROSE MARIE MCANDREW	5465 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0541860604	CASRINE DUSHANNA VARCHIANNA	6280 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 2 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860506	CECIL VAN ERIC AND JOHANNA MARGARITA BROWN	6154 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 53 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860074	CELINA AND SYLVIA C BATOR	6290 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 32 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860184	CESAR A CASTANEDA AND ASTRID M MALGON	6027 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 3	60 - Conventional	\$115,609.06	\$9,418.13
0542440670	CHARLENE A HAYES AND EDERSON LAMBERT	5274 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0541860602	CHARLES A II AND SHARON P HARBUCK	6282 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 1 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860432	CHARLES D AND KRISTA K NELSON	6027 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 16 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860654	CHARLIE AND TATIANA PEREIRA	5932 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 7 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860658	CHASE AND ALSTON HUNTER	5940 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 9 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860408	CHERYL A JACKSON	6081 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 4 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860044	CHERYL AND ROBERT STEIN	6392 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860364	CHERYL ANNE MCDOWELL	5582 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 43 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860610	CHRISTINE BUI AND HUY NGUYEN	6268 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 5 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860032	CHRISTOPHER A AND TRACI M CABILLO	6389 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440366	CHRISTOPHER STEVEN POPOFF ET AL	6215 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860450	CLAIRE LINDLEY	5991 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 25 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860276	CLARK LOUIS GIRARDIN AND MAEGAN ELIZABETH KIRST	5908 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 30 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860528	CLAUDE THOMAS II AND MARGARITA THERESA ADAMS	6249 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 64 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860672	CLAUDIA ARGUELLO	6006 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 16 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860370	CLEVE ANTHON WYATT AND YICEL ESTEFANI GARCIA TRASS	5549 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0541860646	CLINT ANTHONY PEREIRA AND CAREN CARVALHO	5918 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 3 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0542440488	COLTON JAMES ROZANSKE	6266 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 21	40 - Conventional	\$77,072.71	\$6,278.76
0541860086	COREY T AND ALISA M HUDSON	6248 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 38 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860304	CORY ELIZABETH AND JOHN HUDSON SPARKES	5456 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440166	CRAIG ALAN KELLNER	6166 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 28 BLOCK 11	60 - Conventional	\$115,609.06	\$9,418.13
0541860492	CRAIG MICHAEL AND CIRIA LORENA HOWE	6118 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 46 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860156	CRYSTAL LENA HICKS MAY	6159 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860464	CYRIAC PADICKAPARAMBIL UTHUPPAN / ET AL	5959 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 32 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860446	DALLAS C AND HOLLIE A GABEL	6001 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 23 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860314	DANICA MARY MCNEAL	5472 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 18 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860644	DANIEL JAY COBB	5914 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 2 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860072	DANIEL LEWIS JR AND CASEY ALLISON MCCracken STRAW	6296 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 31 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860570	DANIEL ROBERT AND DONYA JO HOUSINGER	6171 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 85 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860326	DARIUS WENDELL BROWN	5496 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860516	DARREN L AND LAUREN E ROWLAND	6281 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 58 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0542440544	DARREN LEIGHTON AND BLAINE NICOLE FONDAHN	6273 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860558	DARYL ANDRAE AND ROBIN LYNNETTE JONES	6311 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 79 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860840	DAVID ALAN AND VICTORIA JEAN SORENSEN /TRUSTEES	5750 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 70 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860288	DAVID BRADLEY AND CYNTHIA LYNN DUKE	5424 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440490	DAVID DESHAWN WIMBERLY AND ROCKY FRED BIGGS JR	6268 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 21	40 - Conventional	\$77,072.71	\$6,278.76
0542440566	DAVID FERGUSON	5937 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860140	DAVID LARRY AND JACQUELYN DENISE JONES	6237 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860126	DAVID NEAL ARBOR AND BONNIE MARIE SCHICKLER	6267 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0541860188	DAVID NIGEL AND CHRISTINE KATHERINE WILLIAMS	6011 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0541860162	DAVID R AND BRITTNEY A BROOKS	6123 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860340	DAVIELLE ALEXANDRA MORALES ET AL	5528 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 31 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860622	DEBORAH R AND GERALD R MARTIN	6222 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 11 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860114	DEEVINA AND JEFSON SIMEUS	6226 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0541860200	DELFRONCE SEBASTIAN AND SAMANTHA MARIE SIMMONS	5973 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0541860468	DENIS AND MERIMA DANAN	5947 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 34 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860096	DENISE SUSAN AND JAMES TRISTAN KENT	6188 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 43 BLOCK 1	40 - Conventional	\$77,072.71	\$6,278.76
0541860128	DENNRICK G ABRAHAN AND ROBIN SCHICKLER TRUSTEES	6273 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440638	DEREK GLEN AND APRIL MICHELLE ROSA	6148 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0541860290	DESIRAE MARIE AND EDWARD FOREST ALAN SHEPPARD	5428 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860154	DEVVON J AND GINA M OCHOA	6169 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860678	DOMINIC MICHAEL LOMBARDO AND LEAH MARIE BONUGLI	6018 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 19 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860264	DONALD JAMES HILL	5936 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860628	DOROTHY DIANE DAVIS	6210 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 14 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860112	DOUGLAS C HOLTZMAN AND MIA P CARTER	6114 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 51 BLOCK 1	40 - Conventional	\$77,072.71	\$6,278.76
0541860320	DOUGLAS EDWARD AND DEBORAH LYNN WEATHERLY	5486 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440336	DREW HENRY SCHREDER ET AL	6214 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860416	DUSTIN P AND APRIL M CELKO	6061 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 8 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860236	DUSTIN THOMAS AND BREYANNA CARDENAS PISKURA	6046 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860054	DWIGHT KEVIN AND DEBORAH PETRA THOMAS	6364 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860296	EARL AND TANYA ARMSTRONG	5442 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860526	EDUARDO LUIS JR AND JACQUELYN ANGUEIRA	6253 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 63 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860258	EDWIN JOHN AND RILEY CATHERINE DERNAR	5952 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0542440634	EDWIN S AND NATALIE PRUCHNICKI COOKE	6156 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0541860458	ELISE MARIE AND MICHAEL SEAN CROWTHERS	5971 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 29 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860018	ELIZABETH ANN AND MARK EDWARD KANE	6331 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860568	ELIZABETH MARIE HAYES AND JUAN ROLANDO FERNANDEZ	6175 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 84 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440908	ERIC ALLEN AND ROBIN LYNNETTE WADE	5148 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440562	ERIC BRYANT STEPHENSON	5923 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860182	ERIC EUGENE AND MARY ELIZABETH TAPP	6037 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 3	60 - Conventional	\$115,609.06	\$9,418.13
0541860472	ERIC MAPES MCKINNEY AND YULIYA VLADIMIROVNA YERINA	5933 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 36 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860596	ERIC RANDALL AND KRISTEN MARIE MELANDER	6115 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 98 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860434	ERICA M AND GEORGE EDWARD CORREA	6025 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 17 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0542440198	ERNEST WILLIAM JR AND JESSIE KOOA ACOSTA	5359 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 44 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860016	ESTHER R AND MICHAEL BROWN	6323 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860660	FABIAN A AND ERICA RAMIREZ	5944 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 10 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860280	FERNANDO AND TANIA Y BETANCOURT	5406 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860216	FRANCISCO AND REBECCA POLANCO	5915 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0541860028	FRANKLIN AND ESLEIDY LINERO	6377 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860504	FRED ROTONDO	6150 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 52 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860598	GABRIEL ANTONIO AND DAYNE MICHAEL GONZALEZ	6111 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 99 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860420	GAETANO AND LINDA CERRACCHIO	6053 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 10 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0542440898	GAVENDRA MARAJ RAMPERTAAP	5170 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0541860334	GAVIN ADRIAN DOUBLET REED ET AL	5514 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 28 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860412	GENE A JR AND MARY ANNE CRANFORD RHODES	6071 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 6 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860116	GEORGE R III AND LUCY N ROTUNDA /TRUSTEES	6218 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0541860552	GERALDINE H ARCORIA TRUSTEE	6370 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 76 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860238	GIAN CZAR ESPINO AND MARIA CECILIA LAZ VIZCARRA	6042 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860418	GINA AND STEVEN SAVATTERI	6057 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 9 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860638	GINA NOEL DAMBROSIO	6192 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 19 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860046	GIULIO SALVATORE AND CHERYL A MANIGLIA	6388 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 18 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860226	ODSENT JOHN OKORO AND MURCHELLE IRLETHA BRUMFIEL	6072 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860012	GORDON A AND MICHELLE ANN DOUGLAS GLENN	6307 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440442	GREG JOSEPH DEN HAESE AND ROXANNE RENEE ESCH	6258 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440672	GREGORY JR AND ANOUK BEUZENBERG SUTTON	6107 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440360	GREGORY LYNN EARL II AND MARIAN ELLEN COOK	6223 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 15 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860124	GREGORY VICTOR AND VALERIE SALVATI ROTUNDA	6261 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440552	GUIDO DELLA ZOPPA AND DELAILA GONZALEZ SANTIAGO	6287 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860144	GUILLERMO E AND OLGA FERNANDEZ	6219 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860572	GUSTAVO ANDRES BARBERENA ET AL	6165 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 86 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860378	HALOKEN INVESTMENTS INC	5529 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0541860036	HANY H MOTAWEH AND RAGIA A ELHOSARY	6395 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 13 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860220	HEATHER MARIE HARPER	6086 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0542440116	HOMES BY WEST BAY LLC	5373 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 11	60 - Conventional	\$115,609.06	\$9,418.13
0542440132	HOMES BY WEST BAY LLC	5335 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 11	60 - Conventional	\$115,609.06	\$9,418.13
0542440134	HOMES BY WEST BAY LLC	5327 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 11	60 - Conventional	\$115,609.06	\$9,418.13
0542440200	HOMES BY WEST BAY LLC	5355 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 45 BLOCK 11	60 - Conventional	\$115,609.06	\$9,418.13
0542440252	HOMES BY WEST BAY LLC	5308 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0541860524	HOMES BY WEST BAY LLC	6257 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 62 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860540	HOMES BY WEST BAY LLC	6225 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 70 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0542440114	HOMES BY WEST BAY LLC	5379 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 11	70 - Conventional	\$134,877.23	\$10,987.82
0542440644	HOMES BY WEST BAY LLC	6134 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440646	HOMES BY WEST BAY LLC	6130 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440648	HOMES BY WEST BAY LLC	6122 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440650	HOMES BY WEST BAY LLC	6116 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440660	HOMES BY WEST BAY LLC	5288 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440662	HOMES BY WEST BAY LLC	5286 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440680	HOMES BY WEST BAY LLC	6129 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440682	HOMES BY WEST BAY LLC	6133 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440684	HOMES BY WEST BAY LLC	6139 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440686	HOMES BY WEST BAY LLC	6143 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440688	HOMES BY WEST BAY LLC	5295 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440698	HOMES BY WEST BAY LLC	5281 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440702	HOMES BY WEST BAY LLC	5146 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440714	HOMES BY WEST BAY LLC	5174 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440716	HOMES BY WEST BAY LLC	5178 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440718	HOMES BY WEST BAY LLC	5182 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440720	HOMES BY WEST BAY LLC	5188 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440722	HOMES BY WEST BAY LLC	5194 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440814	HOMES BY WEST BAY LLC	5143 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440816	HOMES BY WEST BAY LLC	5147 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440818	HOMES BY WEST BAY LLC	5151 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440864	HOMES BY WEST BAY LLC	5119 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440868	HOMES BY WEST BAY LLC	5129 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440870	HOMES BY WEST BAY LLC	5258 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440884	HOMES BY WEST BAY LLC	5230 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440886	HOMES BY WEST BAY LLC	5226 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440890	HOMES BY WEST BAY LLC	5184 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440892	HOMES BY WEST BAY LLC	5180 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440894	HOMES BY WEST BAY LLC	5176 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440896	HOMES BY WEST BAY LLC	5174 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440900	HOMES BY WEST BAY LLC	5166 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440902	HOMES BY WEST BAY LLC	5158 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440906	HOMES BY WEST BAY LLC	5152 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440910	HOMES BY WEST BAY LLC	5144 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440920	HOMES BY WEST BAY LLC	5128 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440924	HOMES BY WEST BAY LLC	5116 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 32 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440940	HOMES BY WEST BAY LLC	5175 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542440942	HOMES BY WEST BAY LLC	5173 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542440944	HOMES BY WEST BAY LLC	5169 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542440952	HOMES BY WEST BAY LLC	5155 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542441234	HOMES BY WEST BAY LLC	5126 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542440286	HUONG LE TRAN	6080 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 35 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0541861026	IAN AND ANGENE C LEE ESSON	5840 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 33 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0542440112	ICI HOMES OF TAMPA LLC	5387 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 11	70 - Conventional	\$134,877.23	\$10,987.82
0542441204	ICI HOMES OF TAMPA LLC	5013 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441206	ICI HOMES OF TAMPA LLC	5009 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441208	ICI HOMES OF TAMPA LLC	5005 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441210	ICI HOMES OF TAMPA LLC	5001 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441212	ICI HOMES OF TAMPA LLC	5002 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441214	ICI HOMES OF TAMPA LLC	5008 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441216	ICI HOMES OF TAMPA LLC	5012 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441218	ICI HOMES OF TAMPA LLC	5030 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441220	ICI HOMES OF TAMPA LLC	5052 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441222	ICI HOMES OF TAMPA LLC	5066 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441224	ICI HOMES OF TAMPA LLC	5112 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441226	ICI HOMES OF TAMPA LLC	5116 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441228	ICI HOMES OF TAMPA LLC	5120 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0542441230	ICI HOMES OF TAMPA LLC	5122 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0541860884	IRA F AND PAULINE R ARMAN	5841 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 34	Villa - Age Qualified	\$65,597.55	\$5,343.93

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440228	IRENE LOSADA AND JUAN M LOURO NOCEDA	5305 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 59 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440574	ISIAH GRANT	5963 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 22 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0542440400	ISMAEL JR AND YIRA ITZEL RODRIGUEZ	6165 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 15 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0541860344	JACQUES LEE EDWARDS ET AL	5534 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 33 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860452	JADA R HUDDLESTUN AND ANDREW J FOREST	5985 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 26 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860050	JAIME E AND NANCY E RIVADENEIRA	6376 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 20 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860068	JAMES B LEWIS	6314 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 29 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860488	JAMES CLIFTON JR AND ANNA PATRICIA DALMIDA	6106 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 44 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440246	JAMES LAWSON AND ELIZABETH ANN PEARSON	5326 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0541860484	JAMES MICHAEL AND MICHELLE LEE MOSS	6096 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 42 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440556	JAMES PITTMAN	6295 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860640	JAMES THOMAS AND JACKIE LYNN WALKER	6190 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 20 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0542440636	JAMES THOMAS AND VICTORIA MARIE WILKINS	6152 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440866	JANET CASSANDRA KELLY ET AL	5125 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0541860614	JARVIS DEZAR MISTER	6260 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 7 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860196	JASMINE FRANCOIS	5983 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0542440160	JASON JOSEPH WILSON AND ANDREA THATCHER	6150 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 25 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860204	JASON M AND HOLLY R HOLMES	5957 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0542440170	JEFFERY AND LYDIA FORTIER	6176 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 30 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0542440874	JEFFERY JOHN AND ERIN MARIE AKKOUL	5250 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440378	JEFFREY MICHAEL PROVENCHER ET AL	6220 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0542440578	JEFFRY SALINAS RIMA ET AL	5975 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 24 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860664	JENIFER L MEDZI	5952 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 12 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860080	JENNIFER D DULIN	6268 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 35 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860588	JENNIFER EMMANUELLA LOUIS AND JOEL DESIR	6131 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 94 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860198	JENNIFER KAY KELLER AND ZACHARY AUSTIN PAGET	5979 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0541860582	JENNIFER LEIGH GALLOWAY	6143 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 91 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440358	JENNIFER ROSE DASILVA	6227 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860310	JENNIFER VAN METER	5462 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440588	JEREMY AND JASMINE LATOYA RODRIGUEZ	5974 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0541860448	JESSE LAWRENCE AND VERONICA LEE GREENE	5995 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 24 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0542440492	JESSE LYNN AND ELIZABETH ANNE HAVARD / TRUSTEES	6272 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 21	40 - Conventional	\$77,072.71	\$6,278.76
0541860294	JESSICA DE CICCIO	5438 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440916	JESSICA YVONNE AND DAVID MICHAEL JOYCE	5134 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440888	JHIMY AND MARIE LOUISE GENARD	5188 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0541860254	JOANNE MARILYN MARTIN	5960 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 19 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860674	JOHN A CATENA	6010 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 17 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860422	JOHN A II AND PATRICIA L EWALD TRUSTEES	6049 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 11 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860132	JOHN DAVID AND CARISSA SUE HERENCIA	6285 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0541860176	JOHN M BEOHNERT /TRUSTEE	6057 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 3	60 - Conventional	\$115,609.06	\$9,418.13
0541860248	JOHN R TUCKER II AND KATHLEEN MITEFF/TRUSTEE	6018 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0542440168	JOHN WILLIAM EHRHARDT AND JUDITH ANN EHRHARDT	6172 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 29 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860404	JONATHAN B CLEARY AND ANDREINA SANTIAGO	6089 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 2 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860202	JONATHAN C PEREZ AND ESTEFANIA GRECO	5967 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0542440500	JONATHAN MCENEANEY	6286 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440926	JORDAN MICHAEL AND WHITNEY CLAIRE DEYAMPERT APER	5112 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 33 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0541860060	JORGE NAVARRO ZERMENO AND COURTNEY JADE NAVARRO	6344 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860586	JORGE VINCENT CO UY AND WHITNEY MON WAH FUNG	6135 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 93 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860564	JOSE G SANTIAGO JR AND BARBARA J MORELLO	6183 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 82 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860084	JOSE L JR AND YESENIA M BERNIER	6254 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 37 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440144	JOSEPH A AUTERI AND BARBARA R PRATE	6106 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860020	JOSEPH AND ANA L GARAFOLO	6337 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860150	JOSEPH AND JESSICA CABRERA	6189 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 9 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860466	JOSEPH D AND CRUZ C REAP /TRUSTEES	5953 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 33 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440210	JOSEPH EDWARD O'HARA II AND MARISA JEAN MINDEL	5337 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 50 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440310	JOSEPH PAUL AND NIKOLE ANDE PATTERSON	6241 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0541860346	JOSEPH RAYMOND AND RACHEL LYNN TUCKER	5538 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 34 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440590	JOSHUA ALLAN CAMERON	5968 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0541860212	JOSHUA ROBERT AND ALICIA CAMILLE FERRARI	5929 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0541860542	JOSHUA S AND TIA LAZARUS	6221 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 71 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860352	JOSUE D GARCIA ESQUILIN AND IVELISSE MEDINA AYALA	5552 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 37 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860014	JUAN ANDRES HERNANDEZ ET AL	6315 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440656	JULIA DIANE AND GARY LEE ANDERSON	5294 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0541860668	JULIA MARIE DETWILER	5960 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 14 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0542440402	JULIE B AND HARVEY D GINSBERG	6159 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0541860626	JUSTICE TYRONE AND SHAUNA LOUISE HORN	6214 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 13 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0542440912	JUSTIN MICHAEL AND KRYSTEN DARLENE DURANT	5140 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0541860380	JUSTO REYNEL AND KATHY JAYAIRA PADILLA	5525 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0541860136	KAATRINA V VOSS	6251 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542440202	KAITLIN MARIE AND DAVID MONTENEGRO	5351 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 46 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860302	KALLIEN FRANCES AND JEFFREY MICHAEL NORRIS	5454 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440480	KAMRAN AND SLOANE DONOVAN JOYER	6252 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 21	40 - Conventional	\$77,072.71	\$6,278.76
0541860534	KANG C AND SUBRINA S COMPTON	6237 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 67 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0542440196	KARIN L AND RUFUS D WATSON	5363 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 43 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0542440876	KARINE VERDIAN	5246 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0541860164	KATELYN A LEAL	6115 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 16 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860376	KATHLEEN GENEVIEVE BIKUS	5533 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0542440632	KATRINA ANTOINETTE TERRY	6160 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0541860608	KAUSHIK RAO KONDAPALLI	6272 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 4 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0542440354	KEATON J AND NIOMI CATHERINE BRUCE	6235 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0542440178	KEEVIN R WALDEN AND LINDSAY BROOKE GARDNER	6196 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 34 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860342	KEITH MICHAEL AND KRISTEN MARIE HUTCHINGS	5532 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 32 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860350	KEITH WILLIAM AND GULNAZ LUNUSOVA NICHOLS	5548 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 36 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860262	KELISHA ANN AND HERMAN TREY CLAY	5942 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860374	KELLY ANN GREGORY	5539 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0542440554	KELLY CLAROS AND EDDIE LEONARDO BRUNA	6291 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0542440364	KELLY D AND LAURA J RAYNOR	6217 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0542440872	KEMAL MURAT AND EMINE GULER	5254 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0541860240	KENNETH FRANCIS AND ANDREA BETH RAPOZA	6036 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860550	KENNETH JO AND CAROLYN ALBERTS THOMAS	6350 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 75 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0542440398	KENT BRADEN AND SANDRA RAE WATTERSON	6169 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0541860680	KEVIN J AND SONG I BROWN	6022 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 20 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860690	KEVIN R AND CAITLIN F PHILLIP	6034 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 25 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860470	KEVIN WAYNE AND MEGAN MARIE BAKER	5941 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 35 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860022	KIEL JOSEPH AND EMILY TAYLOR MERFELD	6345 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 6 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860308	KIM MICHELLA WILLIAMS	5460 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440288	KIRK AND KRISTY COLEMAN	6086 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 36 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0541860502	KIRSTEN LYNN SEAVER	6146 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 51 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860102	KRISTEN GRACE STROM	6158 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 46 BLOCK 1	40 - Conventional	\$77,072.71	\$6,278.76
0541860382	KRISTEN MARIE CRESCENTI	5513 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0541860194	KRISTINE C MCCRERY	5989 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0541860682	KRISTY ANN NASH	6024 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 21 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860186	KYLE MICHAEL AND LAUREN KLINE DUKE	6015 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0541860034	KYLE R SNYDER AND SAMANTHA SNYDER	6393 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440918	LAKSHMI ANDRAJU	5132 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440250	LATRICE DAVIS AND CIARA BRITT	5314 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0541860476	LAWRENCE LYNN AND JAN LOUISE RICHARDSON	5921 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 38 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860882	LINDA ROMEO	5829 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 34	Villa - Age Qualified	\$65,597.55	\$5,343.93
0542440558	LINDSAY KAPUSCIENSKI	5909 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860300	LINSEY CATALINA AGUILAR ALAGUNA / ET AL	5450 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860500	LISA A AND JAY A SLOAN	6140 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 50 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440704	LISANDRO DE JESUS AND CINDY PERDOMO	5150 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440700	LISSETTE ISABEL AND RODNEY HARRIGAN	5142 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0541860612	LOBENSON AND SAMANTHA FARAH CONOR LEROY	6264 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 6 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860696	LORENA ROUILLON	6044 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 28 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860246	LOUIS JEFFREY AND SHELBY MARIE SMALL ZMICH	6022 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 15 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860368	LUCAS JON AND KATHERINE JOY STOCKTON ET AL	5555 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0541860584	LUIS ANGEL MARQUEZ SANTIAGO ET AL	6139 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 92 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860360	MAHER M AND NAZIBROLA ELGHAMRY	5572 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 41 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860038	MANAV AND KATHIA M RATTAN	6397 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860208	MARCI L RICENBAW	5943 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 12 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0541860388	MARCIO JOSE GAZELLI FILHO AND LIGIA NANTUA GOMES	5475 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0541860148	MARIA CONCEISAO AND JOSEPH A RENDEIRO	6205 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542440194	MARIA CYNTHIA YANGO EUGENIO ET AL	5367 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 42 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860520	MARIANA REYES AND JOEL C ROINAS	6269 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 60 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0542440208	MARIO ALBERTO AND BELINDA BANALES	5341 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 49 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860634	MARIO S PIERRE PIERRE	6196 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 17 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860460	MARK A AND DANA DIANE POWELL	5967 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 30 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440204	MARK ALAN AND SONJA STARR GIRALMO	5347 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 47 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860206	MARK DAMIEN AND LISA AKEMI MARSHALL	5953 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 11 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0541860482	MARK DANIEL AND MELISSA RACHAEL DE REMER	6092 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 41 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440282	MARK S AND CATHERINE A SZENTE	6072 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 33 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0541860328	MARLON AND SOPHIA DANACHE JEAN GILLES	5498 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 25 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440430	MARSHA ANN PARCHMENT	6233 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 19	50 - Conventional	\$96,340.88	\$7,848.45
0541860138	MARTHA E M KOPACZ/TRUSTEE	6245 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860256	MARYA CADENA AND CESAR OSWALDO PACHECO SANCHEZ	5956 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 20 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860574	MATTHEW DAVID AND KIMBERLY LYNN KELEMAN	6159 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 87 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860430	MATTHEW J SULLIVAN AND SALOUMEH ASMAIE	6031 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 15 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0542440172	MATTHEW MICHAEL CAIN SR	6182 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 31 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860444	MATTHEW P AND SAMANTHA M MOYER	6005 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 22 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860684	MATTHEW RYAN STERNAL	6026 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 22 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0542440472	MAYRA IVETTE MARTINEZ HURTADO	6227 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0541860436	MCKENZIE L BOND AND JUSTIN DOTY	6021 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 18 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860058	MEGAN K HEALY AND ANTHONY GRASSANO	6350 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860076	MEGAN MICHELLE AND MICHAEL DAVID ESPOSITA	6284 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 33 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860024	MELVIN CARL AND LACY SUZANNE CASH	6351 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860166	MICHAEL ALBERTI	6097 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860620	MICHAEL AND ANN MCLAUGHLIN	6248 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 10 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860108	MICHAEL ANDREW AND TROY LANIGAN CICALESSE /TRUSTEES	6134 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 49 BLOCK 1	40 - Conventional	\$77,072.71	\$6,278.76
0541860098	MICHAEL ANTHONY AND DANIEL PATRICK CONTI-FERNER	6176 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 44 BLOCK 1	40 - Conventional	\$77,072.71	\$6,278.76
0541860232	MICHAEL DAVID AND DEBORAH LEE RAYMOND	6056 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0542440182	MICHAEL DEREK AND BETH ASHLEY REMILLET	6214 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 36 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860104	MICHAEL DOUGLAS PLANK ET AL	6148 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 47 BLOCK 1	40 - Conventional	\$77,072.71	\$6,278.76
0541860442	MICHAEL E SUMMERS	6009 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 21 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0542440598	MICHAEL ERIK GALLEGOS	5942 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0541860152	MICHAEL F PHELPS	6177 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542440880	MICHAEL FORREST AND KIMBERLY ELIZABETH JOHNSON	5238 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0541860486	MICHAEL GLYNN AND KRISTEN MICHELLE LANKFORD	6102 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 43 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860090	MICHAEL J AND PENNY M HAMMOND	6238 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 40 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440570	MICHAEL LEE WALKER	5949 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0542440156	MICHAEL N AND AUTUMN SCOTT GOYDA	6142 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 23 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860578	MICHAEL NEAL AND REBECCA LYN COWENS ALVARADO	6151 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 89 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860078	MICHAEL R AND DANIELA NOVAKOSKI	6274 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 34 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860462	MICHAEL SCOTT AND JAMIE ELIZABETH BREITUNG	5963 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 31 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860298	MICHAEL T AND MARIE A SCOTT	5446 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542441236	MICHAEL WAYNE AND ROXANNE MARCELLE JONES	5132 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 32	70 - Conventional	\$134,877.23	\$10,987.82
0541860686	MIGUEL ALEJANDRO GARCIA	6028 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 23 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860424	MIGUEL ANDRES AND JOHANNA ANDREA RODRIGUEZ	6045 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 12 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0542440432	MIGUEL ANGEL AND JUGUNA SISOHOR NORALES LACAYO	6245 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 19	50 - Conventional	\$96,340.88	\$7,848.45
0542440904	MOISE AND GILI PLANCHER	5156 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0541860426	MOSTAFA HABIB ET AL	6041 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 13 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0541860282	MUKHLISSA KHOJAYEVA	5410 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 2 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440332	NATALIE F AND JOSHUA JAMES CASSIANO	6206 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860358	NATHANAEL PAUL AND HEATHER NICOLE BORDASH	5564 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 40 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860514	NEIL DINESH AND RADHA ATUL SHAH	6283 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 57 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0542440658	NEIL LUKE ANASTAS JR	5292 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440356	NELSON MOISES VALDEZ GUZMAN ET AL	6231 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860082	NICHOLAS D AND AMBER M STACK	6262 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 36 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440348	NICHOLAS D AND SALLY HAWN	6236 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860048	NICHOLAS G GOSSELIN AND AZURE VELMA AUGUSTUS	6384 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 19 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860146	NICHOLAS J AND TAYLOR M GUMMEL	6211 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860180	NICOLE RENEE HARRIS	6043 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 24 BLOCK 3	60 - Conventional	\$115,609.06	\$9,418.13
0542440438	NIRANJAN KUMAR AND BHARATI D PENUPATRUNI	6285 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 19	50 - Conventional	\$96,340.88	\$7,848.45
0542440126	NNP SOUTHBEND II LLC	5347 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 11	40 - Conventional	\$77,072.71	\$6,278.76
0542440128	NNP SOUTHBEND II LLC	5343 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 11	40 - Conventional	\$77,072.71	\$6,278.76
0542440130	NNP SOUTHBEND II LLC	5339 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 11	40 - Conventional	\$77,072.71	\$6,278.76
0541860702	NNP SOUTHBEND II LLC	5731 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860704	NNP SOUTHBEND II LLC	5727 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 2 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860710	NNP SOUTHBEND II LLC	5709 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 5 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860712	NNP SOUTHBEND II LLC	5703 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860714	NNP SOUTHBEND II LLC	5701 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860716	NNP SOUTHBEND II LLC	5702 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860722	NNP SOUTHBEND II LLC	5712 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 11 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860724	NNP SOUTHBEND II LLC	5716 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 12 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860726	NNP SOUTHBEND II LLC	5728 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 13 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860728	NNP SOUTHBEND II LLC	5740 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860730	NNP SOUTHBEND II LLC	5748 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860732	NNP SOUTHBEND II LLC	5754 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 16 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860734	NNP SOUTHBEND II LLC	5762 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 17 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860736	NNP SOUTHBEND II LLC	5770 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 18 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860738	NNP SOUTHBEND II LLC	5776 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 19 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860740	NNP SOUTHBEND II LLC	5556 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 20 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860742	NNP SOUTHBEND II LLC	5562 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 21 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860744	NNP SOUTHBEND II LLC	5566 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 22 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860746	NNP SOUTHBEND II LLC	5572 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 23 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860748	NNP SOUTHBEND II LLC	5582 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 24 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860750	NNP SOUTHBEND II LLC	5586 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 25 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860752	NNP SOUTHBEND II LLC	5594 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 26 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860754	NNP SOUTHBEND II LLC	5602 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 27 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860756	NNP SOUTHBEND II LLC	5604 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 28 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860788	NNP SOUTHBEND II LLC	5648 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 44 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860790	NNP SOUTHBEND II LLC	5652 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 45 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860792	NNP SOUTHBEND II LLC	5654 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 46 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860794	NNP SOUTHBEND II LLC	5658 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 47 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860796	NNP SOUTHBEND II LLC	5660 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 48 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860798	NNP SOUTHBEND II LLC	5662 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 49 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860800	NNP SOUTHBEND II LLC	5664 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 50 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860804	NNP SOUTHBEND II LLC	5670 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 52 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860806	NNP SOUTHBEND II LLC	5672 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 53 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860808	NNP SOUTHBEND II LLC	5676 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 54 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860810	NNP SOUTHBEND II LLC	5678 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 55 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860812	NNP SOUTHBEND II LLC	5680 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 56 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860814	NNP SOUTHBEND II LLC	5684 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 57 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860816	NNP SOUTHBEND II LLC	5688 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 58 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860818	NNP SOUTHBEND II LLC	5692 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 59 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860820	NNP SOUTHBEND II LLC	5694 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 60 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860822	NNP SOUTHBEND II LLC	5696 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 61 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860824	NNP SOUTHBEND II LLC	5702 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 62 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860826	NNP SOUTHBEND II LLC	5706 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 63 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860828	NNP SOUTHBEND II LLC	5712 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 64 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860830	NNP SOUTHBEND II LLC	5720 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 65 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860832	NNP SOUTHBEND II LLC	5728 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 66 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860834	NNP SOUTHBEND II LLC	5732 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 67 BLOCK 33	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860856	NNP SOUTHBEND II LLC	5541 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860866	NNP SOUTHBEND II LLC	5565 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860868	NNP SOUTHBEND II LLC	5569 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860870	NNP SOUTHBEND II LLC	5573 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 34	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860872	NNP SOUTHBEND II LLC	5581 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860874	NNP SOUTHBEND II LLC	5585 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860958	NNP SOUTHBEND II LLC	5883 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 52 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860960	NNP SOUTHBEND II LLC	5889 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 53 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860966	NNP SOUTHBEND II LLC	5621 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 3 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860968	NNP SOUTHBEND II LLC	5625 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 4 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860970	NNP SOUTHBEND II LLC	5627 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 5 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860972	NNP SOUTHBEND II LLC	5631 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860974	NNP SOUTHBEND II LLC	5633 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860976	NNP SOUTHBEND II LLC	5635 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860978	NNP SOUTHBEND II LLC	5647 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860980	NNP SOUTHBEND II LLC	5649 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860986	NNP SOUTHBEND II LLC	5659 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 13 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860988	NNP SOUTHBEND II LLC	5661 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860990	NNP SOUTHBEND II LLC	5663 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860992	NNP SOUTHBEND II LLC	5675 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 16 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541860994	NNP SOUTHBEND II LLC	5677 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 17 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861032	NNP SOUTHBEND II LLC	5814 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 36 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861034	NNP SOUTHBEND II LLC	5812 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 37 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541720000	NNP SOUTHBEND II LLC	5703 N 41 HWY	FOLLOWS: COMM AT NE COR OF SD SEC 34 FOR A POB THN RUN S 00	Unplatted	\$26,439,255.24	\$2,153,883.55
0542440230	NNP SOUTHBEND II LLC	5388 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440232	NNP SOUTHBEND II LLC	5382 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440234	NNP SOUTHBEND II LLC	5374 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440826	NNP-SOUTHBEND II LLC	5169 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440828	NNP-SOUTHBEND II LLC	5175 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440830	NNP-SOUTHBEND II LLC	5179 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440838	NNP-SOUTHBEND II LLC	5205 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440840	NNP-SOUTHBEND II LLC	5209 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440842	NNP-SOUTHBEND II LLC	5213 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440844	NNP-SOUTHBEND II LLC	5217 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440846	NNP-SOUTHBEND II LLC	5221 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440850	NNP-SOUTHBEND II LLC	5229 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440852	NNP-SOUTHBEND II LLC	5233 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440854	NNP-SOUTHBEND II LLC	5237 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440862	NNP-SOUTHBEND II LLC	5115 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440946	NNP-SOUTHBEND II LLC	5165 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542440948	NNP-SOUTHBEND II LLC	5159 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542440950	NNP-SOUTHBEND II LLC	5157 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT									
MAXIMUM ASSESSMENT LIEN ROLL									

2024-2025							
PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT	
0542440954	NNP-SOUTHBEND II LLC	5151 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13	
0542440956	NNP-SOUTHBEND II LLC	5147 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13	
0542440958	NNP-SOUTHBEND II LLC	5143 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13	
0542441026	NNP-SOUTHBEND II LLC	5011 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45	
0542441060	NNP-SOUTHBEND II LLC	5175 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441062	NNP-SOUTHBEND II LLC	5173 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441064	NNP-SOUTHBEND II LLC	5171 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441066	NNP-SOUTHBEND II LLC	5169 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441068	NNP-SOUTHBEND II LLC	5167 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441070	NNP-SOUTHBEND II LLC	5165 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441072	NNP-SOUTHBEND II LLC	5163 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441074	NNP-SOUTHBEND II LLC	5159 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441076	NNP-SOUTHBEND II LLC	5157 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441078	NNP-SOUTHBEND II LLC	5155 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441080	NNP-SOUTHBEND II LLC	5153 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441082	NNP-SOUTHBEND II LLC	5151 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441084	NNP-SOUTHBEND II LLC	5149 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441086	NNP-SOUTHBEND II LLC	5147 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441088	NNP-SOUTHBEND II LLC	5143 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441090	NNP-SOUTHBEND II LLC	5139 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441092	NNP-SOUTHBEND II LLC	5137 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441094	NNP-SOUTHBEND II LLC	5135 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441096	NNP-SOUTHBEND II LLC	5133 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441098	NNP-SOUTHBEND II LLC	5131 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441100	NNP-SOUTHBEND II LLC	5127 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441106	NNP-SOUTHBEND II LLC	5118 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441112	NNP-SOUTHBEND II LLC	5130 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441114	NNP-SOUTHBEND II LLC	5134 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441116	NNP-SOUTHBEND II LLC	5138 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 29 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441118	NNP-SOUTHBEND II LLC	5142 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 30 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441120	NNP-SOUTHBEND II LLC	5146 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 31 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441122	NNP-SOUTHBEND II LLC	5150 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 32 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441124	NNP-SOUTHBEND II LLC	5154 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 33 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441126	NNP-SOUTHBEND II LLC	5158 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 34 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441128	NNP-SOUTHBEND II LLC	5162 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 35 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441130	NNP-SOUTHBEND II LLC	5168 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 36 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441132	NNP-SOUTHBEND II LLC	5172 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 37 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441134	NNP-SOUTHBEND II LLC	5176 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 38 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441136	NNP-SOUTHBEND II LLC	5180 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 39 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441138	NNP-SOUTHBEND II LLC	5184 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 40 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441140	NNP-SOUTHBEND II LLC	5188 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 41 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441142	NNP-SOUTHBEND II LLC	5192 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 42 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45	
0542441144	NNP-SOUTHBEND II LLC	5193 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441146	NNP-SOUTHBEND II LLC	5189 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441148	NNP-SOUTHBEND II LLC	5185 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441150	NNP-SOUTHBEND II LLC	5181 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441152	NNP-SOUTHBEND II LLC	5177 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441154	NNP-SOUTHBEND II LLC	5173 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441156	NNP-SOUTHBEND II LLC	5169 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441158	NNP-SOUTHBEND II LLC	5163 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441160	NNP-SOUTHBEND II LLC	5159 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441162	NNP-SOUTHBEND II LLC	5155 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441164	NNP-SOUTHBEND II LLC	5151 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441166	NNP-SOUTHBEND II LLC	5147 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	
0542441168	NNP-SOUTHBEND II LLC	5143 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 31	50 - Conventional	\$96,340.88	\$7,848.45	

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542441170	NNP-SOUTHBEND II LLC	5139 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 14 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542441172	NNP-SOUTHBEND II LLC	5135 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542441174	NNP-SOUTHBEND II LLC	5133 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542441176	NNP-SOUTHBEND II LLC	5129 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542441178	NNP-SOUTHBEND II LLC	5125 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542441180	NNP-SOUTHBEND II LLC	5121 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542441182	NNP-SOUTHBEND II LLC	5117 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542441184	NNP-SOUTHBEND II LLC	5113 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542441186	NNP-SOUTHBEND II LLC	5107 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0542441188	NNP-SOUTHBEND II LLC	5083 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 32	50 - Conventional	\$96,340.88	\$7,848.45
0542441190	NNP-SOUTHBEND II LLC	5075 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 32	50 - Conventional	\$96,340.88	\$7,848.45
0542441192	NNP-SOUTHBEND II LLC	5067 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 32	50 - Conventional	\$96,340.88	\$7,848.45
0542441194	NNP-SOUTHBEND II LLC	5055 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 32	50 - Conventional	\$96,340.88	\$7,848.45
0542441196	NNP-SOUTHBEND II LLC	5049 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 32	50 - Conventional	\$96,340.88	\$7,848.45
0542441198	NNP-SOUTHBEND II LLC	5037 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 32	50 - Conventional	\$96,340.88	\$7,848.45
0542441200	NNP-SOUTHBEND II LLC	5029 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 32	50 - Conventional	\$96,340.88	\$7,848.45
0542441202	NNP-SOUTHBEND II LLC	5021 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 32	50 - Conventional	\$96,340.88	\$7,848.45
0542440050	NNP-SOUTHBEND II LLC	0	0 DEG 33 MIN 49 SEC W 2000 FT THN N 53 DEG 30 MIN W 2863.38 FT T	Unplatted	\$39,182,586.05	\$3,192,023.64
0541860456	NUREKA AND THADDEUS DIXON SR	5975 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 28 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440176	ORLANDO LOZADO AND DEBORAH D MCGRUFF	6192 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 33 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860510	OTHNIEL ANTHONY AND APRIL NICOLE EDWARDS	6164 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 55 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440536	PATRICK ALEXANDER AND JANETTE KARILYNN SUPPES	6259 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0542440538	PATRICK FABIAN GIVANS	6263 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860548	PATRICK J AND JUDY C CLARY	6330 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 74 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860268	PATRICK JAMES SLADE	5928 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860278	PATRICK KEVIN AND JENNIFER IRENE TREACY	5904 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 31 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860940	PAUL B LAGERQUIST	5825 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 43 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860250	PAUL G AND JODI ANN SIRACUSA	5972 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860318	PAUL WILLIAM JOSEPH SHELLEY /ET AL	5482 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 20 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440440	PAVAN KUMAR AND CHETANA RUPA KOLUKULA	6252 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0541860122	PEDRO M AND CAROL F ALVES	6255 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 5 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0541860026	PETER AND JOSEPHINE WAMBURA	6363 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 8 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440162	PHILLIP J AND VALEN M CORBIERE /TRUSTEES	6154 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 26 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860030	PIERCE AND MARY L SIMS	6385 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 10 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440140	PULTE HOME COMPANY LLC	5309 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 15 BLOCK 1	40 - Conventional	\$77,072.71	\$6,278.76
0542440280	PULTE HOME COMPANY LLC	6068 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 32 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440292	PULTE HOME COMPANY LLC	6207 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440294	PULTE HOME COMPANY LLC	6211 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440296	PULTE HOME COMPANY LLC	6213 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 3 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440308	PULTE HOME COMPANY LLC	6237 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440312	PULTE HOME COMPANY LLC	6009 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440314	PULTE HOME COMPANY LLC	6015 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440316	PULTE HOME COMPANY LLC	6019 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440318	PULTE HOME COMPANY LLC	6023 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440320	PULTE HOME COMPANY LLC	6027 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 15 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440322	PULTE HOME COMPANY LLC	6035 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440324	PULTE HOME COMPANY LLC	6039 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440326	PULTE HOME COMPANY LLC	6043 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440328	PULTE HOME COMPANY LLC	6047 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440330	PULTE HOME COMPANY LLC	6055 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440340	PULTE HOME COMPANY LLC	6220 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0542440502	PULTE HOME COMPANY LLC	6290 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440504	PULTE HOME COMPANY LLC	6294 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440506	PULTE HOME COMPANY LLC	6295 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 14 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440508	PULTE HOME COMPANY LLC	6291 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 15 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT									
MAXIMUM ASSESSMENT LIEN ROLL									

2024-2025						
PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440510	PULTE HOME COMPANY LLC	6287 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440512	PULTE HOME COMPANY LLC	6283 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440514	PULTE HOME COMPANY LLC	6279 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440516	PULTE HOME COMPANY LLC	6275 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440518	PULTE HOME COMPANY LLC	6273 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440520	PULTE HOME COMPANY LLC	6269 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 21 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440522	PULTE HOME COMPANY LLC	6267 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 22 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440524	PULTE HOME COMPANY LLC	6263 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 23 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440526	PULTE HOME COMPANY LLC	6259 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 24 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440528	PULTE HOME COMPANY LLC	6255 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 25 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440530	PULTE HOME COMPANY LLC	6251 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 26 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440120	PULTE HOME COMPANY LLC	5363 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 11	50 - Conventional	\$96,340.88	\$7,848.45
0542440118	PULTE HOME COMPANY LLC	5367 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 11	60 - Conventional	\$115,609.06	\$9,418.13
0542440146	PULTE HOME COMPANY LLC	6112 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0542440148	PULTE HOME COMPANY LLC	6116 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0542440150	PULTE HOME COMPANY LLC	6120 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0542440152	PULTE HOME COMPANY LLC	6128 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 21 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0542440154	PULTE HOME COMPANY LLC	6136 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 22 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0542440642	PULTE HOME COMPANY LLC	6140 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440652	PULTE HOME COMPANY LLC	6112 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440654	PULTE HOME COMPANY LLC	6106 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440664	PULTE HOME COMPANY LLC	5282 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440666	PULTE HOME COMPANY LLC	5280 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440668	PULTE HOME COMPANY LLC	5276 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440674	PULTE HOME COMPANY LLC	6113 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440676	PULTE HOME COMPANY LLC	6117 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440678	PULTE HOME COMPANY LLC	6123 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 13	60 - Conventional	\$115,609.06	\$9,418.13
0542440708	PULTE HOME COMPANY LLC	5160 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440710	PULTE HOME COMPANY LLC	5164 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440712	PULTE HOME COMPANY LLC	5168 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440820	PULTE HOME COMPANY LLC	5157 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440822	PULTE HOME COMPANY LLC	5161 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440824	PULTE HOME COMPANY LLC	5165 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440832	PULTE HOME COMPANY LLC	5183 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440834	PULTE HOME COMPANY LLC	5189 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440836	PULTE HOME COMPANY LLC	5195 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440848	PULTE HOME COMPANY LLC	5225 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440856	PULTE HOME COMPANY LLC	5241 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440858	PULTE HOME COMPANY LLC	5245 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440860	PULTE HOME COMPANY LLC	5249 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 26	60 - Conventional	\$115,609.06	\$9,418.13
0542440928	PULTE HOME COMPANY LLC	5197 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 1 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542440930	PULTE HOME COMPANY LLC	5193 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542440932	PULTE HOME COMPANY LLC	5189 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542440934	PULTE HOME COMPANY LLC	5185 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542440936	PULTE HOME COMPANY LLC	5181 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542440938	PULTE HOME COMPANY LLC	5179 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 6 BLOCK 28	60 - Conventional	\$115,609.06	\$9,418.13
0542440298	PULTE HOME COMPANY LLC	6217 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440300	PULTE HOME COMPANY LLC	6221 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440302	PULTE HOME COMPANY LLC	6225 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440304	PULTE HOME COMPANY LLC	6229 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440306	PULTE HOME COMPANY LLC	6233 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 15	40 - Conventional	\$77,072.71	\$6,278.76
0542440350	PULTE HOME COMPANY LLC	6240 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0542440690	PULTE HOME COMPANY LLC	5293 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440692	PULTE HOME COMPANY LLC	5289 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0542440694	PULTE HOME COMPANY LLC	5287 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440706	PULTE HOME COMPANY LLC	5156 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0541860676	RAFAEL DE JESUS AND NADINE MARION RODRIGUEZ	6014 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 18 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860330	RAFAEL SIMON SILVA	5504 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860616	RAM PRASAD EPPALAPPELLI AND PRATHYUSHA DUSA	6256 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 8 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0541860348	RANDALL TODD AND DAWN CHARLOTTE MARTIN	5544 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 35 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440582	RAUL MIGUEL AND WENDY SORIANO	5989 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 26 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860336	RAYMOND FRANCIS PARIZO JR / ET AL	5518 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 29 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860954	REBECCA DIANE AND JAMES ANDREW PRICE	5873 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 50 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860070	REEVES ALEXANDER JOHNATHAN BARNES ET AL	6306 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 30 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860402	REONDA RENE SILVA	6093 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 1 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0542440580	REXALL HARLESS AND HANNAH CATHERINE WILLIAMS	5983 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 25 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860546	RICHARD LEE AND JUDITH DORRIS PHAGAN	6310 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 73 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0542440532	RICHARD PAUL TEMPLIN	6251 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0542440254	RICHMOND AMERICAN HOMES OF FLORIDA LP	6008 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440256	RICHMOND AMERICAN HOMES OF FLORIDA LP	6014 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440258	RICHMOND AMERICAN HOMES OF FLORIDA LP	6018 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 21 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440260	RICHMOND AMERICAN HOMES OF FLORIDA LP	6022 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 22 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440262	RICHMOND AMERICAN HOMES OF FLORIDA LP	6026 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 23 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440264	RICHMOND AMERICAN HOMES OF FLORIDA LP	6034 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 24 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440266	RICHMOND AMERICAN HOMES OF FLORIDA LP	6038 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 25 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440268	RICHMOND AMERICAN HOMES OF FLORIDA LP	6042 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 26 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440270	RICHMOND AMERICAN HOMES OF FLORIDA LP	6046 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 27 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440272	RICHMOND AMERICAN HOMES OF FLORIDA LP	6054 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 28 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440274	RICHMOND AMERICAN HOMES OF FLORIDA LP	6058 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 29 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440276	RICHMOND AMERICAN HOMES OF FLORIDA LP	6062 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 30 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440560	RICHMOND AMERICAN HOMES OF FLORIDA LP	5917 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 15 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0542440568	RICHMOND AMERICAN HOMES OF FLORIDA LP	5943 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0542440592	RICHMOND AMERICAN HOMES OF FLORIDA LP	5962 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0542440594	RICHMOND AMERICAN HOMES OF FLORIDA LP	5956 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0542440596	RICHMOND AMERICAN HOMES OF FLORIDA LP	5948 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0542440600	RICHMOND AMERICAN HOMES OF FLORIDA LP	5936 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0542440602	RICHMOND AMERICAN HOMES OF FLORIDA LP	5928 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0542440604	RICHMOND AMERICAN HOMES OF FLORIDA LP	5922 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0542440606	RICHMOND AMERICAN HOMES OF FLORIDA LP	5916 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0542440608	RICHMOND AMERICAN HOMES OF FLORIDA LP	5908 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0542440122	RICHMOND AMERICAN HOMES OF FLORIDA LP	5357 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 11	50 - Conventional	\$96,340.88	\$7,848.45
0542440142	RICHMOND AMERICAN HOMES OF FLORIDA LP	5307 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 11	60 - Conventional	\$115,609.06	\$9,418.13
0541860172	RICKIE ALLEN AND DEDICAION A MONETTE	6077 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 20 BLOCK 3	60 - Conventional	\$115,609.06	\$9,418.13
0541860094	ROBBIN A ROONEY	6224 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 42 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860538	ROBERT E AND VANESSA MURPHY	6229 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 69 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860324	ROBERT HAMPTON AND GAIL BELINDA WAYS	5492 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440164	ROBERT J AND DOMINIQUE J LAUR	6158 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 27 BLOCK 11	60 - Conventional	\$115,609.06	\$9,418.13
0542440540	ROBERT KOLVA AND MELISSA DONAHUE	6265 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860474	ROBERT WHARTON AND LYNN S ADELMAN	5929 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 37 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440248	ROBERTO AZEVEDO AND MICHELLE MARTINS SCHAFFER	5320 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440382	RODERICK A CALANDRIA / ET AL	6228 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0541860106	ROGERS LUCAS JR AND MICHELLE RENEE MOODY	6140 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 48 BLOCK 1	40 - Conventional	\$77,072.71	\$6,278.76
0541860170	RONALD ALLEN MORTON AND LOISE NJAMBI NDUMIA	6083 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 19 BLOCK 3	60 - Conventional	\$115,609.06	\$9,418.13
0541860522	RONALD VINCENT BOWMAN AND DONNA WESTER BOWMAN	6261 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 61 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860168	RONDA MARCIA CAPELES	6091 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 18 BLOCK 3	60 - Conventional	\$115,609.06	\$9,418.13
0541860600	RONESHA Q AND NINA BURUCA NATION	6107 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 100 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860490	ROSEMARY ANDERSON AND DONALD P MASON	6110 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 45 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860560	RUDY G AND NATALY OSTERMANN	6189 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 80 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860218	RUSSELL DALE AND ERICA LEIGH HENDERSON	6090 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0542440158	RYAN C AND SARA J JONES	6146 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 24 BLOCK 11	60 - Conventional	\$115,609.06	\$9,418.13

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440190	RYAN PAUL AND RENEE ANTOINETTE KEMPEY	5375 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 40 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860580	SALVADOR AND JENNIFER ANDREA LOPEZ	6147 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 90 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860066	SALVADOR AND LYDIA I CASIANO	6322 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 28 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860178	SANDER R AND MELISSA SHARP	6053 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 3	60 - Conventional	\$115,609.06	\$9,418.13
0541860496	SANDRA D AND HOWARD S LEVITT	6132 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 48 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860222	SARA NIXON AND TYLER EASON RANKIN	6082 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860428	SARAH E BURGOYNE	6037 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 14 BLOCK 8	50 - Conventional	\$96,340.88	\$7,848.45
0542440696	SARAH ESMA AND BRENT PAUL LECLAIR	5283 WOLF CREEK DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 5 BLOCK 14	60 - Conventional	\$115,609.06	\$9,418.13
0541860670	SCOTT C AND MICHELLE MATHESON	6002 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 15 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0542440550	SEAN AND GABRIELLE RICE	6283 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860562	SEAN L AND JESSICA L STELLISH	6185 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 81 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440362	SERGIO WALDECK	6221 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 16 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0542440534	SHANETTE NICOLE LAWSON	6255 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0542440284	SHANKAR AND SARITA PACHHAI KARKI	6076 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 34 BLOCK 14	40 - Conventional	\$77,072.71	\$6,278.76
0542440564	SHAUN LAMAR GRIMSLEY	5929 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 17 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0542440576	SHELBY LEE LANSER	5969 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 23 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860316	SHELMA ALETHEA AND ANJANET SELMAN-BABBS	5476 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 19 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440338	SHLOMO SCHNITZER	6216 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860652	SKYLER A SCOTT AND THOMAS JOHN STELLING	5928 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 6 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0542440546	SKYLER ALEXANDER AUSTIN AND LAYTON ANTHONY AUSTIN	6277 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0542440498	STEPHANEEY ROSE ESTRADA	6282 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 21	40 - Conventional	\$77,072.71	\$6,278.76
0542440184	STEPHANIE MARIANA FLORES ET AL	5389 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 37 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860666	STEPHEN MICHAEL AND MICHELLE L SPECIA	5956 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 13 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860092	STEPHEN P AND ROSE J SCHIMKUS	6230 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 41 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440486	STEVEN ANTHONY SCHIAVONE-LARUE ET AL	6262 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 21	40 - Conventional	\$77,072.71	\$6,278.76
0542440640	STEVEN D AND ALCIRA BURGOERFER	6144 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0541860498	STEVEN T AND ASHLEY L WOELFER	6136 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 49 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860260	STEVIE NICOLE CARDONA	5946 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 22 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860284	SUE ELLEN SCHMIDT	5416 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0542440612	SUZANNE I AND CAMERON G GARFIELD	5293 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0541860272	SYDNEY ALYN KEMP	5916 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 28 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0542440186	TAKLA A AND NERMINE AWAD	5383 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 38 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860244	TAMMIE MARIE ANDRIGHETTI	6026 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860394	TAMMY LYNN RASMUSSEN	5461 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 14 BLOCK 7	40 - Conventional	\$77,072.71	\$6,278.76
0541860648	TAN THAI AND THANH THUY AN LE	5920 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 4 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860118	TATE RIDDLE AND ALEXIS ILLIAN	6210 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0542440542	TELLI GRIFFIN	6269 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 22	40 - Conventional	\$77,072.71	\$6,278.76
0541860576	TENEISHA KERRY ANN TYUS /TRUSTEE ET AL	6155 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 88 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860594	THOMAS AND ELSA BEATRIZ SANTIAGO	6119 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 97 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440188	THOMAS CHARLES GOLD AND KRISTYN ELIZABETH KAUTZ	5379 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 39 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0541860952	THOMAS H FOREST	5865 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 49 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0542440370	THOMAS J AND PAMELA P RICKO	6207 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 20 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860252	THOMAS S DEXTER AND PATRICIA I MARQUEZ	5966 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 18 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0542440244	THOMAS SCOTT BUCKBERROUGH AND HEATHER L HAYDEN	5334 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0541860642	THOMAS STANLEY AND LIGIA KING	5910 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 1 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860512	TIMOTHY ALONZA SIMON	6289 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 56 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0542440192	TIMOTHY OLIVER AND KAREN FABIOLA PETTIT	5371 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 41 BLOCK 1	60 - Conventional	\$115,609.06	\$9,418.13
0542440352	TIMOTHY W AND MARYTHERESA LEE	6239 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0542440914	TIMOTHY WILLIAM AND CANDAIS MARIE LIVINGSTON	5136 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0542440404	TIRSA VASQUEZ	6218 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0541860064	TODD WOLDOFF AND KRISTI DURANN	6330 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 27 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860706	TOLL SOUTHEAST INC	5717 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 3 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860708	TOLL SOUTHEAST INC	5713 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 4 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860718	TOLL SOUTHEAST INC	5706 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860720	TOLL SOUTHEAST INC	5710 LANDFAIR CT	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55

MAXIMUM ASSESSMENT LIEN ROLL

A-7

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0541860934	TOLL SOUTHEAST INC	5809 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 40 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860936	TOLL SOUTHEAST INC	5815 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 41 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860938	TOLL SOUTHEAST INC	5819 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 42 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860942	TOLL SOUTHEAST INC	5831 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 44 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860944	TOLL SOUTHEAST INC	5837 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 45 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860946	TOLL SOUTHEAST INC	5843 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 46 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860948	TOLL SOUTHEAST INC	5851 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 47 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860950	TOLL SOUTHEAST INC	5857 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 48 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860956	TOLL SOUTHEAST INC	5877 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 51 BLOCK 34	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860962	TOLL SOUTHEAST INC	5613 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860964	TOLL SOUTHEAST INC	5615 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 2 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860982	TOLL SOUTHEAST INC	5653 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 11 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860984	TOLL SOUTHEAST INC	5655 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 12 BLOCK 35	50 - Age Qualified	\$91,107.71	\$7,422.12
0541860996	TOLL SOUTHEAST INC	5679 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 18 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541860998	TOLL SOUTHEAST INC	5681 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 19 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861000	TOLL SOUTHEAST INC	5685 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 20 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861002	TOLL SOUTHEAST INC	5687 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 21 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861004	TOLL SOUTHEAST INC	5689 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 22 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861006	TOLL SOUTHEAST INC	5691 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 23 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861008	TOLL SOUTHEAST INC	5890 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 24 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861010	TOLL SOUTHEAST INC	5888 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 25 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861012	TOLL SOUTHEAST INC	5876 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 26 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861014	TOLL SOUTHEAST INC	5874 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 27 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861016	TOLL SOUTHEAST INC	5868 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 28 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861018	TOLL SOUTHEAST INC	5866 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 29 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861020	TOLL SOUTHEAST INC	5854 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 30 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861022	TOLL SOUTHEAST INC	5852 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 31 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861024	TOLL SOUTHEAST INC	5842 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 32 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861028	TOLL SOUTHEAST INC	5828 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 34 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861030	TOLL SOUTHEAST INC	5826 WINDBREAK CT	WATERSET WOLF CREEK PHASE B LOT 35 BLOCK 35	Villa - Age Qualified	\$65,597.55	\$5,343.93
0541861036	TOLL SOUTHEAST INC	5808 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 1 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861038	TOLL SOUTHEAST INC	5814 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 2 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861040	TOLL SOUTHEAST INC	5818 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 3 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861042	TOLL SOUTHEAST INC	5824 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 4 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861044	TOLL SOUTHEAST INC	5830 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 5 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861046	TOLL SOUTHEAST INC	5836 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 6 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861048	TOLL SOUTHEAST INC	5842 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 7 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861050	TOLL SOUTHEAST INC	5850 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 8 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861052	TOLL SOUTHEAST INC	5856 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 9 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861054	TOLL SOUTHEAST INC	5860 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 10 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861056	TOLL SOUTHEAST INC	5866 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 11 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861058	TOLL SOUTHEAST INC	5874 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 12 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861060	TOLL SOUTHEAST INC	5878 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 13 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861062	TOLL SOUTHEAST INC	5882 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 14 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541861064	TOLL SOUTHEAST INC	5888 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 15 BLOCK 36	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860842	TRACEY M AND LISA M SORIANO	5758 FREESTONE CIR	WATERSET WOLF CREEK PHASE B LOT 71 BLOCK 33	60 - Age Qualified	\$109,329.25	\$8,906.55
0541860556	TRAVIS MICHAEL AND MICHELLE SUSANNE PROHASKA	6331 MIDSHIP CT	WATERSET WOLF CREEK PHASE D2 LOT 78 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860270	TROY BARUCH GLOVER TRUSTEE ET AL	5922 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 27 BLOCK 5	40 - Conventional	\$77,072.71	\$6,278.76
0541860052	TYLER D AND ERICA A MOORE	6370 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 21 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860332	TYLER DONALD KIRK AND ABBLE MAE KNEPPER	5508 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 27 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860530	TYLER K BLANDFORD AND TAYLOR L CRONCE	6245 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 65 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860312	TYLER MARIE AND JELANI SALIM MILLER	5466 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 17 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860656	TYNISHIA V AND JOSHUA L LAKEY	5936 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 8 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0542440482	VALENTINA PINEDA ARENAS ET AL	6254 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 21	40 - Conventional	\$77,072.71	\$6,278.76
0542440346	VANESSA HUELVA MARIN AND JORGE PONCIANO SALGADO	6232 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 8 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440586	VICTOR MANUEL TINOCO	5982 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 23	40 - Conventional	\$77,072.71	\$6,278.76
0541860120	VIRENDRA VITHALBHAI AND CHANDRIKA V PATEL	6249 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 4 BLOCK 2	40 - Conventional	\$77,072.71	\$6,278.76
0541860292	VY HOANG THAO PHAM AND THIEN VU	5432 SUMMER SUNSET DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 7 BLOCK 6	40 - Conventional	\$77,072.71	\$6,278.76
0541860190	WASHINGTON N LEON	5999 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 3 BLOCK 4	60 - Conventional	\$115,609.06	\$9,418.13
0542440124	WEEKLEY HOMES LLC	5353 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 11	50 - Conventional	\$96,340.88	\$7,848.45
0542440136	WEEKLEY HOMES LLC	5321 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 11	50 - Conventional	\$96,340.88	\$7,848.45
0542440212	WEEKLEY HOMES LLC	5335 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 51 BLOCK 11	50 - Conventional	\$96,340.88	\$7,848.45
0542440214	WEEKLEY HOMES LLC	5331 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 52 BLOCK 11	50 - Conventional	\$96,340.88	\$7,848.45
0542440216	WEEKLEY HOMES LLC	5329 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 53 BLOCK 11	50 - Conventional	\$96,340.88	\$7,848.45
0542440224	WEEKLEY HOMES LLC	5313 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 57 BLOCK 11	50 - Conventional	\$96,340.88	\$7,848.45
0542440226	WEEKLEY HOMES LLC	5309 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 58 BLOCK 11	50 - Conventional	\$96,340.88	\$7,848.45
0542440388	WEEKLEY HOMES LLC	6191 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 9 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0542440390	WEEKLEY HOMES LLC	6187 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 17	50 - Conventional	\$96,340.88	\$7,848.45
0542440410	WEEKLEY HOMES LLC	6258 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0542440412	WEEKLEY HOMES LLC	6270 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0542440414	WEEKLEY HOMES LLC	6284 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0542440422	WEEKLEY HOMES LLC	5352 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 10 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0542440424	WEEKLEY HOMES LLC	5354 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0542440426	WEEKLEY HOMES LLC	5358 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 18	50 - Conventional	\$96,340.88	\$7,848.45
0542440428	WEEKLEY HOMES LLC	6219 LITTLE GEM CT	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 1 BLOCK 19	50 - Conventional	\$96,340.88	\$7,848.45
0542440448	WEEKLEY HOMES LLC	6270 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440450	WEEKLEY HOMES LLC	6274 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440452	WEEKLEY HOMES LLC	6280 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 7 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440460	WEEKLEY HOMES LLC	6263 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 11 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440462	WEEKLEY HOMES LLC	6259 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 12 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440464	WEEKLEY HOMES LLC	6251 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 13 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440474	WEEKLEY HOMES LLC	6219 JENSEN VIEW AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 18 BLOCK 20	50 - Conventional	\$96,340.88	\$7,848.45
0542440616	WEEKLEY HOMES LLC	5289 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 4 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440618	WEEKLEY HOMES LLC	0	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 5 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440620	WEEKLEY HOMES LLC	5283 EVERLONG DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0541860454	WEEKLEY HOMES LLC	5979 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 27 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860494	WEEKLEY HOMES LLC	6126 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 47 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860566	WEEKLEY HOMES LLC	6179 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 83 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860592	WEEKLEY HOMES LLC	6123 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 96 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0542440240	WEEKLEY HOMES LLC	5346 WOLF CREEK DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 6 BLOCK 12	60 - Conventional	\$115,609.06	\$9,418.13
0542440730	WEEKLEY HOMES LLC	5222 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 23	50 - Conventional	\$96,340.88	\$7,848.45
0542440732	WEEKLEY HOMES LLC	5218 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 18 BLOCK 23	50 - Conventional	\$96,340.88	\$7,848.45
0542440734	WEEKLEY HOMES LLC	5214 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 23	50 - Conventional	\$96,340.88	\$7,848.45
0542440740	WEEKLEY HOMES LLC	5206 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 23	50 - Conventional	\$96,340.88	\$7,848.45
0542440742	WEEKLEY HOMES LLC	5204 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 23 BLOCK 23	50 - Conventional	\$96,340.88	\$7,848.45
0542440744	WEEKLEY HOMES LLC	5269 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440746	WEEKLEY HOMES LLC	5265 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440748	WEEKLEY HOMES LLC	5263 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440756	WEEKLEY HOMES LLC	5253 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 16 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440758	WEEKLEY HOMES LLC	5249 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 17 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440766	WEEKLEY HOMES LLC	5237 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440768	WEEKLEY HOMES LLC	5235 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440772	WEEKLEY HOMES LLC	5231 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 24 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440780	WEEKLEY HOMES LLC	5223 EVERLONG DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 24	50 - Conventional	\$96,340.88	\$7,848.45
0542440784	WEEKLEY HOMES LLC	5129 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440786	WEEKLEY HOMES LLC	5121 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440788	WEEKLEY HOMES LLC	5113 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 4 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440798	WEEKLEY HOMES LLC	5182 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440800	WEEKLEY HOMES LLC	5184 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 10 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440802	WEEKLEY HOMES LLC	5186 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 11 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID	OWNER NAME	SITE ADDRESS	LEGAL DESCRIPTION	LU	MAX PRINCIPAL	MAX ANNUAL ASSESSMENT
0542440804	WEEKLEY HOMES LLC	5188 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 12 BLOCK 25	50 - Conventional	\$96,340.88	\$7,848.45
0542440966	WEEKLEY HOMES LLC	5020 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440968	WEEKLEY HOMES LLC	5024 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440970	WEEKLEY HOMES LLC	5028 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440978	WEEKLEY HOMES LLC	5048 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440980	WEEKLEY HOMES LLC	5052 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440982	WEEKLEY HOMES LLC	5056 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 28 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440990	WEEKLEY HOMES LLC	5074 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 32 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440992	WEEKLEY HOMES LLC	5082 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 33 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440994	WEEKLEY HOMES LLC	5086 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 34 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440996	WEEKLEY HOMES LLC	5090 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 35 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542440998	WEEKLEY HOMES LLC	5094 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 36 BLOCK 28	50 - Conventional	\$96,340.88	\$7,848.45
0542441002	WEEKLEY HOMES LLC	5067 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 2 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441004	WEEKLEY HOMES LLC	5063 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 3 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441012	WEEKLEY HOMES LLC	5045 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 7 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441014	WEEKLEY HOMES LLC	5039 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 8 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441016	WEEKLEY HOMES LLC	5033 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 9 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441024	WEEKLEY HOMES LLC	5017 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 13 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441028	WEEKLEY HOMES LLC	5007 CHAPEL ROW AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 15 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441036	WEEKLEY HOMES LLC	5150 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 19 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441038	WEEKLEY HOMES LLC	5152 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 20 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441040	WEEKLEY HOMES LLC	5154 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 21 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441048	WEEKLEY HOMES LLC	5164 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441050	WEEKLEY HOMES LLC	5166 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441052	WEEKLEY HOMES LLC	5168 CREEK SAND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 27 BLOCK 29	50 - Conventional	\$96,340.88	\$7,848.45
0542441102	WEEKLEY HOMES LLC	5108 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 22 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45
0542441108	WEEKLEY HOMES LLC	5122 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 25 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45
0542441110	WEEKLEY HOMES LLC	5126 SEA BRANCH AVE	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 26 BLOCK 30	50 - Conventional	\$96,340.88	\$7,848.45
0542440334	WILLIAM CHARLES II AND JENNIFER MARIE DUKE	6210 GOLDEN BEACH DR	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 2 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860518	WILLIAM EARL AND LISA BARNES WILLIS	6273 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 59 BLOCK 8	70 - Conventional	\$134,877.23	\$10,987.82
0541860694	WILLIAM JOSEPH CAMPBELL IV AND PAIGE BRENNAN	6040 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 27 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860062	WILLIAM K AND DEIRDRE WILLIAMS	6336 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 26 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0542440922	WILLIAM SPENCER AND KELLIE ANN EBELING	5124 WILDWIND DR	WATERSET WOLF CREEK PH G2 AND 30TH ST PH G2 LOT 31 BLOCK 27	70 - Conventional	\$134,877.23	\$10,987.82
0541860692	WILLIAM SPENCER II AND TAYLOR BROOKE EBELING	6038 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 26 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
0541860056	YARINES SOLER TORRES	6356 ROADSTEAD CT	WATERSET WOLF CREEK PHASES A AND D1 LOT 23 BLOCK 1	50 - Conventional	\$96,340.88	\$7,848.45
0541860134	YOEL VILLAVICENCIO ROQUE ET AL	6259 GOLDEN NETTLE DR	WATERSET WOLF CREEK PHASES A AND D1 LOT 1 BLOCK 3	50 - Conventional	\$96,340.88	\$7,848.45
0541860632	YOVAURIS BAUTIST URENA ROMERO	6202 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 16 BLOCK 9	50 - Conventional	\$96,340.88	\$7,848.45
0542440368	YSYW PROPERTIES LLC	6211 BROAD FIELD AVE	WATERSET WOLF CREEK PH G1 AND 30TH ST PH G1 LOT 19 BLOCK 16	40 - Conventional	\$77,072.71	\$6,278.76
0541860478	ZACHARY LOUIS AND MORGAN NANCE LYCETT	5917 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 39 BLOCK 8	60 - Conventional	\$115,609.06	\$9,418.13
0541860662	ZEBADIAH KEITH LANIER	5948 HIDDEN BRANCH DR	WATERSET WOLF CREEK PHASE D2 LOT 11 BLOCK 10	40 - Conventional	\$77,072.71	\$6,278.76
					\$170,835,000	\$13,917,135

Tab 3

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

[2025 BOUNDARY AMENDMENT- PHASE E]

WHEREAS, approximately 41.326 acres of land (the “New Lands”) were recently added within the boundaries of the Waterset South Community Development District (the “District”) pursuant to Ordinance 25-9 adopted by the Hillsborough County Board of County Commissioners effective February 12, 2025; and

WHEREAS, the New Lands were always planned to be added to the District; and

WHEREAS, the Board of Supervisors (the “Board”) of the District has previously determined through Resolutions 2022-27, 2022-28 and 2022-30 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *District Engineer’s Report, Supplement to Master Capital Improvement Plan*, dated July 17, 2025, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the New Lands benefit from the District’s improvement plan; and

WHEREAS, the District has previously determined it in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development Districts Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the New Lands, the amount of those benefits, and that special assessments will be made against the New Lands in proportion to the benefits received as set forth in the *First Amendment to Master Special Assessment Allocation Report*, dated July 17, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied on the New Lands will not exceed the benefit to the New Lands.

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

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Assessments shall be levied against the New Lands to defray a portion of the cost of the Improvements.

3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. The total estimated cost of the Improvements is \$131,625,212.18 (the “Estimated Cost”).

5. The Assessments against the New Lands will defray approximately \$_____ which amounts include a portion of the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve

6. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the New Lands, is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

7. The Assessments shall be levied against the New Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

9. Commencing with the year in which the Assessments are levied and confirmed against the New Lands, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

10. The District Manager has caused to be made a preliminary assessment roll, inclusive of the New Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

11. There is hereby declared a public hearing to be held at 9:00 a.m. on _____, 2025, at 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571.

12. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Hillsborough County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within

Hillsborough County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of July, 2025.

ATTEST:

**WATERSET SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *District Engineer's Report, Supplement to Master Capital Improvement Plan, dated July 17, 2025*

Exhibit B: *First Amendment to Master Special Assessment Allocation Report, dated July 17, 2025*

Exhibit A

District Engineer's Report, Supplement to Master Capital Improvement Plan, dated July 17, 2025

Exhibit B

First Amendment to Master Special Assessment Allocation Report, dated July 17, 2025

Tab 4

LICENSE AGREEMENT

THIS DOCUMENT TO BE MODIFIED ON A CASE BY CASE BASIS AND MUST BE APPROVED BY THE HILLSBOROUGH COUNTY ATTORNEY'S OFFICE.

THIS LICENSE AGREEMENT (this "**Agreement**"), is made and entered into this _____ day of _____, **2025** by and between HILLSBOROUGH COUNTY, a political subdivision of the State of Florida, whose address is Post Office Box 1110, Tampa, Florida 33601 (the "**Licensor**"), and **Waterset South Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "**Licensee**").

RECITALS

Whereas, Licensor holds and possesses certain real property for use as a pump station site, being located in Hillsborough County, Florida, and more particularly described as the following **two locations**:

Tract Z-1 of Waterset Wolf Creek Phases A and D1 and Waterset Boulevard TECO Extension and Covington Garden Drive TECO Extension, per plat thereof recorded in Plat Book 142, Page 12 of the public records of Hillsborough County, Florida, Folio Number **054186-0398**

Tract Z-2 of Waterset Wolf Creek Phase G2 and 30th Street G2, per plat thereof recorded in Plat Book 146, Page 257 of the public records of Hillsborough County, Florida, Folio Number **054244-1242**

Whereas, the Licensee caused to be installed **ornamental landscaping with irrigation facilities** surrounding the Licensor's facilities located on said Property; and

Whereas, Licensor has agreed to allow said **landscaping** and irrigation facilities remain in place provided Licensee agrees to assume full and complete maintenance responsibility for same.

NOW THEREFORE, Licensor, for and in consideration of the mutual covenants contained herein and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Licensee a non-exclusive license for the sole purpose of maintaining and repairing that certain **landscaping and irrigation** currently located on the Property, subject to the following terms and conditions:

1. **Recitals**. The Recitals above are true, correct and are incorporated herein by this reference.

2. **Use and Maintenance of Property**.

A. Licensee agrees to assume full and complete responsibility for maintenance of said **landscaping and irrigation** and to repair or replace same, as needed, or as reasonably requested by Licensor, in a timely manner, following receipt by Licensee of a written request from Licensor. Licensee shall not cause or permit the Property to be used for any other purpose except as set forth herein. In addition, a name and contact number for Licensee shall be maintained at the site at all times to facilitate timely repairs of the fence by Licensee.

B. Licensee agrees that it shall not use the Property in any way or for any purpose which interferes with, or is a nuisance or disruption to, Licensor's use of same for pump station purposes, nor shall Licensee cause any damage to Licensor's facilities located thereon.

C. Licensee shall obtain any and all necessary permits, as may be required, in order to conduct its activities under this Agreement and shall comply with all statutes, ordinances, orders, regulations and requirements of any governmental department, bureau, or body having jurisdiction over Licensee's activities on said Property.

3. **Term and Termination.** This Agreement shall become effective upon approval and execution by Licensee and Licensor, and receipt by Licensor of the insurance policy as required in Section 4 herein (the "**Effective Date**") and shall remain in effect until terminated. Either party may terminate this Agreement by providing the other party sixty (60) days prior written notice of such intent to terminate. Additionally, Licensor reserves the right to terminate this Agreement at any time should it determine, in its reasonable judgment, that continuation of the rights granted herein are no longer in the best interest of said Licensor.

4. **Insurance.** Licensee, at its sole cost and expense, shall obtain and keep in full force and effect for the term of this Agreement, a comprehensive general liability insurance policy insuring against claims for personal injury, death or property damage occurring upon, in or about the Property. Said coverage and limits shall not be less than One Million Dollars (\$1,000,000) per occurrence. Licensee shall ensure that Licensor is named as an additional insured within said policy prior to the Effective Date. Said policy shall be provided to the Director of the Hillsborough County **Water Resources** Department. Licensee shall require its insurer to provide at least thirty (30) days written notice to Licensor prior to termination or cancellation of the insurance policy provided for herein.

5. **Indemnification and Hold Harmless.** Licensee agrees and acknowledges that its use of the Property pursuant to this Agreement shall be at the sole risk and expense of Licensee and that Licensee shall subject to and without waiving sovereign immunity or the limitations of limits of liability adopted by the Florida Legislature in Section 768.28, Florida Statutes, indemnify, defend and hold Licensor, its agents, assigns, and employees, harmless from and against any and all losses, liability, claims, suits, injury, demands, costs and expenses, including attorney's fees, related to any injuries and/or

damages to any person or property caused by or resulting from the Licensee's use of the Property.

6. **Relationship of the Parties.** The relationship established between the parties to this Agreement shall be strictly one of licensor and licensee. No estate shall pass from Licensor to Licensee. No other relationship shall be implied, suggested or inferred by or through this Agreement.

7. **Notice.** All correspondence and notices required pursuant to this Agreement shall be sent to:

As to Licensor:

Hillsborough County
Public Utilities Department
P.O. Box 1110
Tampa, FL 33601
Attention: Director

As to Licensee:

Waterset South Community Development
District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
Attention: Ruben Durand

With Copy to:

Kutak Rock LLP
107 W. College Avenue
Tallahassee, FL 32301
Attention: Alyssa C. Willison

8. **Statement of Assurance.** During the term of this Agreement, Licensee hereby assures Licensor that Licensee is, to the extent applicable, in compliance with Title VII of the 1964 Civil Rights Act, as amended, and the Florida Civil Rights Act of 1992, as amended, in that Licensee does not on the grounds of race, color, national origin, religion, sex, age, handicap, or marital status, discriminate in any form or manner against said Licensee's employees or applicants for employment. Licensee understands and agrees that this License is conditioned upon the veracity of this Statement of Assurance. Furthermore, Licensee herein assures Licensor that said Licensee will comply with Title VI of the Civil Rights Act of 1964 when federal grant(s) is/are involved. Other applicable Federal and State Laws, Executive Orders and regulations prohibiting discrimination as described herein are included by this reference hereto. This Statement of Assurance shall

be interpreted to include Vietnam-Era Veterans and Disabled Veterans within its protective range of applicability.

9. **Counterparts.** This Agreement may be executed in multiple counterparts, all of which taken together shall constitute one and the same original, and the execution of separate counterparts by Licensor and Licensee shall bind Licensor and Licensee as if they had each executed the same counterpart.

10. **Assignment.** Licensee shall not assign, delegate or transfer this Agreement, including the license granted herein, in whole or in part, without the prior written approval of Licensor.

11. **Amendment.** This Agreement may only be amended in writing, dated subsequent to the date hereof and duly executed by the authorized representatives of the parties hereto.

12. **Survivability.** Any term, condition, covenant or obligation that requires performance by Licensee subsequent to the termination of this Agreement shall remain enforceable against Licensee subsequent to such termination, including the Indemnification and Hold Harmless provisions set forth in Section 5 herein.

13. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

14. **Default.** In the event Licensee does not comply with any of the terms of this Agreement or fails to make such repairs and/or maintenance as Licensor requests, then Licensee shall be deemed to be in default. Should such event of default continue for a period of fifteen (15) days after Licensor gives written notice of the event of default to Licensee, or such longer period as the parties hereto may mutually agree, it shall be lawful for Licensor to declare this Agreement ended and terminated and no longer In effect.

15. **Authority to Execute.** Each party represents to the other that the party has authority under all applicable law to enter into an agreement containing such covenants and provisions as are contained in this Agreement, that all of the procedural requirements imposed by law upon each party for the approval and authorization of this Agreement have been properly completed, and that the persons who have executed this Agreement on behalf of each party are the authorized officers of the party, empowered to execute said Agreement.

16. **Entire Agreement.** This Agreement represents the complete and entire agreement between the parties with respect to the subject matter contained herein.

17. **No Recordation.** Neither this Agreement nor any notice of it shall be recorded in any public records without Licensor's prior written consent, which consent may be withheld in Licensor's sole and absolute discretion.

18. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed to be a waiver of Licensor's or Licensee's sovereign immunity or the limitations of liability or recovery contained in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

[Signatures on the Following Page]

IN WITNESS THEREOF, the parties, by and through their respective duly authorized representative, have executed this Agreement for the purposes contained herein.

ATTEST: Victor D. Crist

Clerk of the Circuit Court

By: _____
Deputy Clerk

Print Name: _____

BOCC Document Number _____

Approved as to Form and Legal
Sufficiency

By: _____
County Attorney

Licensor:

Hillsborough County, a political
subdivision of the State of Florida

By Its Board of County Commissioners

By: _____
Its Chairman Vice Chairman

Print Name: _____
Date: _____

Signed, sealed and delivered in the presence of:

Print Name: _____

Print Name: _____

Licensee:

By: _____

Print Name: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by ***, as *** of ***. She is personally known to me or has produced _____ as identification.

Notary Public

Print Name: _____

My Commission Expires: _____

Tab 5

Prepared by:

Return original or certified recorded
document to:
Environmental Protection Commission
Wetlands Division
3629 Queen Palm Drive,
Tampa FL 33619

Deed of Conservation Easement

THIS DEED OF CONSERVATION EASEMENT (Conservation Easement) is given this ____ day of ____, 20__, by Waterset South Community Development District ("Grantor") whose mailing address is c/o Rizzetta & Company, Incorporated 3434 Colwell Avenue, Suite 200, Tampa, Florida 33619, to the ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY ("Grantee" or "EPC") whose mailing address is 3629 Queen Palm Drive, Tampa, Florida 33619. As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Hillsborough County, Florida, which are located within the lands more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Grantor desires Waterset South Wolf Branch Creek Subdivision, Waterset Blvd, and Phases C, H & I Mass Grading to be constructed at a site in Hillsborough County, which is subject to the regulatory jurisdiction of the Grantee pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida, as amended, and Chapter 1-11, Rules of the EPC; and

WHEREAS, under the Permit No. 67846-04, dated 3/26/2025 (Permit) the Grantee authorizes certain activities which affect wetlands or other surface waters in Hillsborough County and the Grantor agrees to adequately protect the environmental benefits provided by the impacted wetlands or other surface waters through wetland mitigation, including but not limited to this Conservation Easement pursuant to Section 1-11.08(6)(e), Rules of the EPC; and

WHEREAS, the Grantor, in consideration of the authorization granted by the Permit or other good and valuable consideration provided to Grantor and pursuant to Section 1-11.08, Rules of the EPC, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the Conservation Easement Area, which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and

prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. Prohibited Uses. Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, monitoring activities, or surface water management improvements), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, mangroves, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Invasive Species Council list or the non-native plants identified on the USF Atlas of Florida Plants Institute for Systemic Botany is authorized in uplands, but requires EPC authorization in wetlands and other surface waters;

iii. Activities authorized by the Permit or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify the Grantee in writing of its intent to commence such

activities. All such activities may only be completed during the time period for which the Grantee approved the plan.

d. Planting or seeding of plants that are outside its natural range or zone of dispersal and has or is able to form self-sustaining, expanding, and free-living populations in a natural community with which it has not previously associated;

e. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

f. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, fencing, and use by farm animals for grazing;

h. Acts or uses detrimental to such aforementioned retention of land or water areas; and

i. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), or the intent and purposes of this Conservation Easement. Entry into this Conservation Easement does not relieve Grantor of the need to comply with applicable federal, state or local laws, regulations or ordinances, and all applicable permits and orders issued under those laws, regulations or ordinances. Removal of exotic and nuisance plant species from wetlands and other surface waters requires authorization from the EPC.

5. No Dedication. No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. Liability. Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Grantor's liability is limited as provided in Section 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area. Grantor shall take responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Conservation Easement Area, if necessary to preserve and protect the environmental value of the Conservation Easement Area. Moreover, Grantor covenants and represents that to the best of its knowledge prior to its acquisition of the Conservation Easement Area and that since its acquisition of the Conservation Easement Area, no

hazardous or toxic substance exist nor have been generated, treated, stored, used, disposed of, or deposited in or on the Conservation Easement Area, and that there are not now any underground storage tanks located on the Conservation Easement Area.

7. Enforcement. Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement. The terms and conditions of this Conservation Easement may be enforced by Grantee by injunctive relief and other appropriate available remedies, and Grantor consents that venue for such enforcement actions shall lie exclusively in the circuit court of the Thirteenth Judicial Circuit, in Hillsborough County, Florida. If Grantee prevails in an enforcement action, it shall be entitled to attorneys' fees, costs and to recover the cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of the Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned Permit. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 84-446, Laws of Florida, as amended.

8. Taxes. Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

9. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. Terms and Restrictions. Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. Written Notice. All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Hillsborough County, Florida.

14. **Recordation.** Grantor shall record this Conservation Easement in timely fashion (but no later than 30 days after execution) in the official records of Hillsborough County, Florida and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

15. **Marketable Record Title Act (MRTA).** Grantor and all subsequent owners of the Conservation Easement Area shall timely record any required Notice of Preservation to ensure that this Conservation Easement remains in perpetuity under applicable Florida law including MRTA. Alternatively, Grantor and all subsequent owners consent to the Grantee recording any required Notice of Preservation, however, the Grantor or any subsequent owners shall make payment to the Grantee for such recording costs prior to any extinguishment of the Conservation Easement.

16. **Permit Compliance.** During the term of the Permit, the Permit may authorize activities (e.g. – restoration, creation, etc.) in the Conservation Easement Area that otherwise would be prohibited by this Conservation Easement.

17. **Third Party Enforcement Rights of SWFWMD, ACOE and DEP.** In the event the Southwest Florida Water Management District (“SWFWMD”), Army Corps of Engineers (“ACOE”) and / or the Department of Environmental Protection (“DEP”) require the same or a substantially similar mitigation for the referenced wetland impacts, the aforementioned agency shall have all the rights of Grantee to enforce the terms of this easement.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes* ("Grantor") has hereunto set its authorized hand this ____ day of _____, 2025.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*

By: [Signature] (signature)
Name: Amanda King
Title: Chairman

Signed, sealed and delivered in our presence as witnesses:

By: [Signature] (Signature of Witness #1)
Name: Henry Maloney (Print)
Address: 3162 S Falkenburg Rd, Riverview, FL 33578

By: [Signature] (Signature of Witness #2)
Name: Roxanne Salabarría (Print)
Address: 3162 S Falkenburg Rd, Riverview, FL 33578

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of July, 2025 (year), by Amanda King (name of person) as Chairman (type of authority...e.g. officer, trustee, attorney in fact) for Waterset South Community Development District, a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes* (name of party on behalf of whom instrument was executed).

(Stamp) DENEEN KLENKE
Notary Public, State of Florida
My Comm Expires Sep 26, 2026
No. HH 316433

[Signature]
Signature of Notary
Deneen Klenke
Print or type Commissioned Name of Notary Public

Personally Known OR Produced Identification (circle one)

Type of Identification Produced: _____

EPC CE TEMPLATE 2/15/23

[LOCATION MAP]

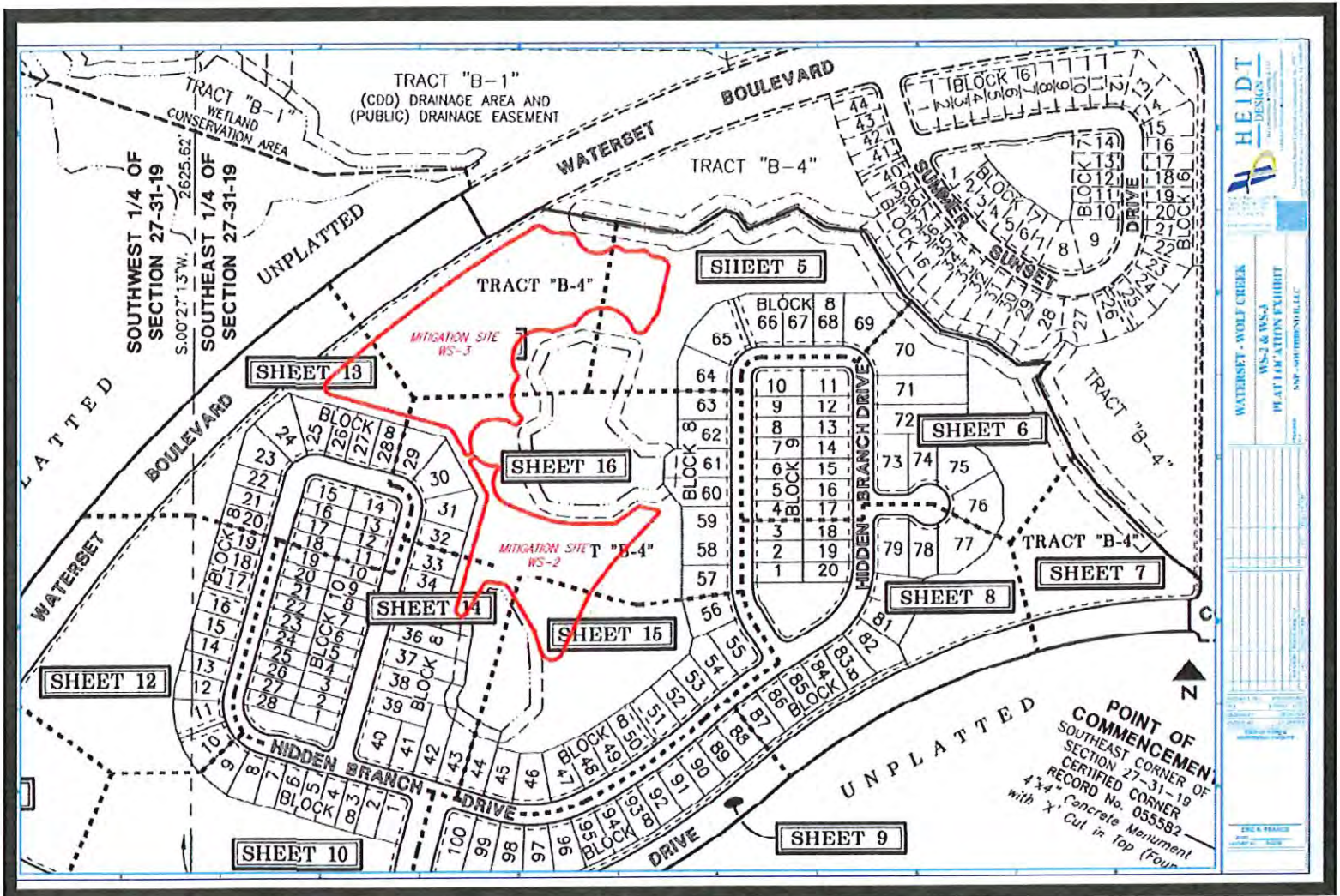


EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]


**WATERSET - WOLF CREEK - PHASE D2
WETLAND MITIGATION AREA WS-2 AND WS-3**

DESCRIPTION: A parcel of land lying in Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 27, run thence along the East boundary of the Southeast 1/4 of said Section 27, N.00°36'55"E., 2097.58 feet to a point on a curve; thence Westerly, 105.40 feet along the arc of a curve to the right having a radius of 1600.00 feet and a central angle of 03°46'27" (chord bearing S.88°21'46"W., 105.38 feet) to a point of tangency; thence N.89°45'00"W., 175.37 feet to a point of curvature; thence Westerly, 1690.95 feet along the arc of a curve to the left having a radius of 3400.00 feet and a central angle of 28°29'43" (chord bearing S.76°00'08"W., 1673.57 feet); thence S.29°51'04"E., 97.06 feet to a point on a curve, also being the **POINT OF BEGINNING**; thence Easterly, 28.35 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 81°13'41" (chord bearing S.79°14'14"E., 26.04 feet) to a point of reverse curvature; thence Southeasterly, 13.12 feet along the arc of a curve to the left having a radius of 16.00 feet and a central angle of 46°59'20" (chord bearing S.62°07'03"E., 12.76 feet) to a point of tangency; thence S.85°36'43"E., 49.99 feet to a point of curvature; thence Southeasterly, 23.50 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 67°19'53" (chord bearing S.51°56'47"E., 22.17 feet) to a point of reverse curvature; thence Easterly, 96.21 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 110°15'00" (chord bearing S.73°24'20"E., 82.04 feet) to a point of reverse curvature; thence Easterly, 24.06 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 68°56'11" (chord bearing N.85°56'16"E., 22.64 feet) to a point of tangency; thence S.59°35'39"E., 10.69 feet to a point of curvature; thence Easterly, 13.75 feet along the arc of a curve to the left having a radius of 23.00 feet and a central angle of 34°15'04" (chord bearing S.76°43'11"E., 13.55 feet) to a point of tangency; thence N.86°09'18"E., 21.37 feet to a point of curvature; thence Easterly, 23.38 feet along the arc of a curve to the right having a radius of 40.00 feet and a central angle of 33°29'37" (chord bearing S.77°05'54"E., 23.05 feet) to a point of tangency; thence S.60°21'05"E., 13.47 feet to a point of curvature; thence Easterly, 11.76 feet along the arc of a curve to the left having a radius of 36.00 feet and a central angle of 18°42'42" (chord bearing S.69°42'26"E., 11.70 feet) to a point of tangency; thence S.79°03'47"E., 14.48 feet to a point of curvature; thence Southeasterly, 35.94 feet along the arc of a curve to the right having a radius of 22.00 feet and a central angle of 93°36'48" (chord bearing S.32°15'23"E., 32.08 feet) to a point of tangency; thence S.14°33'01"W., 98.56 feet to a point of curvature; thence Southwesterly, 27.83 feet along the arc of a curve to the right having a radius of 70.00 feet and a central angle of 22°46'59" (chord bearing S.25°56'30"W., 27.65 feet) to a point of tangency; thence S.37°20'00"W., 30.67 feet to a point of curvature; thence Westerly, 42.41 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 121°30'18" (chord bearing N.81°54'51"W., 34.90 feet) to a point of reverse curvature; thence Westerly, 168.96 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 129°04'31" (chord bearing N.85°41'57"W., 135.43 feet); thence S.72°56'56"W., 62.51 feet to a point on a curve; thence Southwesterly, 182.39 feet along the arc of a curve to the left

Legal Description continues on Sheet 2

**WATERSET - WOLF CREEK - PHASE D2
WETLAND CONSERVATION AREA WS-2 AND WS-3**

				Prepared For: NNP-SOUTHBOUND II, LLC			
				DESCRIPTION SKETCH (Not a Survey) Digitally signed by Arthur W. Merritt Date: 2021.05.20 11:41:59 -0400			
				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498			
REVISIONS				AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200			
SHEET NO. 1 OF 8 SHEETS							
No.	Date	Description	Dwn.	Drawn: WFS		Checked: AWM	Order No.: AMI-WSN-WS-127
				Date: 5-18-21		Dwg: Wolf-MIT-WS-2&WS-3-DS.dwg	
				File Path: P:\Waterset\Wolf Creek\Description\Mitigation Area WS-2&WS-3			
				SECTION 27, TOWNSHIP 31, SOUTH, RANGE 19 EAST			

Continuation of Legal Description from Sheet 1

having a radius of 68.00 feet and a central angle of 153°40'58" (chord bearing S.35°44'16"W., 132.43 feet) to a point on a curve; thence Southerly, 107.86 feet along the arc of a curve to the left having a radius of 71.00 feet and a central angle of 87°02'32" (chord bearing S.01°47'11"E., 97.78 feet) to a point of reverse curvature; thence Southerly, 8.96 feet along the arc of a curve to the right having a radius of 5.00 feet and a central angle of 102°39'24" (chord bearing S.06°01'15"W., 7.81 feet) to a point of reverse curvature; thence Southwesterly, 11.80 feet along the arc of a curve to the left having a radius of 40.00 feet and a central angle of 16°54'26" (chord bearing S.48°53'44"W., 11.76 feet) to a point of reverse curvature; thence Westerly, 15.60 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 89°21'49" (chord bearing S.85°07'25"W., 14.06 feet) to a point of reverse curvature; thence Westerly, 31.33 feet along the arc of a curve to the left having a radius of 51.00 feet and a central angle of 35°11'48" (chord bearing N.67°47'34"W., 30.84 feet) to a point of tangency; thence N.85°23'28"W., 8.79 feet to a point of curvature; thence Southwesterly, 115.90 feet along the arc of a curve to the left having a radius of 58.00 feet and a central angle of 114°29'44" (chord bearing S.37°21'40"W., 97.56 feet); thence S.38°24'51"E., 19.24 feet to a point on a curve; thence Southeasterly, 53.14 feet along the arc of said curve to the left having a radius of 55.00 feet and a central angle of 55°21'40" (chord bearing S.66°56'34"E., 51.10 feet) to a point of reverse curvature; thence Southeasterly, 11.40 feet along the arc of a curve to the right having a radius of 5.00 feet and a central angle of 130°36'54" (chord bearing S.29°18'57"E., 9.09 feet) to a point of reverse curvature; thence Southerly, 103.39 feet along the arc of a curve to the left having a radius of 57.00 feet and a central angle of 103°55'43" (chord bearing S.15°58'22"E., 89.79 feet) to a point of tangency; thence S.67°56'13"E., 73.38 feet; thence S.72°07'15"E., 33.09 feet to a point of curvature; thence Easterly, 8.85 feet along the arc of a curve to the left having a radius of 62.00 feet and a central angle of 08°10'46" (chord bearing S.76°12'38"E., 8.84 feet) to a point of tangency; thence S.80°18'01"E., 46.26 feet; thence S.89°45'05"E., 95.11 feet to a point of curvature; thence Easterly, 12.91 feet along the arc of a curve to the left having a radius of 22.00 feet and a central angle of 33°38'02" (chord bearing N.73°25'54"E., 12.73 feet) to a point of tangency; thence N.56°36'53"E., 67.56 feet; thence S.80°26'38"E., 40.70 feet to a point of curvature; thence Southerly, 21.95 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 125°46'40" (chord bearing S.17°33'18"E., 17.80 feet) to a point of tangency; thence S.45°20'03"W., 150.15 feet; thence S.37°18'45"W., 94.80 feet; thence S.24°59'01"W., 158.23 feet to a point of curvature; thence Westerly, 72.41 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 138°17'17" (chord bearing N.85°52'21"W., 56.07 feet) to a point of tangency; thence N.16°43'42"W., 51.32 feet; thence N.31°05'35"W., 123.67 feet to a point of curvature; thence Northwesterly, 13.19 feet along the arc of a curve to the left having a radius of 15.00 feet and a central angle of 50°22'46" (chord bearing N.56°16'58"W., 12.77 feet) to a point of tangency; thence N.81°28'22"W., 33.10 feet to a point of curvature; thence Southwesterly, 17.57 feet along the arc of a curve to the left having a radius of 15.00 feet and a central angle of 67°07'41" (chord bearing S.64°57'48"W., 16.59 feet) to a point of tangency; thence S.31°23'58"W., 80.13 feet to a point of

Legal Description continues on Sheet 3

WATERSET - WOLF CREEK - PHASE D2 WETLAND CONSERVATION AREA WS-2 AND WS-3

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">No.</td> <td style="width: 10%;">Date</td> <td style="width: 60%;">Description</td> <td style="width: 20%;">Dwn.</td> </tr> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> <tr> <td colspan="4" style="text-align: center;">SHEET NO. 2 OF 8 SHEETS</td> </tr> </table>				No.	Date	Description	Dwn.	REVISIONS				SHEET NO. 2 OF 8 SHEETS				Prepared For: NNP-SOUTHBOUND II, LLC	
No.	Date	Description	Dwn.														
REVISIONS																	
SHEET NO. 2 OF 8 SHEETS																	
DESCRIPTION SKETCH (Not a Survey)				AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200													
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.				Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-127													
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498				Date: 5-18-21 Dwg: Wolf-MIT-WS-2&WS-3-DS.dwg													
<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>				File Path: P:\Waterset\Wolf Creek\Description\Mitigation Area WS-2&WS-3 SECTION 27, TOWNSHIP 31, SOUTH, RANGE 19 EAST													

Continuation of Legal Description from Sheet 2

curvature; thence Northwesterly, 37.36 feet along the arc of a curve to the right having a radius of 13.00 feet and a central angle of 164°40'39" (chord bearing N.66°15'43"W., 25.77 feet) to a point of tangency; thence N.16°04'36"E., 274.88 feet to a point of curvature; thence Northerly, 19.71 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 45°10'36" (chord bearing N.06°30'42"W., 19.21 feet) to a point of tangency; thence N.29°06'00"W., 161.69 feet to a point of curvature; thence Northwesterly, 19.59 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 44°54'00" (chord bearing N.51°33'00"W., 19.09 feet) to a point of tangency; thence N.74°00'00"W., 291.51 feet to a point of curvature; thence Northerly, 42.39 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 121°26'41" (chord bearing N.13°16'40"W., 34.89 feet) to a point of compound curvature; thence Northeasterly, 620.84 feet along the arc of a curve to the right having a radius of 2800.00 feet and a central angle of 12°42'15" (chord bearing N.53°47'48"E., 619.57 feet) to the **POINT OF BEGINNING**.

Containing 6.456 acres, more or less.

BASIS OF BEARINGS

The East boundary of the Southeast 1/4 of Section 27, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of N.00°36'55"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. (NT) indicates non-tangent line
4. RB - Reference Bearing
5. O.R. - Official Records Book
6. T.E.C.O. - Tampa Electric Company

WATERSET - WOLF CREEK - PHASE D2 WETLAND CONSERVATION AREA WS-2 AND WS-3

				Prepared For: NNP-SOUTHBOUND II, LLC			
				DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.			
No.	Date	Description	Dwn.	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-127 Date: 5-18-21 Dwg: Wolf-MIT-WS-2&WS-3-DS.dwg File Path: P:\Waterwet\Wolf Creek\Description\Mitigation Area WS-2&WS-3	
REVISIONS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		SECTION 27, TOWNSHIP 31, SOUTH, RANGE 19 EAST	
SHEET NO. 3 OF 8 SHEETS							

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	1600.00	03°46'27"	105.40	105.38	S.88°21'46"W.
2	3400.00	28°29'43"	1690.95	1673.57	S.76°00'08"W.
3	20.00	81°13'41"	28.35	26.04	S.79°14'14"E.
4	16.00	46°59'20"	13.12	12.76	S.62°07'03"E.
5	20.00	67°19'53"	23.50	22.17	S.51°56'47"E.
6	50.00	110°15'00"	96.21	82.04	S.73°24'20"E.
7	20.00	68°56'11"	24.06	22.64	N.85°56'16"E.
8	23.00	34°15'04"	13.75	13.55	S.76°43'11"E.
9	40.00	33°29'37"	23.38	23.05	S.77°05'54"E.
10	36.00	18°42'42"	11.76	11.70	S.69°42'26"E.
11	22.00	93°36'48"	35.94	32.08	S.32°15'23"E.
12	70.00	22°46'59"	27.83	27.65	S.25°56'30"W.
13	20.00	121°30'18"	42.41	34.90	N.81°54'51"W.
14	75.00	129°04'31"	168.96	135.43	N.85°41'57"W.
15	68.00	153°40'58"	182.39	132.43	S.35°44'16"W.
16	71.00	87°02'32"	107.86	97.78	S.01°47'11"E.
17	5.00	102°39'24"	8.96	7.81	S.06°01'15"W.
18	40.00	16°54'26"	11.80	11.76	S.48°53'44"W.
19	10.00	89°21'49"	15.60	14.06	S.85°07'25"W.
20	51.00	35°11'48"	31.33	30.84	N.67°47'34"W.
21	58.00	114°29'44"	115.90	97.56	S.37°21'40"W.
22	55.00	55°21'40"	53.14	51.10	S.66°56'34"E.
23	5.00	130°36'54"	11.40	9.09	S.29°18'57"E.
24	57.00	103°55'43"	103.39	89.79	S.15°58'22"E.
25	62.00	08°10'46"	8.85	8.84	S.76°12'38"E.
26	22.00	33°38'02"	12.91	12.73	N.73°25'54"E.
27	10.00	125°46'40"	21.95	17.80	S.17°33'18"E.
28	30.00	138°17'17"	72.41	56.07	N.85°52'21"W.
29	15.00	50°22'46"	13.19	12.77	N.56°16'58"W.
30	15.00	67°07'41"	17.57	16.59	S.64°57'48"W.
31	13.00	164°40'39"	37.36	25.77	N.66°15'43"W.
32	25.00	45°10'36"	19.71	19.21	N.06°30'42"W.
33	25.00	44°54'00"	19.59	19.09	N.51°33'00"W.
34	20.00	121°26'41"	42.39	34.89	N.13°16'40"W.
35	2800.00	12°42'15"	620.84	619.57	N.53°47'48"E.

WATERSET - WOLF CREEK - PHASE D2 WETLAND CONSERVATION AREA WS-2 AND WS-3

<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">No.</td> <td style="width:10%;">Date</td> <td style="width:60%;">Description</td> <td style="width:20%;">Dwn.</td> </tr> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> <tr> <td colspan="4" style="text-align: center;">SHEET NO. 4 OF 8 SHEETS</td> </tr> </table>				No.	Date	Description	Dwn.	REVISIONS				SHEET NO. 4 OF 8 SHEETS				Prepared For: NNP-SOUTHBOUND II, LLC	
No.	Date	Description	Dwn.														
REVISIONS																	
SHEET NO. 4 OF 8 SHEETS																	
DESCRIPTION SKETCH (Not a Survey)				AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200													
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.																	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498																	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER																	
Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-127				Date: 5-18-21 Dwg: Wolf-MIT-WS-2&WS-3-DS.dwg													
File Path: P:\Waterwet\Wolf Creek\Description\Wetland Area WS-2&WS-3				SECTION 27, TOWNSHIP 31, SOUTH, RANGE 19 EAST													

NORTHEAST 1/4 OF
SECTION 27-31-19

SOUTHEAST 1/4 OF
SECTION 27-31-19

NORTHEAST CORNER OF
THE SOUTHEAST 1/4 OF
SECTION 27-31-19

SHEET 7

SHEET 6

WETLAND
MITIGATION
AREA
WS-2 & WS-3

SHEET 8

C 1
N 89°45'00"W.
175.37'

EAST BOUNDARY OF
THE SOUTHEAST 1/4 OF
SECTION 27-31-19
BASIS OF BEARINGS
REFERENCE LINE

(NR)
N 00°36'55"E. 2097.58'

T.E.C.O. PROPERTY
(O.R. 2493, PAGE 685)



27 26

34 35

POINT OF
COMMENCEMENT
SOUTHEAST CORNER OF
SECTION 27-31-19
CERTIFIED CORNER
RECORD No. 055582

NOTE:

SEE SHEETS 1,2&3 OF 8 SHEETS FOR:

- 1) LEGAL DESCRIPTION
- 2) BASIS OF BEARINGS NOTE
- 3) LEGEND

SEE SHEET 4 OF 8 SHEETS FOR:

- 1) CURVE DATA TABLE

KEY MAP

**WATERSET - WOLF CREEK - PHASE D2
WETLAND CONSERVATION AREA WS-2 AND WS-3**

Prepared For: **NNP-SOUTHBOUND II, LLC**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-127

Date: 5-18-21 Dwg: Wolf-MIT-WS-2&WS-3-DS.dwg

File Path: P:\Waterwet\Wolf Creek\Description\Mitigation Area WS-2&WS-3

SECTION 27, TOWNSHIP 31, SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 5 OF 8 SHEETS

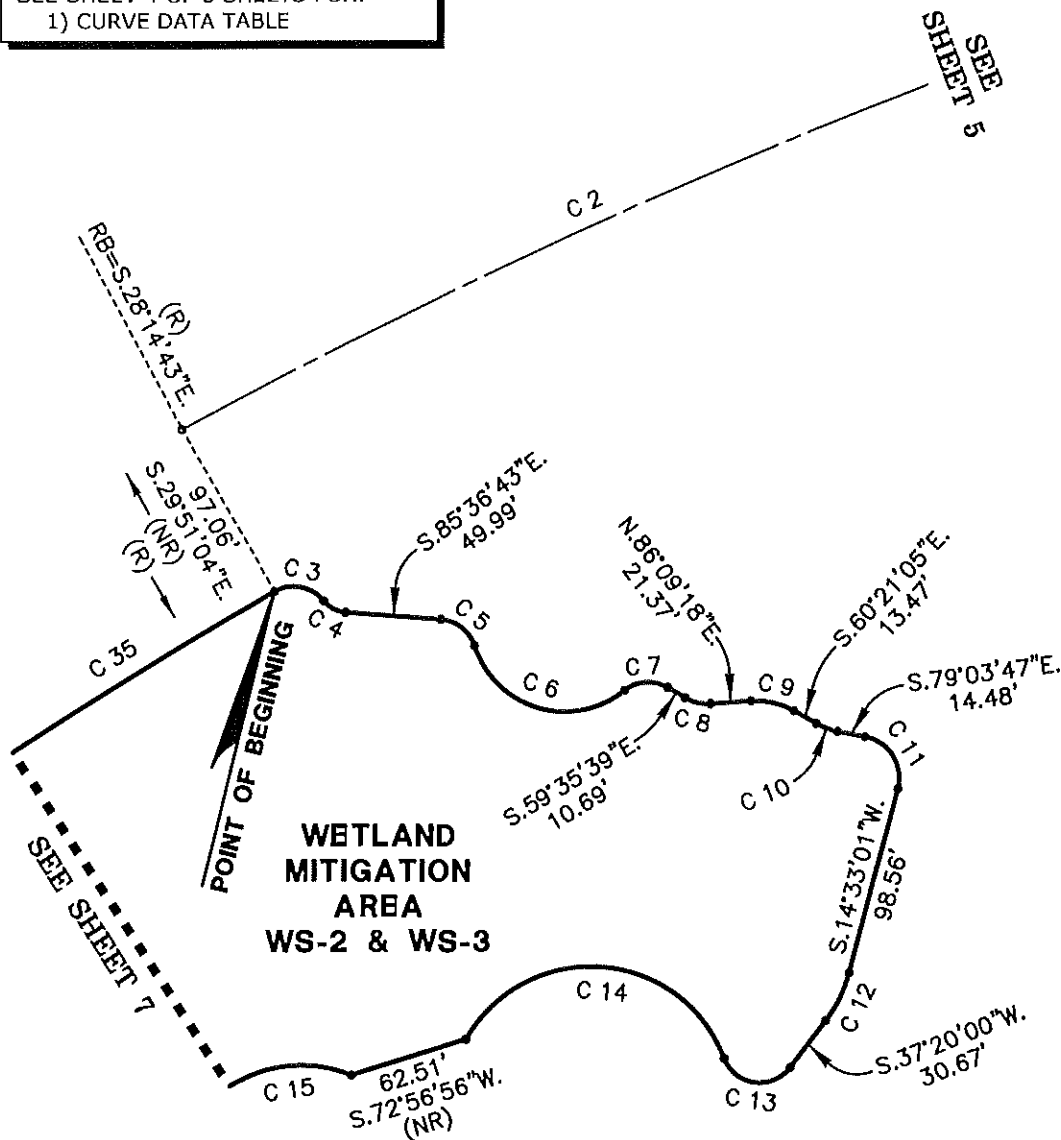
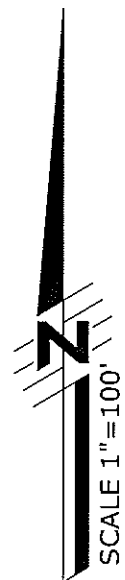
NOTE:

SEE SHEETS 1,2&3 OF 8 SHEETS FOR:

- 1) LEGAL DESCRIPTION
- 2) BASIS OF BEARINGS NOTE
- 3) LEGEND

SEE SHEET 4 OF 8 SHEETS FOR:

- 1) CURVE DATA TABLE



WATERSET - WOLF CREEK - PHASE D2 WETLAND CONSERVATION AREA WS-2 AND WS-3

Prepared For: **NNP-SOUTHBOUND II, LLC**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS | Checked: AWM | Order No.: AMI-WSN-WS-127

Date: 5-18-21 | Dwg: Wolf-MIT-WS-2&WS-3-DS.dwg

File Path: P:\Waterwet\Wolf Creek\Description\Mitigation Area WS-2&WS-3

SECTION 27, TOWNSHIP 31, SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 6 OF 8 SHEETS

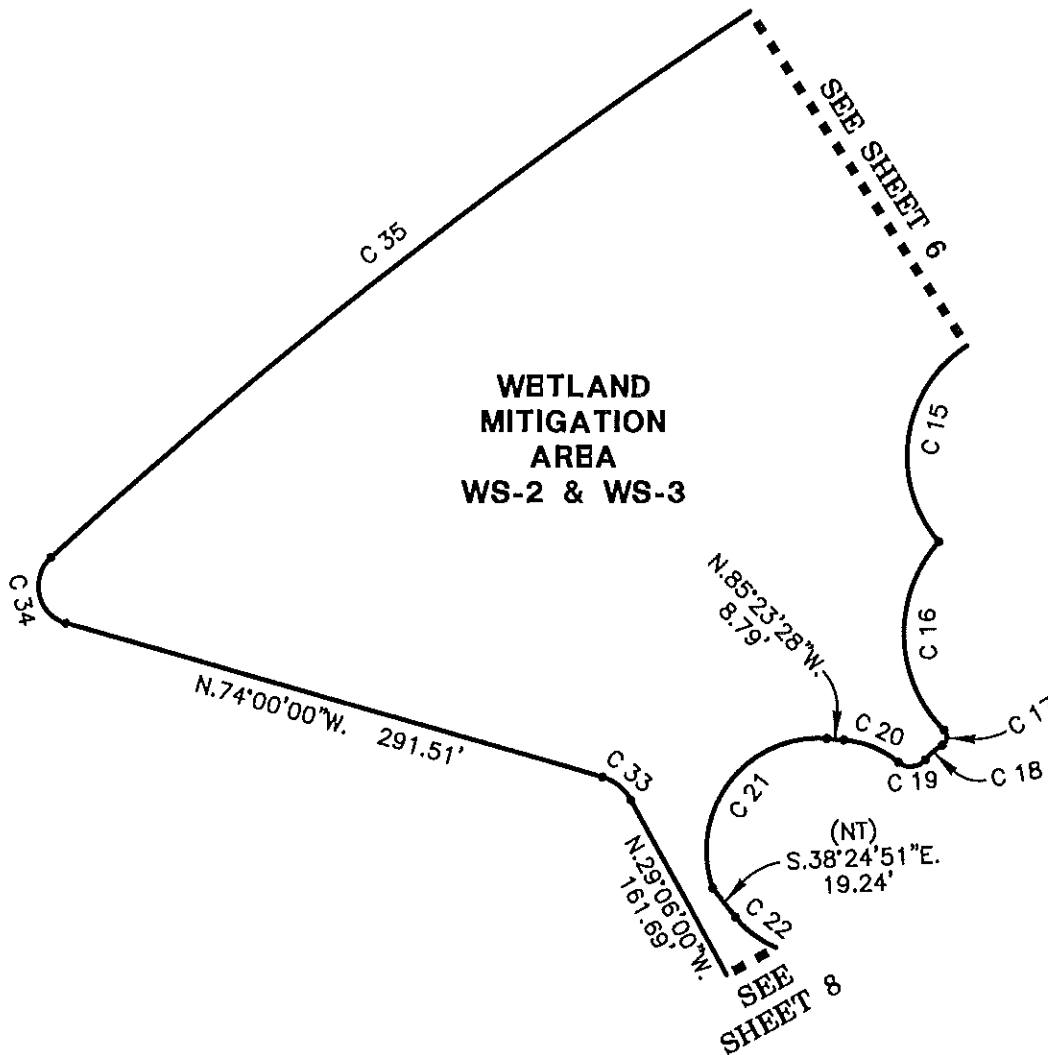
NOTE:

SEE SHEETS 1,2&3 OF 8 SHEETS FOR:

- 1) LEGAL DESCRIPTION
- 2) BASIS OF BEARINGS NOTE
- 3) LEGEND

SEE SHEET 4 OF 8 SHEETS FOR:

- 1) CURVE DATA TABLE



WATERSET - WOLF CREEK - PHASE D2 WETLAND CONSERVATION AREA WS-2 AND WS-3

Prepared For: **NNP-SOUTHBOUND II, LLC**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-127

Date: 5-18-21 Dwg: Wolf-MIT-WS-2&WS-3-DS.dwg

File Path: P:\Waterwet\Wolf Creek\Description\Mitigation Area WS-2&WS-3

SECTION 27, TOWNSHIP 31, SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 7 OF 8 SHEETS

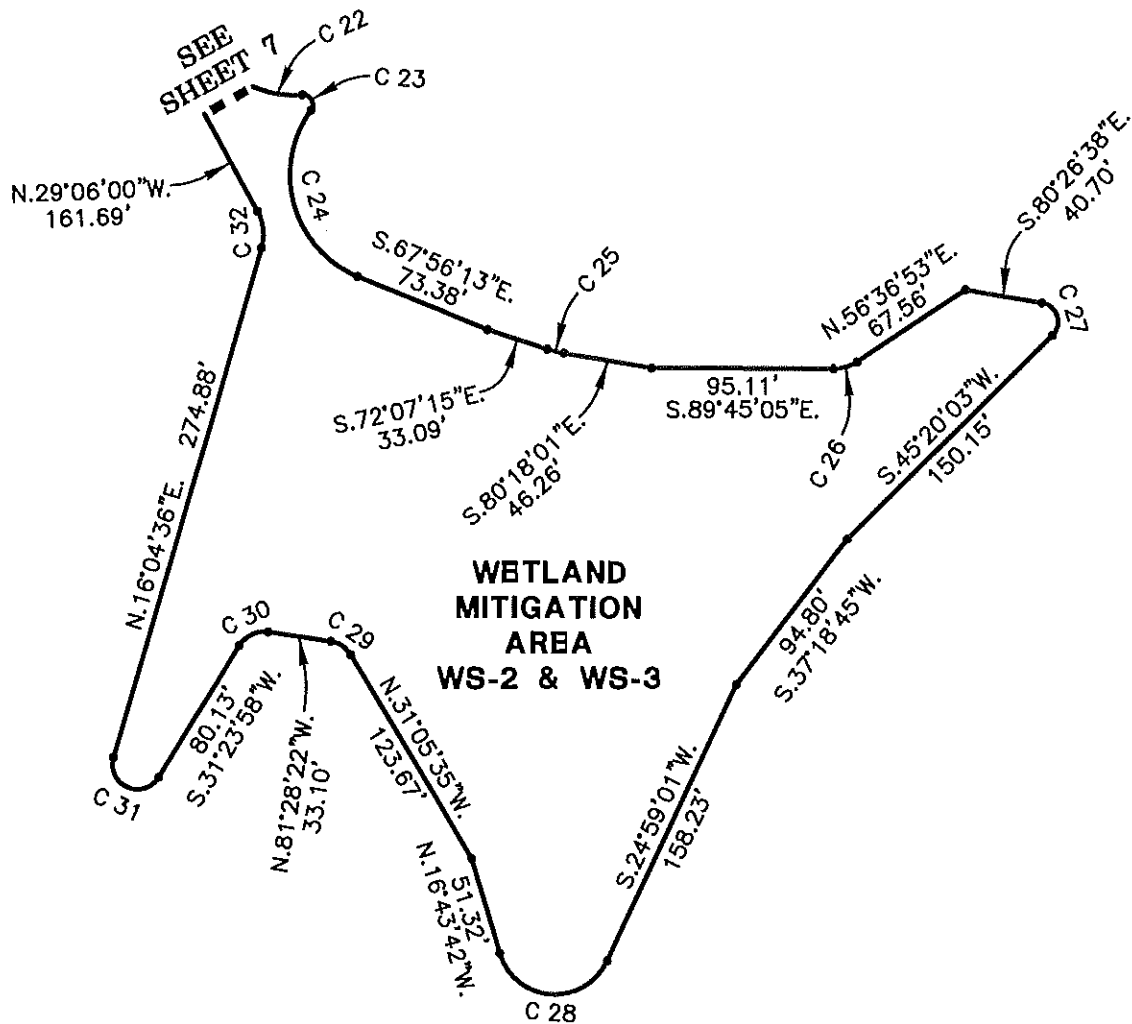
NOTE:

SEE SHEETS 1,2&3 OF 8 SHEETS FOR:

- 1) LEGAL DESCRIPTION
- 2) BASIS OF BEARINGS NOTE
- 3) LEGEND

SEE SHEET 4 OF 8 SHEETS FOR:

- 1) CURVE DATA TABLE



WATERSET - WOLF CREEK - PHASE D2 WETLAND CONSERVATION AREA WS-2 AND WS-3

Prepared For: **NNP-SOUTHBOUND II, LLC**

DESCRIPTION SKETCH (Not a Survey)

SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-WSN-WS-127

Date: 5-18-21 Dwg: Wolf-MIT-WS-2&WS-3-DS.dwg

File Path: P:\Wetland\Wolf Creek\Description\Mitigation Area WS-2&WS-3

SECTION 27, TOWNSHIP 31, SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 6 OF 8 SHEETS			